



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, October 9, 2014

4:00 pm Regular Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

Jim McLean, Chair
Greg Adkins, Vice-Chair

Lillian Blackshear
Stewart Clifton
Derrick Dalton
Jessica Farr

Hunter Gee
Jeff Haynes
Councilmember Walter Hunt
Andrée LeQuire, representing Mayor Karl Dean

Richard C. Bernhardt, FAICP, CNU-A
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300

p: (615) 862-7190; f: (615) 862-7130

Notice to Public

Please remember to turn off your cell phones.

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule.

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planningstaff@nashville.gov

Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf. Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or josie.bass@nashville.gov. For Title VI inquiries, contact Tom Negri, interim executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF SEPTEMBER 25, 2014 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

F. ITEMS FOR DEFERRAL / WITHDRAWAL

- 3. **2014SP-041-001**
1212 HAWKINS STREET
- 4. **2014SP-046-001**
CHURCH STREET TOWNHOMES
- 5. **2004UD-002-006**
VILLAGES OF RIVERWOOD, PH 5, 6 & 7
- 7. **2014S-143-001**
EAST SIDE ESTATES
- 9. **2014S-178-001**
THOMPSON BONDS, REVISION TO LOTS 4 & 5
- 15. **2014SP-072-001**
19TH & BROADWAY MIXED USE DEVELOPMENT

G. CONSENT AGENDA

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

- 11a. **2014CP-014-001**
DONELSON-HERMITAGE COMMUNITY PLAN
- 11b. **2014SP-073-001**
THE VILLAS AT HERMITAGE GOLF COURSE
- 12. **2007SP-151-001**
BRIGHT POINTE (AMENDMENT)

13. 2014SP-070-001

GENE SMITH PROPERTY

14. 2014SP-071-001

THE SUMMIT AT WHITE BRIDGE

16. 2014Z-057PR-001

17. 2014Z-058PR-001

18. 109-81P-002

RIVERGATE SQUARE

19. 2004P-013-006

MILL CREEK TOWN CENTRE (TIRE DISCOUNTERS)

20. 2014S-201-001

RIVER HILLS INDUSTRIAL PARK

24. Accept the Director's Report and Approve Administrative Items

H. PREVIOUSLY DEFERRED ITEMS

The items below were deferred from a previous Planning Commission meeting at the request of the applicant or by the commissioners. For Community Plan Policy items, see H. Community Plan Policy Changes and Associated Cases.

Community Plan Amendments

1. 2014CP-008-002

NORTH NASHVILLE PLAN AMENDMENT

Map 091-08, Parcel(s) 278.02, 278.03, 278.04, 278.05, 278
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Stephanie McCullough

Current Status
Not on Consent
Public Hearing
Open

A request to amend the North Nashville Community Plan by changing the Community Character policy from an Urban Neighborhood Maintenance policy to an Urban Neighborhood Evolving policy for properties located at 4101, 4103 and 4105 Albion Street and at 930 and 932 42nd Avenue North, (0.82 Acres), requested by Mending Hearts, Inc., owner.

Staff Recommendation: Approve.

2a. 2014CP-010-002

GREEN HILLS MIDTOWN PLAN AMENDMENT

Map 117-11, Parcel(s) 028
Council District 25 (Sean McGuire)
Staff Reviewer: Cynthia Wood

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Green Hills-Midtown Community Plan to add Special Policy language to the Suburban Neighborhood Maintenance (T3 NM) policy that applies to the property located at 2001 Woodmont Boulevard to support the continuation of an existing non-residential use, at the southwest corner of Woodmont Boulevard and Benham Avenue (2.36 acres), requested by Civil Site Design Group, PLLC, applicant; Green Hills Property Partners, LLC, owner (also see Specific Plan case # 2014SP-019-001).

Staff Recommendation: Withdraw.

2b. 2014SP-019-001

ELITE PHYSICAL THERAPY

Map 117-11, Parcel(s) 028
Council District 25 (Sean McGuire)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R40 to SP-INS zoning for property located at 2001 Woodmont Boulevard, at the southwest corner of Woodmont Boulevard and Benham Avenue, (2.36 acres), to permit physical therapy, medical office and associated uses, requested by Civil Site Design Group, applicant; Green Hills Property Partners, LLC, owner (See also Community Plan Application # 2014CP-010-002).

