



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, April 9, 2015

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 MARCH 26, 2015 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

F. ITEMS FOR DEFERRAL / WITHDRAWAL

- 1a. **2015CP-003-001**
BORDEAUX-WHITES CREEK PLAN AMENDMENT
- 1b. **2015SP-012-001**
NASHVILLE READY MIX VASHTI STREET OPERATION
- 2. **2015CP-005-002**
EAST NASHVILLE PLAN AMENDMENT
- 3. **2015Z-003TX-001**
- 4. **2015SP-016-001**
1922 BROADWAY
- 6. **2015SP-022-001**
6309 NOLENSVILLE PIKE

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.

- 5. **2015SP-017-001**
PILLOW STREET COTTAGES
- 7. **2015SP-037-001**
SOUTHGATE STATION
- 8. **2015SP-039-001**
HERMITAGE PRESBYTERIAN CHURCH (LED Sign)
- 9. **155-74P-006**
LARCHWOOD PUD (THE BOAT RACK AMENDMENT)

10. 68-82P-002
MYRTLEWOOD, SECTION 8

11. Certificate of Bonus Height Compliance for 6th Avenue South and Lea Avenue

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

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

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 I. Community Plan Policy Changes and Associated Cases.

Community Plan Amendments

1a. 2015CP-003-001

BORDEAUX-WHITES CREEK PLAN AMENDMENT

Map 071-14, Parcel(s) 380, 387
Council District 02 (Frank R. Harrison)
Staff Reviewer: Stephanie McCullough

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Bordeaux-Whites Creek Community Plan by changing the Community Character Policy from District Industrial policy to an Impact policy for properties located at 1311 and 1325 Vashti Street, (6.94 acres), requested by Gresham, Smith and Partners, applicant; Steve Meadows, owner (See Also Specific Plan Case No. 2015SP-012-001).

Staff Recommendation: Defer to the May 14, 2015, Planning Commission meeting.

1b. 2015SP-012-001

NASHVILLE READY MIX VASHTI STREET OPERATION

Map 071-14, Parcel(s) 380, 387
Council District 02 (Frank R. Harrison)
Staff Reviewer: Jennifer Nalbantyan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from IWD to SP-IND zoning for properties located at 1311 and 1325 Vashti Street, north of Cowan Street and located within the Floodplain Overlay District (6.94 acres), to permit the development of a concrete batch plant, requested by Gresham, Smith and Partners, applicant; Steve Meadows, owner (See Also Community Plan Amendment Case No. 2015CP-003-001).

Staff Recommendation: Defer to the May 14, 2015, Planning Commission meeting.

2. 2015CP-005-002

EAST NASHVILLE PLAN AMENDMENT

Map 083-02, Parcel(s) 274
Council District 06 (Peter Westerholm)
Staff Reviewer: Cynthia Wood

Current Status
Not on Consent
Public Hearing
Open

A request to amend the East Nashville Community Plan: 2006 Update by changing the Community Character Policy from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Center for property located at 1716 Greenwood Avenue, located at the southeast corner of Greenwood Avenue and Chapel Avenue, (3.27 acres), requested by Dale & Associates, applicant; Greenwood Villages, LLC, owner.

Staff Recommendation: Defer to the May 28, 2015, Planning Commission meeting.

Zoning Text Amendments

3. 2015Z-003TX-001

BL2015-1053\Gilmore
DOWNTOWN CODE STANDARDS
Staff Reviewer: Andrew Collins

Current Status
Not on Consent
Public Hearing
Open

A request to amend Chapters 17.37 and 17.40 of the Metropolitan Code to update the Downtown Code (DTC) standards, requested by Councilmember Erica Gilmore.

Staff Recommendation: Defer to the April 23, 2015, Planning Commission meeting.

Specific Plans

4. 2015SP-016-001

1922 BROADWAY

Map 092-16, Parcel(s) 141, 143
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from MUI-A to SP-MU zoning for properties located at 1918 and 1922 Broadway, at the corner of Broadway and 20th Avenue South, (0.68 acres), to permit a mixed-use development, requested by Land Development.com, applicant; 1918 Broadway, LLC, and Land Development.com, owners.

