



# **METROPOLITAN PLANNING COMMISSION** **ACTION AGENDA**

**Thursday, September 25, 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 SEPTEMBER 11, 2014 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

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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-022-001

##### KIRTLAND COTTAGES

Map 131-02, Parcel(s) 144

Council District 25 (Sean McGuire)

Staff Reviewer: Latisha Birkeland

A request to rezone from R15 to SP-R zoning for property located at 4201 Kirtland Road, at the southwest corner of Kirtland Road and Overhill Drive (0.45 acres), to permit up to four detached residential dwelling units, requested by Dewey Estes Engineering, applicant; Land Development.com, Inc., owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

#### 2. 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: Approve with conditions and disapprove without all conditions. (8-0)**

#### 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

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.

**MPC Action: Defer to the October 9, 2014, Planning Commission Meeting. (8-0)**

#### 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

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.

**MPC Action: Defer to the October 9, 2014, Planning Commission Meeting. (8-0)**

## **Subdivision: Final Plats**

### **5. 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 October 9, 2014, Planning Commission meeting. (8-0)**

### **6. 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 October 9, 2014, Planning Commission Meeting. (7-0-1)**

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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).

### **No Cases on this Agenda**

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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.

### **Zoning Text Amendments**

#### **7. 2014Z-019TX-001**

BL2014-878\HUNT, BEDNE

#### **COMMUNITY EDUCATION**

Staff Reviewer: Jason Swaggart

A request to amend Chapter 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to "Community Education", requested by Councilmember Walter Hunt and the Metro Planning Department, applicants.

**MPC Action: Defer indefinitely. (8-0)**

## Specific Plans

### 8. 2014SP-042-001

#### 311 MADISON STREET

Map 082-09; Parcel (s) 414

Council District 19 (Erica Gilmore)

Staff Reviewer: Lisa Milligan

A request to rezone from IWD to SP-MU zoning for property located at 311 Madison Street, approximately 155 feet west of 3rd Avenue North and located within the Phillips-Jackson Street Redevelopment District, (0.03 acres), to permit a mixed-use development, requested by Brandon Brown, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0-1)**

### 9. 2014SP-060-001

#### SCHRADER LANE CHURCH OF CHRIST

Map 081, Parcel(s) 047

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-MU zoning for a portion of property located at 1234 Schrader Lane, south of Dr. Walter S. Davis Boulevard, to permit an electronic sign, requested by Schrader Lane Church of Christ, Inc., owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

### 10. 2014SP-067-001

#### 1604 6TH AVENUE NORTH

Map 082-09, Parcel(s) 001

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for property located at 1604 6th Avenue North, approximately 130 feet north of Hume Street, (0.26 Acres), to permit up to four residential units, requested by Dale & Associates, applicant; Oak Tree Partners, LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

## Zone Changes

### 11. 2014Z-054PR-001

BL2014-880\McGUIRE

Map 116-08, Parcel(s) 006-014, 098-125

Map 116-12, Parcel(s) 001-006, 010-015, 017, 021, 022, 024, 025, 027-032, 034-037, 039-048, 056-064, 066-081, 099, 137, 145 Map 116-12-0-B, Parcel(s) 001-004

Map 116-12-0-M, Parcel(s) 001-002, 900 Map 116-12-0-N, Parcel(s) 001-002, 900

Map 116-12-0-O, Parcel(s) 001-002, 900 Map 116-12-0-P, Parcel(s) 001-002, 900

Council District 24 (Jason Holleman); 25 (Sean McGuire)

Staff Reviewer: Jason Swaggart

A request to rezone from R10 to RS15 zoning for various properties located along Auburn Lane, Dartmouth Avenue, Tulane Court and Woodmont Lane, south of Woodmont Boulevard (approximately 39 acres), requested by Councilmember Sean McGuire, applicant; various property owners.

**MPC Action: Disapprove as submitted; Approve with a substitute ordinance. (8-0)**

### 12. 2014Z-055PR-001

Map 033, Parcel(s) 298

Council District 10 (Doug Pardue)

Staff Reviewer: Latisha Birkeland

A request to rezone from SP-MU to MUL-A zoning for property located at 1170 Dickerson Pike, approximately 1,750 feet north of W. Campbell Road (3.23 acres), requested by Dale & Associates, applicant; Nelson Holt, owner.

