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**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201

PLANNING COMMISSION:

James McLean, Chairman	Tonya Jones
Phil Ponder, Vice Chairman	Hunter Gee
Stewart Clifton	Victor Tyler
Judy Cummings	Councilmember Jim Gotto
Derrick Dalton	Andrée LeQuire, representing Mayor Karl Dean

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

January 28, 2010

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

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.

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF JANUARY 14, 2010, MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- VI. PUBLIC HEARING: CONSENT AGENDA**

Note: 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.

DRAFT

VII. PREVIOUSLY DEFERRED ITEMS

1. 2009P-005-001

Taco Mamacita (PUD)
Map:105-01 Parcel: part of 233
Green Hills/Midtown Community Plan
Council District 19 – Erica Gilmore
Staff Reviewer: Brian Sexton

A request for preliminary and final site plan approval for a proposed Planned Unit Development located on a portion of property at 1200 Villa Place, at the southeast corner of Villa Place and Edgemoor Avenue, zoned RS5 (1.07 acres), to permit the sale of beer for on-premises consumption in an existing 4,443 square foot restaurant thereby exempting the establishment from the beer regulations 100 foot minimum distance from a residential use, requested by Villa Properties Joint Venture LLC, owner.

Staff Recommendation: Approve with conditions

2. 2009S-108-001

J. J. Pryor's Subdivision, Resub. Lot 1 & Part of Lot 2, 1st Rev
Map: 083-02 Parcels: 246, 352, 353
East Nashville Community Plan
Council District 6 – Mike Jameson
Staff Reviewer: Greg Johnson

A request for final plat approval to create four single-family lots on properties located at 1703 Greenwood Avenue and at 1203 and 1205 Chapel Avenue, at the northeast corner of Greenwood Avenue and Chapel Avenue (1.43 acres), zoned R6 and located within the Eastwood Neighborhood Conservation Overlay, requested by Alain Christopher Keenan, owner, Kirk Duclos, surveyor.

Staff Recommendation: Approve with conditions

VIII. PUBLIC HEARING: COMMUNITY PLANS

3. 2008CP-002G-13

Map: various Parcels: various
Antioch/Priest Lake Community Plan
Council District 28 – Duane A. Dominy
Council District 33 – Robert Duvall
Staff Reviewer: Cynthia Wood

A request to adopt the Rural Hill-Moss Road Detailed Design Plan as an amendment to the Antioch-Priest Lake Community Plan: 2003 Update for approximately 636 acres between Una Antioch Pike and Rural Hill Road north of the Hickory Hollow Mall, requested by the Metro Planning Department on behalf of Councilmembers Dominy and Duvall.

Staff Recommendation: Approve with conditions

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IX. PUBLIC HEARING: ZONING MAP AMENDMENTS and TEXT AMENDMENTS

4. 2010Z-001PR-001

Map: 104-04 Parcel: part of 001
Green Hills/Midtown Community Plan
Council District 18 – Kristine LaLonde
Staff Reviewer: Brian Sexton

A request to rezone from MUG to MUI zoning for a portion of property located at 2415 Vanderbilt Place known as the General Library at Vanderbilt University approximately 1,400 feet south of West End Avenue (4.82 acres), requested by Vanderbilt University, owner.

Staff Recommendation: Approve

5. 2009Z-003TX-001

Electronic Led Sign Enforcement
Staff Reviewer: Jennifer Regen

A request to amend the Zoning Code by adding section 17.32.170 (Enforcement of Electronic Display Signs) to require electronic LED signs found not to be in compliance with the sign regulations by the Zoning Administrator to be rendered dark, motionless, and bear no message for a minimum of seven (7) calendar days, requested by Councilmember Jason Holleman.

Staff Recommendation: Approve with amendment

6. 2010Z-001TX-001

Electronic Sign Overlay District (1st Proposal)
Staff Reviewer: Kathryn Withers

A request to amend various sections of Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County to create a new zoning overlay district for electronic display signs that provides a process to consider allowing electronic display signs that meet specific design standards in residential areas, requested by the Councilmembers Tygard and Gotto.

Staff Recommendation: Disapprove. Staff finds that, from a land use policy perspective, electronic display signs are not appropriate in residentially- and agriculturally-zoned areas and therefore recommend that Council disapprove this bill and also pass a bill banning the use of the Specific Plan for approving electronic display signs in residential areas. If Council determines that electronic display signs are appropriate in these areas, then this version of the Electronic Sign Overlay District is preferable to the system currently in place for approving electronic display signs.

DRAFT

7. 2010Z-002TX

Electronic Sign Overlay District, Version 2

Staff Reviewer: Kathryn Withers

A request to amend various sections of Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to create a new zoning overlay district for electronic display signs that provides a process to consider allowing electronic display signs that meet specific design standards, but prohibits electronic display signs in residential districts, requested by Councilmember Jason Holleman.

Staff Recommendation: Approve. This version of the Electronic Sign Overlay District allows the use of the Overlay in additional commercial, office and mixed use zoning districts, while prohibiting the use of the Overlay in areas zoned for residential and agricultural uses. This version also restricts the use of the signs in the zoning districts where they are currently permitted, requiring the use of the Overlay – and associated development standards – for future electronic display signs in these zoning districts.

8. 2010Z-005TX

Electronic Overlay Fee Schedule

Staff Reviewer: Kathryn Withers

A resolution to amend the previously adopted fee structure (RS2009-769) for “minor” Specific Plan applications to remove references to alternative sign standards and to establish a new fee structure for electronic sign district applications.

Staff Recommendation: Approve if either, or both, 2010Z -001TX-001 and 2010Z-002TX-001 are approved. Disapprove if both 2010Z-001TX-001 and 2010Z-002TX-001 are disapproved.

X. PUBLIC HEARING: FINAL PLATS

9. 2009S-119-001

Subdivision Regulations Amendment

Staff Reviewer: Carrie Logan

A request to amend the Subdivision Regulations, to delete Section 3-7.3 (Completion of Improvements), requested by the Metro Planning Department.

Staff Recommendation: Approve

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10. 2010S-001-001

Copperstone Village Estates
Map: 072-10 Parcel: 116
East Nashville Community Plan
Council District 7 – Erik Cole
Staff Reviewer: Jason Swaggart

A request for final plat approval to create three lots on property located at 1118 Litton Avenue, approximately 250 feet east of Gallatin Pike (1.51 acres), zoned R6, requested by Copperstone Village, LLC, owner, Tommy Walker, surveyor.

Staff Recommendation: Approve

XI. OTHER BUSINESS

11. Revised schedule for Community Character Manual amendments.
12. Correction to the August 27, 2009, meeting minutes.
13. Historical Commission Report
14. Board of Parks and Recreation Report
15. Executive Director Reports
16. Legislative Update

XII. ADJOURNMENT



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