Staff Recommendation: Defer to the May 14, 2015, Planning Commission meeting.

5. 2015SP-017-001

PILLOW STREET COTTAGES

Map 105-07, Parcel(s) 136-137
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to SP-R zoning for properties located at 1318 and 1322 Pillow Street, at the northeast corner of Pillow Street and Merritt Avenue, (0.618 acres), to permit up to 14 multi-family residential units, requested by E3 Construction Services, LLC, applicant; Globex, Inc, Charles LeMay, and Judy Ragsdale, owners.

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

6. 2015SP-022-001

6309 NOLENSVILLE PIKE

Map 173, Parcel(s) 150
Council District 04 (Brady Banks)
Staff Reviewer: Melissa Sajid

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from AR2A to SP-R zoning for property located at 6309 Nolensville Pike, approximately 1,530 feet north of Holt Road, (11.3 acres), to permit 108 residential units, requested by Anderson, Delk, Epps & Associates, applicant; Pence Leasing, LLC., owner.

Staff Recommendation: Defer to the April 23, 2015, Planning Commission meeting.

7. 2015SP-037-001

SOUTHGATE STATION

Map 105-11, Parcel(s) 019-020, 309-310
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to SP-MR zoning for properties located at 514, 518 and 520 Southgate Avenue and 1608 Pillow Street, at the northeast and northwest corners of Pillow Street and Southgate Avenue, (1.67 acres), to permit a multi-family residential development with up to 41 units, requested by Civil Site Design Group, PLLC, applicant; William Smallman and Alpha One, LLC, owners.

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

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).

No Cases on this Agenda

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

8. 2015SP-039-001

HERMITAGE PRESBYTERIAN CHURCH (LED Sign)

Map 075, Part of Parcel(s) 093
Council District 11 (Larry Hagar)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from R10 to SP-C for a portion of property located at 4401 Lebanon, at the north east corner of Lebanon Pike and Highland View Drive, (0.28 acres), to permit a LED sign, requested Hermitage Presbyterian Church, applicant and owner.

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

Planned Unit Developments

9. 155-74P-006

LARCHWOOD PUD (THE BOAT RACK AMENDMENT)

Map 097-13, Parcel(s) 042; P/O 034
Council District 13 (Josh Stites)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to amend a portion of the Larchwood Planned Unit Development for property located at 3411 Percy Priest Drive and a portion of property located at Blackwood Drive (unnumbered), approximately 1,254 feet west of Stewarts Ferry Pike (8.47 acres), zoned CL, to permit additional storage capacity to an existing boat storage facility, requested by Azimtech Engineering Services, applicant; MDREA, Inc. and Boat Rack, LLC owner.

Staff Recommendation: Approve with conditions.

10. 68-82P-002

MYRTLEWOOD, SECTION 8

Map 172, Parcel(s) 167
Council District 04 (Brady Banks)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to revise a portion of the Myrtlewood Residential Planned Unit Development Overlay District and for Final Site Plan on property located at Woodland Hills Drive (unnumbered), at the terminus of Woodland Hills Drive (11.97 acres), zoned R15, to permit 18 single-family lots where 17 single-family lots were previously approved, requested by Dewey-Estes Engineering, applicant; Woodland Falls Subdivision, L.P., owner.

Staff Recommendation: Approve with conditions.

K. PLANNING COMMISSION ACTIONS

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

No Cases on this Agenda

L. OTHER BUSINESS

11. Certificate of Bonus Height Compliance for 6th Avenue South and Lea Avenue
12. Historic Zoning Commission Report
13. Board of Parks and Recreation Report
14. Executive Committee Report
15. Accept the Director's Report and Approve Administrative Items
16. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

April 9, 2015

MPC Meeting

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

April 23, 2015

MPC Meeting

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

May 14, 2015

MPC Meeting

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

May 28, 2015

MPC Meeting

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

N. ADJOURNMENT

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April 9, 2015 Meeting

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