Staff Recommendation: Approve with conditions and disapprove without all conditions.

Specific Plans

3. 2014SP-041-001

1212 HAWKINS STREET

Map 093-13, Parcel(s) 276-277, 299
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RM20 to SP-R zoning for properties located at 1212 Hawkins Street and 1119 and 1121 Sigler Street, approximately 330 feet west of 12th Avenue South, (0.71 acres), to permit up to 20 multifamily units, requested by Barge Cauthen & Associates, applicant; Gulchetto Enterprises, Inc., owner.

Staff Recommendation: Defer to the October 23, 2014, Planning Commission meeting.

4. 2014SP-046-001

CHURCH STREET TOWNHOMES

Map 171, Parcel(s) 041-042, 071, 072, 100, 105, 114
Map 171-02, Parcel(s) 005, 006 and P/O 002, 003 and 004
Council District 04 (Brady Banks)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R40 to SP-MR zoning for properties located at 500, 524, 532, 554, 558, 552, 556 Church Street East, 5665, 5669, 5671 Valley View Road and 5693, 5689 Cloverland Drive, (17.58 acres), to permit up to 118 residential units, requested by Lands End, applicant; various property owners.

Staff Recommendation: Defer to the October 23, 2014, Planning Commission meeting.

Urban Design Overlays

5. 2004UD-002-006

VILLAGES OF RIVERWOOD, PH 5, 6 & 7

Map 097-00; Parcel (s) 163
Council District 14 (James Bruce Stanley)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent
Public Hearing
Open

A request for revision to preliminary UDO for Phases 5 and 7 and final site plan for Phase 6 approval for a portion of the Villages of Riverwood Urban Design Overlay located at Hoggett Ford Road (unnumbered), at the terminus of Stonewater Drive (23.55 acres), to permit 228 dwelling units, zoned Multi-Family Residential (RM9), requested by Ragan-Smith-Associates Inc. applicant: Beazer Homes Corp., owner.

Staff Recommendation: Defer to the October 23, 2014, Planning Commission meeting if a recommendation is not received from NES prior to the meeting. If a recommendation of approval is received, staff recommends approval with condition.

Planned Unit Developments

6. 158-77P-004

HICKORY HOLLOW RETAIL

Map 163, Parcel(s) 307
Council District 32 (Jacobia Dowell)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Hickory Hollow Retail Commercial Planned Unit Development Overlay District for property located at 771 Bell Road, at the northeast corner of Bell Road and Mt. View Road, zoned R8, (5.87 acres), to permit the development of a 1,500 square foot check cashing facility where a 7,500 square foot restaurant was previously approved, requested by Advanced Systems, Inc., applicant; The Corner, LLC, owner.

Staff Recommendation: Disapprove.

Subdivision: Final Plats

7. 2014S-143-001

EAST SIDE ESTATES

Map 094-01, Parcel(s) 469
Council District 06 (Peter Westerholm)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to subdivide two lots into three lots on property located at 1422 Electric Avenue, approximately 275 feet east of Village Court, zoned RS5 (0.39 acres), requested by Mark Devendorf, applicant; Eric Lesueur, owner.

Staff Recommendation: Defer to the October 23, 2014, Planning Commission meeting if a recommendation is not received from Stormwater prior to the meeting. If a recommendation of approval is received, staff recommends approval with condition.

8. 2014S-170-001

EARHART ROAD SUBDIVISION
Map 098, Parcel(s) 180-183
Council District 12 (Steve Glover)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request for concept plan approval to create 49 clustered lots and open space on properties located at 3110, 3112 and 3114 Earhart Road and at 5545 Chestnutwood Trail, approximately 230 feet south of Interstate 40, zoned RS15 (19.97 acres), requested by Boardwalk, F.L.P., owner; Dale & Associates, applicant.

Staff Recommendation: Approve.

9. 2014S-178-001

THOMPSON BONDS, REVISION TO LOTS 4 & 5
Map 083-02, Parcel(s) 305-306
Council District 06 (Peter Westerholm)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create four lots within the Eastwood Neighborhood Conservation Overlay District on properties located at 313 and 315 Manchester Avenue, at the southwest corner of Sharpe Avenue and Manchester Avenue, zoned R6 (0.69 acres), requested by ELI, LLC, applicant; Jerry and Gracie Vandiver and Jerry W. Bland et ux, owners.

