



METROPOLITAN PLANNING COMMISSION **ACTION AGENDA**

Thursday, September 11, 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
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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 AUGUST 28, 2014 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. NASHVILLENEXT UPDATE – COMMUNITY ENGAGEMENT DISCUSSION
MPC Action: Option 2 with flexibility on the last date (9-0)
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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.

Specific Plans

1. 2013SP-048-001

HILLWOOD COURT AT NASHVILLE WEST

Map 102-11, Parcel(s) 016-017
Council District 23 (Emily Evans)
Staff Reviewer: Jason Swaggart

A request to rezone from R40 and RS40 to SP-MR zoning for properties located at 6809 and 6813 Charlotte Pike, at the southwest corner of Charlotte Pike and Old Charlotte Pike, (3.07 Acres), to permit up to 40 dwelling units, requested by Dale and Associates, applicant; Charles Melvin and Edwinna Neely and Lola Bryant, William and Smith Hill et al, owners.

MPC Action: Defer to the September 25, 2014, Planning Commission Meeting. (7-0-2)

2. 2014SP-041-001

1212 HAWKINS STREET

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

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 45 multifamily units, requested by Barge Cauthen & Associates, applicant; Gulchetto Enterprises, Inc., owner.

MPC Action: Defer to the September 25, 2014, Planning Commission Meeting. (9-0)

3. 2014SP-068-001

WEST PLAN

Map 114, Parcel(s) 119, 124
Council District 22 (Sheri Weiner)
Staff Reviewer: Latisha Birkeland

A request to rezone from R15 to SP-R zoning for properties located at 645 Old Hickory Boulevard and 7461 Charlotte Pike, at the southwest corner of Old Hickory Boulevard and Charlotte Pike, (30.51 Acres), to permit up to 322 residential dwelling units, requested by Dale & Associates, applicant; Agape Fellowship Church, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (8-1)

Subdivision: Final Plats

4. 2014S-170-001

EARHART ROAD SUBDIVISION

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

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.

MPC Action: Defer to the September 25, 2014, Planning Commission Meeting. (9-0)

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

5. 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

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.

MPC Action: Defer to the October 9, 2014, Planning Commission Meeting. (9-0)

6a. 2014CP-010-002

GREEN HILLS MIDTOWN PLAN AMENDMENT

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

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).

MPC Action: Defer to the October 9, 2014, Planning Commission Meeting. (9-0)

6b. 2014SP-019-001

ELITE PHYSICAL THERAPY

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

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).

MPC Action: Defer to the October 9, 2014, Planning Commission Meeting. (9-0)

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

7. 2011SP-012-003

NOLENSVILLE PIKE CAR WASH (AMENDMENT #1)

Map 161, Parcel(s) 306
Council District 27 (Davette Blalock)
Staff Reviewer: Jason Swaggart

A request to amend the Nolensville Pike Car Wash Specific Plan District for property located at 5828 Nolensville Pike, approximately 1,400 feet south of Old Hickory Boulevard and partially located within the Floodplain Overlay District (1.08 acres), to permit CS sign standards and an LED sign, requested by Sign Me Up, LLC, applicant; Nolensville Pike Carwash Partnership, owner.

MPC Action: Disapprove (9-0)

8. 2012SP-014-002

OCEOLA PLACE

Map 103-02, Parcel(s) 032-033
Council District 20 (Buddy Baker)
Staff Reviewer: Lisa Milligan

A request to amend a portion of a Specific Plan District for properties located at 200 and 202 Oceola Avenue, at the northeast corner of Oceola Avenue and Burgess Avenue, (0.55 acres), to permit up to 13 dwelling units, requested by Civil Site Design Group, PLLC, applicant; D.H.J. Associates, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (9-0)

9. 2014SP-061-001

ROY T. GOODWIN OFFICE

Map 058, Part of Parcel(s) 111
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Melissa Sajid

A request to rezone from RS40 to SP-IND zoning for a portion of property located at Clarksville Pike (unnumbered), approximately 1,500 feet south of Briley Parkway (8.0 acres), to permit a building contractor supply office, a storage yard and a maintenance building, requested by Lose & Associates, Inc., applicant; Roy Glenn Goodwin, owner.

MPC Action: Defer indefinitely. (8-1)

10. 2014SP-065-001

PDG GERMANTOWN

Map 082-09, Parcel(s) 193, 198
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Melissa Sajid

A request to rezone from IR to SP-R zoning for properties located at 1309 3rd Avenue North and 1304 4th Avenue North, north of Monroe Street and located within the Germantown Historic Preservation Overlay District, (2.79 acres), to permit up to 256 multifamily units, requested by Price Development Group, applicant; Wang's Enterprises, Inc., and Angelo Formosa Foods, Inc., owners.

