



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

September 14, 2017
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.

Greg Adkins, Chair
Jessica Farr, Vice-Chair

Lillian Blackshear	Dr. Pearl Sims
Brenda Diaz-Flores	Brian Tibbs
Ron Gobbell	Councilmember Burkley Allen
Jeff Haynes	Jennifer Hagan-Dier, representing Mayor Megan Barry

J. DOUGLAS SLOAN, III
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.

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of each month at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South. Only one meeting may be held in December. Special meetings, cancellations, and location changes are advertised on the [Planning Department's main webpage](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am – 4 pm at the Planning Department office in the Metro Office Building at 800 2nd Avenue South. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, [streamed online live](#), and [posted on YouTube](#), usually on the day after the meeting.

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by noon on meeting day. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought to the meeting.

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

Speaking to the Commission

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that item, with no time limit.

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form.

Items set for consent or deferral will be listed at the start of the meeting.

Meetings are conducted in accordance with the Commission's [Rules and Procedures](#).

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 e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

- A: CALL TO ORDER**
- B: ADOPTION OF AGENDA**
- C: APPROVAL OF AUGUST 24, 2017 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**

- 1. **2016SP-098-001**
- 2a. **2017SP-043-001**
HIGHWAY 70 SP
- 2b. **2017SP-044-001**
SAWYER BROWN SP
- 2c. **94P-025-003**
PUD (CANCEL)
- 4. **2017SP-064-001**
4927 BUENA VISTA PIKE SP
- 7. **2017S-184-001**
3335 WALTON LANE SUBDIVISION
- 10. **2017Z-087PR-001**
- 16. **2017SP-077-001**
6006 O'BRIEN AVENUE SP

F: CONSENT AGENDA ITEMS

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.

- 5. **2017SP-071-001**
CHEROKEE AVENUE MASTER PLAN SP
- 8. **2017Z-037PR-001**
- 9. **2017Z-078PR-001**
- 12. **2017SP-060-001**
BORDEAUX TOWNHOMES SP

- 13. **2017SP-074-001**
MARSHALL CROSSING SP
- 14. **2017SP-075-001**
CHERON ROAD VILLAGE CENTER SP
- 15. **2017SP-076-001**
CITY SIDE CENTRE SP
- 18a. **2017SP-083-001**
SAFSTOR SELF STORAGE
- 18b. **89P-013-001**
HICKORY BELL RETAIL
- 19. **2008S-061U-12**
BRENTWOOD BRANCH ESTATES (CONCEPT PLAN EXTENSION #8)
- 20. **2017S-207-001**
PRINCETON PARK
- 21. **2017S-211-001**
BROWNSVILLE ADDITION RESUB OF THE EASTERLY HALF OF LOT 16
- 22. **133-76P-003**
PINEBROOK COMMERCIAL PARK PUD
- 23. **2017Z-095PR-001**
- 25. **Contract Renewal for Shawn Shepard.**
- 29. **Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

- 1. **2016SP-098-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from SP to SP zoning on properties located at 910, and 912 North 2nd Street, at the northwest corner of Cleveland Street and North 2nd Street (0.32 acres), to permit uses limited to one single-family or one two-family unit per parcel.

Staff Recommendation: Defer to the October 12, 2017, Planning Commission meeting.

- 2a. **2017SP-043-001** On Consent: No
HIGHWAY 70 SP Public Hearing: Open
Council District 22 (Sheri Weiner)
Staff Reviewer: Patrick Napier

A request to rezone from RM20 to SP-R zoning for properties located at 7447, 7483, 7487, and 7501 Highway 70 S, approximately 465 feet east of Sawyer Brown Road (4.47 acres), to permit up to 80 multi-family units with appropriate design standards, requested by Councilmember Sheri Weiner, applicant; various property owners. (See associated case # 94P-025-003)

Staff Recommendation: Defer to the October 26, 2017, Planning Commission meeting.

2b. 2017SP-044-001

SAWYER BROWN SP

Council District 22 (Sheri Weiner)
Staff Reviewer: Patrick Napier

On Consent: No
Public Hearing: Open

A request to rezone from ON to SP-MU zoning for properties located at 7505, 7513, and 7527 Highway 70 S, at the southeast corner of Highway 70 S and Sawyer Brown Road, (3.57 acres), to permit general office, medical office and personal instruction uses, requested by Councilmember Sheri Weiner, applicant; various property owners. (See associated case # 94P-025-003)

Staff Recommendation: Defer to the October 26, 2017, Planning Commission meeting.

