



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT 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  
p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

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**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](http://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](http://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](mailto: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](http://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](http://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](http://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](mailto: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

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- 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

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## F. ITEMS FOR DEFERRAL / WITHDRAWAL

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- 2. **2014SP-041-001**  
1212 HAWKINS STREET
- 3. **2014SP-068-001**  
WEST PLAN
- 4. **2014S-170-001**  
EARHART ROAD SUBDIVISION
- 17. **2014S-178-001**  
THOMPSON BONDS, REVISION TO LOTS 4 & 5

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## G. CONSENT AGENDA

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**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.

- 8. **2012SP-014-002**  
OCEOLA PLACE
- 10. **2014SP-065-001**  
PDG GERMANTOWN
- 11a. **2014SP-066-001**  
SKY HOUSE NASHVILLE
- 11b. **2001UD-002-009**  
MUSIC ROW UDO (CANCELLATION)
- 12. **2014Z-051PR-001**
- 13. **2014Z-052PR-001**
- 14. **85-85P-001**  
BRENTWOOD COMMONS (OFFICE BUILDING, REVISION)
- 15. **2014S-162-001**  
AMBERWOOD APARTMENTS, RESUB RESERVE PARCEL A

18. New employee contract for Peter Bang

19. New employee contract for Singeh Saliki

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.

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

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## H. PREVIOUSLY DEFERRED ITEMS

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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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

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

#### 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

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

**Staff Recommendation: Defer to the September 25, 2014, Planning Commission Meeting.**

#### 3. 2014SP-068-001

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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Defer to the September 25, 2014, Planning Commission meeting if recommendations are not received from Public Works, Traffic and Parking and Harpeth Valley prior to the meeting. If recommendations of approval are received, staff recommendations approval with conditions.**

### 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

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: Defer to the September 25, 2014, Planning Commission Meeting.**

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# I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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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

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**

### 6a. 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**

### 6b. 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.**

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## J. RECOMMENDATIONS TO METRO COUNCIL

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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

**Current Status**  
Not on Consent  
**Public Hearing**  
Open

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.

**Staff Recommendation: Disapprove**

#### 8. 2012SP-014-002

##### **OCEOLA PLACE**

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

**Current Status**  
Consent  
**Public Hearing**  
Open

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.

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

#### 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

**Current Status**  
Not on Consent  
**Public Hearing**  
Open

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.

**Staff Recommendation: Disapprove**

#### 10. 2014SP-065-001

##### **PDG GERMANTOWN**

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

**Current Status**  
Consent  
**Public Hearing**  
Open

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.

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

**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

Current Status  
Consent  
Public Hearing  
Open

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).

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

**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

Current Status  
Consent  
Public Hearing  
Open

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).

**Staff Recommendation: Approve, subject to the approval of the associated zone change request.**

**Zone Changes**

**12. 2014Z-051PR-001**

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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Approve**

**13. 2014Z-052PR-001**

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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Approve**

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**K. PLANNING COMMISSION ACTIONS**

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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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Approve with conditions.**



## 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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Approve**

### 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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Disapprove**

### 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

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 September 25, 2014, Planning Commission Meeting if recommendations are not received from Stormwater and Water Services prior to the meeting. If recommendations of approval are received, staff recommendations approval with conditions.**

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## L. OTHER BUSINESS

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18. New employee contract for Peter Bang

19. New employee contract for Singeh Saliki

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.

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

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## M. MPC CALENDAR OF UPCOMING MATTERS

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### 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

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## N. ADJOURNMENT

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