Staff Recommendation: Defer to the October 23, 2014, Planning Commission meeting if a recommendation is not received from Stormwater prior to the meeting. If a recommendation of approval is received, staff recommends approval with condition.

I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

The Planning Commission will make the final decision on a Community Plan Amendment. The Commission will make a recommendation to the Metro Council on any associated cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

Community Plan Amendments

10a. 2014CP-010-003

GREEN HILLS MIDTOWN PLAN AMENDMENT
Map 092-16, Parcel(s) 303-304, 306-308
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Cynthia Wood

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Green Hills-Midtown Community Plan to change the policy boundaries between Area 10-T5-MU-02 and Area 10-T5-MU-03 and make other associated text and map changes to the Midtown Study for various properties generally located between #447 Alley, #442 Alley, and Grand Avenue, requested by Kimley-Horn and Associates, Inc., applicant; various property owners (also see Specific Plan case #2014SP-074-001).

Staff Recommendation: Approve revised amendment area and associated Special Policy text and graphics.

10b. 2014SP-074-001

M RESIDENCES
Map 092-16, Parcel(s) 303-304, 306-308
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from ORI-A to SP-MU zoning for properties located at 814, 816, 818, 822 and 824 19th Avenue South, at the northeast corner of 19th Avenue South and Chet Atkins Place, (1.02 acres), to permit a mixed-use development, requested by Kimley-Horn and Associates, Inc., applicant; Dale C. Morris, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated policy amendment is approved; disapprove if the associated policy amendment is disapproved.

11a. 2014CP-014-001

DONELSON-HERMITAGE COMMUNITY PLAN
Map 063, Parcel(s) 204
Council District 11 (Larry Hagar)
Staff Reviewer: Anita McCaig

Current Status
Consent
Public Hearing
Open

A request to amend the Donelson-Hermitage Community Plan by applying a Special Policy for a portion of property located at 3939 Old Hickory Boulevard, east of Stokley Lane and partially located within the Floodplain Overlay District (9.89 acres), requested by Barge, Cauthen & Associates, Inc., applicant; Danner-Eller Golf Properties, Inc., owner (See Also Specific Plan Case No. 2014SP-073-001).

Staff Recommendation: Approve.

11b. 2014SP-073-001

THE VILLAS AT HERMITAGE GOLF COURSE
Map 063, Part of Parcel(s) 204
Council District 11 (Larry Hagar)
Staff Reviewer: Latisha Birkeland

Current Status
Consent
Public Hearing
Open

A request to rezone from R15 to SP-R zoning for a portion of property located at 3939 Old Hickory Boulevard, east of Stokley Lane and partially located within the Floodplain Overlay District, (9.89 acres), to permit up to 16 detached residential rental villas, requested by Barge, Cauthen & Associates, Inc., applicant; Danner-Eller Golf Properties, Inc., owner (See Also Community Plan Case No. 2014CP-014-001).

Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to the approval of the associated policy amendment.

J. RECOMMENDATIONS TO METRO COUNCIL

The Planning Commission will make a recommendation to the Metro Council on the requests below. The Metro Council will make the final decision to approve or disapprove the request.

Specific Plans

12. 2007SP-151-001

BRIGHT POINTE (AMENDMENT)
Map 164, Parcel(s) 106-109, 212
Council District 33 (Robert Duvall)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to amend the Bright Pointe Specific Plan District for properties located at 3781, 3791, 3799 and 3803 Pin Hook Road and at Pin Hook Road (unnumbered), approximately 2,430 feet west of LaVergne Couchville Pike, (19.29 acres), to permit up to 81 single-family dwelling units where 42 multifamily dwelling units and 57 single-family lots were previously approved, requested by Anderson, Delk, Epps & Associates, Inc.: applicant, Bright Pointe, LLC, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

13. 2014SP-070-001

GENE SMITH PROPERTY
Map 187, Parcel(s) 185
Council District 31 (Fabian Bedne)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request to rezone from AR2a to SP-R zoning for property located at Burkitt Road (unnumbered), approximately 845 feet south of Burkitt Road, (4.15 acres), to permit up to 14 single-family lots, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Y & H, G.P., owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