2c. 94P-025-003

PUD (CANCEL)

Council District 22 (Sheri Weiner)
Staff Reviewer: Patrick Napier

On Consent: No
Public Hearing: Open

A request to cancel the Bellevue Commercial Planned Unit Development Overlay District for properties located at 7477, 7483, 7487, 7501, 7505, 7513, and 7527 Highway 70 S, at the southeast corner of Sawyer Brown Road and Highway 70 S, zoned ON and RM20 (8.04 acres), requested by Councilmember Sheri Weiner, applicant; various property owners. (See associated case # 2017SP-043-001 and 2017SP-044-001)

Staff Recommendation: Defer to the October 26, 2017, Planning Commission meeting.

3. 2017SP-057-001

HUMMINGBIRD SP

Council District 01 (Nick Leonardo)
Staff Reviewer: Abbie Rickoff

On Consent: No
Public Hearing: Open

A request to rezone from RS10 to SP-R zoning on properties located at Hummingbird Drive (unnumbered), northwest of the terminus of Swan Drive (4.41 acres), to permit 26 multi-family residential units, requested by Dale and Associates, applicant; First Choice Enterprises, Inc., owner.

Staff Recommendation: Defer to the September 28, 2017, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval are received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions

4. 2017SP-064-001

4927 BUENA VISTA PIKE SP

Council District 01 (Nick Leonardo)
Staff Reviewer: Gene Burse

On Consent: No
Public Hearing: Open

A request to rezone from RS15 to SP-R zoning on properties located at 4927 Buena Vista Pike, north of the terminus of Vistaview Drive (8.93 acres), to permit up to 54 multi-family residential units, requested by Dale and Associates, applicant; 4927 Buena Vista, LLC, owner.

Staff Recommendation: Defer Indefinitely.

5. **2017SP-071-001** On Consent: Yes
CHEROKEE AVENUE MASTER PLAN SP Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from Industrial Restrictive (IR) to Specific Plan – Mixed Use (SP-MU) zoning on property located at 905 Cherokee Avenue, west of the terminus of Delmas Avenue (5.94 acres) to permit up to 166 multi-family residential units and 23,700 square feet on non-residential uses, requested by Hawkins Partners, Inc., applicant; William H. Hawkins, owner.

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

6. **2017S-076-001** On Consent: No
LEBANON PIKE AT DONELSON Public Hearing: Open
Council District 14 (Kevin Rhoten)
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 46 clustered lots on properties located at 2942 Lebanon Pike, a portion of 2946 and 3000 Lebanon Pike, and a portion of 201 Walcott Drive, approximately 150 feet southwest of Disspayne Drive, zoned RS10 (16.51 acres), requested by Civil Site Design Group, PLLC, applicant; Jacqueline Nave and Barbara Barrett, Susan Gentry Tarpy, Janice Franks, Kenneth Hall, Alan Perry Hall, and Lois Hall, owners..

Staff Recommendation: Approve with conditions.

7. **2017S-184-001** On Consent: No
3335 WALTON LANE SUBDIVISION Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create four lots on property located at 3335 Walton Lane, approximately 195 feet east of Slate Drive, zoned RS10 (1.69 acres), requested by Dale & Associates, applicant; Riverstone Homes, LLC, owner.

Staff Recommendation: Defer to the September 28, 2017, Planning Commission meeting.

8. **2017Z-037PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from CS and RS5 to RM20-A, MUL-A, R6-A, and RM9-A zoning for various properties south of E Trinity Lane, (36.24 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Approve.

9. **2017Z-078PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to R6-A zoning for property located at 2814 Georgia Ave, approximately 335 feet west of 28th Avenue North (0.22 acres), requested by Land Development Solutions, applicant; Art Vandalay Real Estate, LLC, owner.

Staff Recommendation: Approve.

10. 2017Z-087PR-001 On Consent: No
BL2017-897 (District 5/Scott Davis) Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Levi Hill

A request to rezone from RS5 to R6-A zoning on property located at 1001 West Mckennie Avenue, at the northeast corner of Laurent Street and West Mckennie Avenue (0.34 acres), requested by Councilmember Scott Davis, applicant; Charlotte Grant and Katrina Frierson, owners.