MPC Action: Approve with conditions and disapprove without conditions. (9-0)

11a. 2014SP-066-001

SKY HOUSE NASHVILLE

Map 092-16, Parcel(s) 208, 210, 212, 214-215
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Lisa Milligan

A request to rezone from CF to SP-MU zoning for properties located at 1707 Broadway and at 109, 115, 119 and 121 17th Avenue South, at the southwest corner of Broadway and 17th Avenue South, (1.47 Acres), to permit a mixed use building of up to 25 stories in height, requested by Kimley-Horn, applicant; West End Capital, LLC, owner (See also Urban Design Overlay Case No. 2001UD-002-009).

MPC Action: Approve with conditions and disapprove without all conditions. (9-0)

11b. 2001UD-002-009

MUSIC ROW UDO (CANCELLATION)

Map 092-16, Parcel(s) 208, 210, 212, 214-215
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Lisa Milligan

A request to cancel a portion of the Music Row Urban Design Overlay District for properties located at 1707 Broadway and at 109, 115, 119 and 121 17th Avenue South, at the southwest corner of 17th Avenue South and Broadway, zoned CF, (1.36 acres), requested by Kimley-Horn, applicant; West End Capital, LLC, owner (See also Specific Plan Case No. 2014SP-066-001).

MPC Action: Approve (9-0)

Zone Changes

12. 2014Z-051PR-001

Map 058, Parcel(s) 038
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Jason Swaggart

A request to rezone from RS15 to AR2a zoning for property located at 4455 Cato Road, approximately 765 feet east of Cato Ridge Drive (2.5 acres), requested by Billy E. Hollis, owner.

MPC Action: Approve (9-0)

13. 2014Z-052PR-001

Map 085-13, Part of Parcel(s) 017
Council District 15 (Phil Claiborne)
Staff Reviewer: Jason Swaggart

A request to rezone from CL to CS zoning for a portion of property located at 2706 Old Lebanon Pike, at the southeast corner of Old Lebanon Pike and Toddway Court and located within the Downtown Donelson Urban Design Overlay District (0.49 acres), requested by Donelson Church of Christ, owner.

MPC Action: Approve (9-0)

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

14. 85-85P-001

BRENTWOOD COMMONS (OFFICE BUILDING, REVISION)

Map 160, Parcel(s) 209
Council District 04 (Brady Banks)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of the Brentwood Commons Planned Unit Development Overlay District on property located at 750 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and Brentwood Commons Way, zoned OL (14.18 acres), to permit the development of two, five-story office buildings totaling 250,000 square feet, requested by Kiser + Vogrin Design, applicant; Gateway Polar, Inc., owner.

MPC Action: Approve with conditions. (9-0)

Subdivision: Final Plats

15. 2014S-162-001

AMBERWOOD APARTMENTS, RESUB RESERVE PARCEL A

Map 128, Parcel(s) 141

Council District 23 (Emily Evans)

Staff Reviewer: Jason Swaggart

A request for final plat approval to remove the reserve status and create one lot on property located at Old Hickory Boulevard (unnumbered), approximately 2,430 feet north of Highway 70 South, zoned R15 (4.13 acres), requested by Chapdelaine & Associates, applicant; Edmund and Anne Attebury, owner.

MPC Action: Defer to the October 23, 2014, Planning Commission Meeting. (8-1)

16. 2014S-171-001

HOLMAN HEIGHTS SUBDIVISION, RESUB. OF PART OF LOT D

Map 091-10, Parcel(s) 288

Council District 20 (Buddy Baker)

Staff Reviewer: Lisa Milligan

A request for final plat approval to create two lots on property located at 5819 Maxon Avenue, approximately 275 feet west of Lovell Street, zoned R8 (0.61 acres), requested by Donlon Land Surveying, LLC, applicant; Kelton Investments, LLC, owner.

MPC Action: Approve with conditions. (9-0)

17. 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

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.

MPC Action: Defer to the September 25, 2014, Planning Commission Meeting. (8-0-1)

L. OTHER BUSINESS

18. New employee contract for Peter Bang

MPC Action: Approve. (9-0)

19. New employee contract for Singeh Saliki

MPC Action: Approve. (9-0)

20. Resolution authorizing the expenditure of up to \$50,000 from the FY2015 Advance Planning and Research Fund to utilize MP&F to provide critical community access and engagement tools and techniques necessary to develop recommendations and strategies for the Nashville-Davidson County General Plan.

MPC Action: Approve. (9-0)

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

MPC Action: Approve. (9-0)

25. Legislative Update

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

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

M. MPC CALENDAR OF UPCOMING MATTERS

September 11, 2014

MPC Meeting

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

September 25, 2014

MPC Meeting

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

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

N. ADJOURNMENT