**MPC Action: Approve (8-0)**

**13. 2014Z-056PR-001**

Map 082-09, Parcel(s) 222  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Melissa Sajid

A request to rezone from IR to MUL-A zoning for property located at 1307 2nd Avenue North, approximately 145 feet north of Monroe Street and located within the Germantown Historic Preservation Overlay District (0.23 acres), requested by Norma Crow, owner.

**MPC Action: Approve (8-0)**

**Mandatory Referral: Street Renamings**

**14. 2014M-004SR-001**

BL2014-860\Maynard, Matthews  
**28TH AVENUE NORTH/31ST AVENUE NORTH RENAMING TO ED TEMPLE BOULEVARD**  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Carrie Logan

A request to amend Section 13.08.015 of the Metropolitan Code pertaining to the naming of streets, and to amend the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County by renaming a portion of 28th Avenue North and 31st Avenue North as "Ed Temple Boulevard," requested by Councilmembers Jerry Maynard and Lonnell Matthews, applicants.

**MPC Action: Disapprove (5-0-2)**

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**K. PLANNING COMMISSION ACTIONS**

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

**Urban Design Overlays: final site plans**

**15. 2004UD-002-006**

**VILLAGES OF RIVERWOOD, PH 5, 6 and 7**  
Map 097-00; Parcel (s) 163  
Council District 14 (James Bruce Stanley)  
Staff Reviewer: Latisha Birkeland

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.

**MPC Action: Defer to the October 9, 2014, Planning Commission meeting. (7-0-1)**

**Subdivision: Final Plats**

**16. 2014S-143-001**

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

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.

**MPC Action: Defer to the October 9, 2014, Planning Commission meeting. (8-0)**

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## L. RECOMMENDATIONS TO BOARD OF ZONING APPEALS

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The Planning Commission will make a recommendation to the Board of Zoning Appeals. The Board of Zoning Appeals will make the final decision on the items below.

### Urban Design Overlays: variances

#### 17. 2014DT-001-001

**US BANK (DTC SIGNAGE MODIFICATION APPEAL)**

Map 093-06-2, Parcel(s) 007

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Andrew Collins

A request to appeal the denial of a modification to the Downtown Code Signage Regulations to allow for signage for 'U.S. Bank' for property located at 333 Commerce Street, at the southeast corner of 4th Avenue North and Commerce Street, zoned DTC and located within the Capitol Mall Redevelopment District, requested by Joslin Sign Company, applicant; Prefco XIV Limited Partnership, et al, owners.

**MPC Action: Defer to the October 23, 2014, Planning Commission meeting. (8-0)**

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## M. OTHER BUSINESS

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#### 18. 2015 Planning Commission filing deadlines & meeting schedule

**MPC Action: Approve. (8-0)**

#### 19. Employment contract revision for Mary Connelly

**MPC Action: Approve. (8-0)**

#### 20. Approval of Amended Planning Commission Rules and Procedures

**MPC Action: Approve. (8-0)**

#### 21. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Area Chamber of Commerce for the production of a regional indicators report (Vital Signs).

**MPC Action: Approve. (8-0)**

#### 22. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Civic Design Center for urban design services related to the regional transportation plan.

**MPC Action: Approve. (8-0)**

#### 23. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and The TMA Group for the administration of the Clean Air Partnership of Middle Tennessee.

**MPC Action: Approve. (8-0)**

#### 24. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Greater Nashville Regional Council for services related to FY 2015 Unified Planning Work Program.

**MPC Action: Approve. (8-0)**

#### 25. Historic Zoning Commission Report

#### 26. Board of Parks and Recreation Report

27. Executive Committee Report
28. Accept the Director's Report and Approve Administrative Items  
**MPC Action: Approve. (8-0)**
29. Legislative Update



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## **N. MPC CALENDAR OF UPCOMING MATTERS**

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### **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

### **November 13, 2014**

#### MPC Meeting

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

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## **O. ADJOURNMENT**

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