Staff Recommendation: Defer to the September 28, 2017, Planning Commission meeting.

11a. 2017CP-005-005 On Consent: No
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Anna Grider

A request to amend the East Nashville Community Plan by amending the Community Character Policy to change from Civic (CI) Policy to T4 Urban Mixed Use Neighborhood (T4 MU) Policy and from T4 Urban Mixed Use Neighborhood (T4 MU) Policy to Civic (CI) Policy on a portion of properties located at 701 and 711 South 7th Street, zoned SP-MU and within the Cayce Redevelopment District (approximately 7.7 acres), requested by Kimley-Horn and Associates, Inc., applicant; MDHA James A. Cayce Homes, owner. (See associated case # 2016SP-076-003)

Staff Recommendation: Disapprove.

11b. 2016SP-076-003 On Consent: No
CAYCE PLACE Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Abbie Rickoff

A request for a Specific Plan amendment on a portion of properties located at 701 and 711 South 7th Street, at the northeast corner of South 7th Street and Lenore Street, zoned SP-MU and within the Cayce Redevelopment District (15.21 acres), to relocate the proposed school location between Dew and Lenore Street, requested by Kimley-Horn and Associates, applicant; M.D.H.A., owner. (See associated case #2017CP-005-005)

Staff Recommendation: Disapprove.

12. 2017SP-060-001 On Consent: Yes
BORDEAUX TOWNHOMES SP Public Hearing: Open
Council District 01 (Nick Leonardo)
Staff Reviewer: Gene Burse

A request to rezone from AR2a to SP-R zoning on a portion of property located at 1010 Camilla Caldwell Lane, at the southwest corner of County Hospital Road and Hospital Lane, within the Bordeaux Redevelopment District (5.55 acres), to permit up to 40 multi-family residential units, requested by M.D.H.A., applicant; Metro Government, owner.

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

13. 2017SP-074-001 On Consent: Yes
MARSHALL CROSSING SP Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to SP-R zoning on properties located at 1699, 1701, 1703 and 1705 Lischey Avenue, at the northeast corner of Lischey Avenue and Marshall Street (0.87 acres), to permit up to 15 multi-family residential units, requested by Smith Gee Studio, applicant; Heather Anderson, owner.

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

14. **2017SP-075-001** On Consent: Yes
CHERON ROAD VILLAGE CENTER SP Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Latisha Birkeland

A request to rezone from One and Two Family Residential (R10) to Specific Plan – Mixed Used (SP-MU) zoning on properties located at Briarville Road (unnumbered) and Cheron Road (unnumbered) at the southwest corner of Cheron Road and Frontage Road (4.39 acres) to permit up to 81 multi-family units and non-residential uses, requested by DBS and Associates Engineering, applicant; S and S Legacy Partners, Gerald Clifton and Marjorie Sharer, owners.

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

15. **2017SP-076-001** On Consent: Yes
CITY SIDE CENTRE SP Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Shawn Shepard

A request to rezone from CS and ON to SP-MU zoning on properties located at 406 and 408 Spence Lane, approximately 175 feet south of Marwood Lane, (1.36 acres), to permit a mixed-use development with a maximum of 10,000 square feet of retail, office, personal care service, and restaurant uses and a maximum of four multi-family residential units, requested by Civil Site Design Group, applicant; Todd and Chancie Goodwin, owners.

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

16. **2017SP-077-001** On Consent: No
6006 O'BRIEN AVENUE SP Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Gene Burse

A request to rezone from R8 to SP-R zoning on property located at 6006 O'Brien Avenue, approximately 160 feet west of Lellyet Street (0.25 acres), to permit up to four multi-family residential units, requested by Land Development Solutions, applicant; Barbara Hickerson, owner.

Staff Recommendation: Defer to the September 28, 2017, Planning Commission meeting.

17. **2017SP-082-001** On Consent: No
CHARLOTTE PIKE TOWNHOMES SP Public Hearing: Open
Council District 22 (Sheri Weiner)
Staff Reviewer: Patrick Napier

A request to rezone from R15 to SP-R zoning on property located at 7341 Charlotte Pike, approximately 615 feet west of Old Hickory Boulevard (2.87 acres), to permit up to 27 multi-family units with community amenity areas, requested by S&ME, Inc., applicant; John Schaedle, owner.

Staff Recommendation: Defer to the September 28, 2017, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval are received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.