14. 2014SP-071-001

THE SUMMIT AT WHITE BRIDGE

Map 103-02, Parcel(s) 125 Map 103-06, Parcel(s) 026
Council District 20 (Buddy Baker)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to SP-R zoning for properties located at 245 White Bridge Pike and White Bridge Pike (unnumbered), approximately 615 feet north of Kendall Drive, (1.71 acres), to permit up to 19 residential dwelling units, requested by Greg Smith, applicant; various property owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

15. 2014SP-072-001

19TH & BROADWAY MIXED USE DEVELOPMENT

Map 092-16, Parcel(s) 164-165, 167-169
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from MUI-A to SP-MU zoning for properties located at 106 and 108 19th Avenue South and 1810, 1812 and 1814 Broadway, at the northeast corner of 19th Avenue South and Broadway, (1.33 acres), to permit a mixed-use development, requested by Civil Site Design Group, PLLC, applicant; 19th Avenue Properties, G.P., Midtown Properties, LLC, 1810 Broadway Partners, GP, owners.

Staff Recommendation: Defer to the October 23, 2014, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies prior to the meeting. If received, staff recommends approval with conditions and disapproval without all conditions.

Zone Changes

16. 2014Z-057PR-001

Map 164, Parcel(s) 143
Council District 33 (Robert Duvall)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to rezone from AR2a to RS10 zoning for property located at 12444 Old Hickory Boulevard, approximately 1,600 feet east of Murfreesboro Pike (32.5 acres), requested by Dale and Associates, applicant; Old Hickory Land Partners, LLC, owner.

Staff Recommendation: Approve.

17. 2014Z-058PR-001

Map 071-11, Parcel(s) 008
Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from RS5 to MUL-A zoning for a portion of property located within the Dickerson Pike Urban Design Overlay District at 1404 Dickerson Pike, at the southwest corner of Dickerson Pike and Fern Avenue (3.22 acres), requested by Dale and Associates, applicant; Regal Homes, owner.

Staff Recommendation: Approve.

K. PLANNING COMMISSION ACTIONS

The Planning Commission will make the final decision on the items below.

Planned Unit Developments: final site plans

18. 109-81P-002

RIVERGATE SQUARE

Map 034-02, Parcel(s) 099
Council District 10 (Doug Pardue)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Rivergate Square Planned Unit Development Overlay District for property located at 2001 Gallatin Pike, at the corner of Gallatin Pike and Shepherd Hills Drive, zoned OR20, (1.62 acres), to permit the development of a 3,641square foot restaurant with a drive-thru window, requested by Interplan, LLC, applicant; McGuffin Partners, owner.

Staff Recommendation: Approve with conditions.

19. 2004P-013-006

MILL CREEK TOWN CENTRE (TIRE DISCOUNTERS)

Map 181, Parcel(s) 255
Council District 31 (Fabian Bedne)
Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Mill Creek Towne Centre Commercial Planned Unit Development Overlay District for a portion of property located at 6704 Nolensville Pike, approximately 200 feet north of Nolensville Pike, zoned SCC, (1.95 acres), to permit the development of a 7,900 square foot automobile service facility, requested by Waller, Lansden, Dortch and Davis, applicant; Legg Investments-Nolensville, LLC, owner.

Staff Recommendation: Approve with conditions.

Subdivision: Final Plats

20. 2014S-201-001

RIVER HILLS INDUSTRIAL PARK

Map 094, Parcel(s) 159, 170
Council District 15 (Phil Claiborne)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create three lots on properties located at 1602 Lebanon Pike and 184 Spence Lane, approximately 460 feet west of Lebanon Pike Circle, zoned CS and IWD, (11.328 acres), requested by Dale & Associates, applicant; TSR Holdings, LLC, owner.

Staff Recommendation: Approve with conditions.

L. OTHER BUSINESS

21. Historic Zoning Commission Report
22. Board of Parks and Recreation Report
23. Executive Committee Report
24. Accept the Director's Report and Approve Administrative Items
25. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

October 9, 2014

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

Location change for the following MPC meeting:

October 23, 2014

Metropolitan Public Schools Administration Building
2601 Bransford Avenue

November 13, 2014

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

December 11, 2014

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

N. ADJOURNMENT

Consent = Consent Agenda
Closed = Public Hearing was previously held and closed
Defer = Applicant requests to defer 1 or 2 meetings

October 9, 2014 Meeting

Defer Indef = Applicant requests to defer indefinitely
Open = Public hearing is to be held
Withdraw = Applicant requests to withdraw application

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