18a. 2017SP-083-001 On Consent: Yes
SAFSTOR SELF STORAGE Public Hearing: Open
Council District 27 (Davette Blalock)
Staff Reviewer: Gene Burse

A request to rezone from SCR to SP-C zoning on property located at Old Hickory Boulevard (unnumbered), approximately 995 feet east of Nolensville Pike, within a Planned Unit Development Overlay District (4.22 acres), to permit a self-service storage facility, requested by Williams and Associates, applicant; Farokh Fani, owner. (See associated case # 89P-013-001)

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

18b. 89P-013-001 On Consent: Yes
HICKORY BELL RETAIL Public Hearing: Open
Council District 27 (Davette Blalock)
Staff Reviewer: Gene Burse

A request to cancel a portion of a Planned Unit Development Overlay District on properties located at Old Hickory Blvd (unnumbered), approximately 985 feet east of Nolensville Pike, zoned SCR (4.22 acres), requested by Williams and Associates, applicant; Farokh Fani, owner. (See associated case # 2017SP-083-001)

Staff Recommendation: Approve if the associated zone change is approved and disapprove in the associated zone change is not approved.

19. 2008S-061U-12 On Consent: Yes
BRENTWOOD BRANCH ESTATES (CONCEPT PLAN EXTENSION #8) Public Hearing: Open
Council District 04 (Robert Swope); 26 (Jeremy Elrod)
Staff Reviewer: Shawn Shepard

A request to permit the extension of an approved concept plan for one year for the Brentwood Branch Estates Subdivision for 8 single-family, clustered, residential lots located at 501 Broadwell Drive and Trousdale Drive (unnumbered), zoned RS20 (4.42 acres), requested by Michael and Sharon Yates, owners.

Staff Recommendation: Approve the extension of the Concept Plan approval to February 25, 2018.

20. 2017S-207-001 On Consent: Yes
PRINCETON PARK Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Patrick Napier

A request for concept plan approval to create up to 17 lots on property located at Old Hickory Boulevard (unnumbered), approximately 430 feet northwest of Hillman Place, zoned R10 (5.84 acres), requested by Jesse Walker Engineering, applicant; Tentex Partners, LLC, owner.

Staff Recommendation: Approve with conditions.

21. 2017S-211-001 On Consent: Yes
BROWNSVILLE ADDITION RESUB OF THE EASTERLY HALF OF LOT 16 Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create two lots on property located at 1124 Chester Avenue, approximately 170 feet west of Chapel Avenue, zoned R6 (0.28 acres), requested by Dale and Associates, applicant; Rosemary Partners, LLC, owner.

Staff Recommendation: Approve with conditions.

22. 133-76P-003 On Consent: Yes
PINEBROOK COMMERCIAL PARK PUD Public Hearing: Open
Council District 04 (Robert Swope)
Staff Reviewer: Gene Burse

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District and variance from the sidewalk requirements on property located at 5805 Nolensville Pike, at the northwest corner of Brentwood East Drive and Nolensville Pike, zoned SCR (0.91 acres), to permit a restaurant, requested by GBC Design, Inc., applicant; Marathon Properties, LLC, owner.

Staff Recommendation: Approve with conditions of the revision and final site plan and a recommendation of the variance request with the condition that a sidewalk with alternative design is constructed as shown on the site plan.

23. 2017Z-095PR-001 On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS7.5 to R6 zoning on property located at 2608 Old Buena Vista Road, at the northeast corner of Old Buena Vista Road and Day Street (1.0 acre), requested by REI615, LLC, applicant and owner.

Staff Recommendation: Approve with conditions.

24. 2017Z-096PR-001 On Consent: No
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from RS5 to MUL-A zoning for properties located at 2700 and 2702 Torbett Street, at the northwest corner of 27th Ave N and Torbett Street (0.42 acres), requested by S & ME, Inc., applicant; Max Khazanov and Radius Rentals, LLC, owners.

Staff Recommendation: Disapprove.

H: OTHER BUSINESS

25. Contract Renewal for Shawn Shepard.
26. Historic Zoning Commission Report
27. Board of Parks and Recreation Report
28. Executive Committee Report
29. Accept the Director's Report and Approve Administrative Items
30. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

September 28, 2017

MPC Meeting

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

October 12, 2017

MPC Meeting

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

October 26, 2017

MPC Meeting

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

J: ADJOURNMENT