



# **METROPOLITAN PLANNING COMMISSION AGENDA**

DRAFT

## **Thursday, September 23, 2010**

### **4:00 pm Regular Meeting**

1417 Murfreesboro Road

Metro Southeast at Genesco Park  
Green Hills Conference Room

#### **MISSION STATEMENT**

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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**  
**Hunter Gee, Vice-Chair**

Stewart Clifton  
Judy Cummings  
Derrick Dalton  
Ana Escobar

Tonya Jones  
Phil Ponder  
Councilmember Jim Gotto  
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

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## Notice to Public

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### Please remember to turn off your cell phones.

The Commission is a 10-member body appointed by the Metro Council. 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.

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## 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)

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## 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/pdfs/main/RulesSummary.pdf](http://www.nashville.gov/mpc/pdfs/main/RulesSummary.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 Commissions 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)

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## 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 age, race, sex, color, national origin, religion, or disability in access to, or operation of, its programs, services, and activities, or in its hiring or employment practices. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at 862-7150 or e-mail her at [josie.bass@nashville.gov](mailto:josie.bass@nashville.gov). For Title VI inquiries contact Shirley Sims-Saldana or Denise Hopgood of Human Relations at 880-3370. For all employment-related inquiries call 862-6640.

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# MEETING AGENDA

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- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF SEPTEMBER 14, 2010 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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## E. ITEMS FOR DEFERRAL / WITHDRAWAL

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- 1. **2010Z-016TX-001**  
BL2010-746 / PAGE /  
AMATEUR RADIO ANTENNA TOWER
- 2. **2010SP-016-001**  
GREENBRIAR VILLAGE

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## F. 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.

- 3. **103-79P-002**  
OLD HICKORY SKILLED NURSING FACILITY (FORMERLY OLD HICKORY CENTRE)
- 5. **2006SP-070G-13**  
BROOKRIDGE HAMLET (4-YEAR REVIEW)
- 6. **2006SP-077G-13**  
ROLLING HILL VILLAGE (4-YEAR REVIEW)

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## ; . 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 General Plan items, see H. Community Plan Policy Changes.

### Zoning Text Amendments

#### 1. 2010Z-016TX-001

BL2010-746 / PAGE /

##### AMATEUR RADIO ANTENNA TOWER

Staff Reviewer: Jennifer Regen

##### Current Status

Not on consent

##### Public Hearing

Open

A council bill to amend Section 17.16.290 of the Metro Zoning Code, to require an active, valid FCC license for operation of an amateur radio antenna, sponsored by Councilmember Anna Page.

**Staff Recommendation: DEFEF**

### Specific Plans

#### 2. 2010SP-016-001

##### GREENBRIAR VILLAGE

Map 117-14, Parcel(s) 162

Council District 25 (Sean McGuire)

Staff Reviewer: Jason Swaggart

##### Current Status

Not on consent

##### Public Hearing

Open

A request to rezone from SCR to SP-C zoning property located at 3902 Hillsboro Pike, approximately 225 feet north of Richard Jones Road and located within the Green Hills Urban Design Overlay District (0.43 acres), to permit the development of a one-story, 8,142 square foot building containing retail and restaurant uses, requested by Ragan-Smith-Associates, Inc., applicant, Hillsboro Plaza Partners II, owners.

**Staff Recommendation: WITHDRAW**

### Planned Unit Developments

#### 3. 103-79P-002

##### OLD HICKORY SKILLED NURSING FACILITY (FORMERLY OLD HICKORY CENTRE)

Map 044-14-0-A, Parcel(s) 001-005

Council District 11 (Darren Jerrigan)

Staff Reviewer: Brian Sexton

##### Current Status

Consent

##### Public Hearing

Open

A request to revise the preliminary plan and final approval for a portion of the Old Hickory Skilled Nursing Facility Planned Unit Development Overlay located on properties at 1220, 1230, 1246 and 1250 Robinson Road and at Robinson Road (unnumbered), approximately 250 feet north of Martingale Drive (13.49 acres), zoned MUN, to permit a 78,864 square foot nursing home containing 124 beds and a 1,255 square foot accessory structure, requested by Littlejohn Engineering Associates, Inc., applicant, for Nashville Medical Investors, LLC, owner (See Also Subdivision Proposal No. 2010S-068-001).

**Staff Recommendation: APPROVE WITH CONDITIONS**

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## H. 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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Consent = Consent Agenda  
Closed = Applicant requests to defer 1 or 2 meetings  
Defer = Public Hearing was previously held and closed

Defer Indef = Applicant requests to defer indefinitely  
Open = Public hearing is to be held  
Withdraw = Applicant requests to withdraw application

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## I. 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

#### 4. 2010Z-018TX-001

##### PERSONAL CARE SERVICES

Staff Reviewer: Jennifer Regen

##### Current Status

Not on consent

##### Public Hearing

Open

A request to amend Section 17.08.030, of the Metro Zoning Code, to allow personal care services as a "P" (permitted by right) in the office zoning districts, Office Neighborhood (ON), Office Limited (OL), Office General (OG) and Office Residential (OR20 and OR40), requested by the Metro Planning Department.

**Staff Recommendation:** APPROVE

### Specific Plans

#### 5. 2006SP-070G-13

##### BROOKRIDGE HAMLET (4-YEAR REVIEW)

Map 164-00, Parcel(s) 192

Council District 33

Staff Reviewer: Brenda Bernards

##### Current Status

Consent

##### Public Hearing

Open

The periodic review of an approved Specific Plan (MR) district known as "Brookridge Hamlet", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code, for property located at Hamilton Church Road (unnumbered) (9.0 acres), approved for 26 single-family lots, 5 cottage lots, and 11 townhouse units via Council Bill BL2006-1117 effective on August 15, 2006, review initiated by the Metro Planning Department.

**Staff Recommendation:** FIND THE SP DISTRICT ACTIVE

#### 6. 2006SP-077G-13

##### ROLLING HILL VILLAGE (4-YEAR REVIEW)

Map 164-00, Parcel(s) 062

Council District 33

Staff Reviewer: Brenda Bernards

##### Current Status

Consent

##### Public Hearing

Open

The periodic review of an approved Specific Plan (MR) district known as "Rolling Hill Village", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code, for property located at 3485 Hamilton Church Road (11.93 acres), approved for 27 single-family lots, 18 cottage lots, and 8 townhome units via Council Bill BL2006-1118 effective on August 15, 2006, review initiated by the Metro Planning Department.

**Staff Recommendation:** FIND THE SP DISTRICT ACTIVE

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## **J. PLANNING COMMISSION ACTIONS**

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

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

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## **K. OTHER BUSINESS**

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7. Consideration of an amendment of the Rules and Procedures for the creation of an Executive Committee. If the rules are amended, the Commission is to select one of its members to serve on the Executive Committee with the Chair and Vice-Chair.

### **Amend the Rules and Procedures to add a new section:**

III. MEMBERSHIP AND OFFICERS

- D. EXECUTIVE COMMITTEE. There shall be an Executive Committee consisting of the Chair, Vice Chair, and one additional member chosen by the Commission at the annual meeting. The Executive Committee shall meet at the call of the Chair with the Executive Director who may include other employees at his/her discretion. The purpose of the Executive Committee is to guide the Planning Commission in establishing its vision, goals, policies and strategies. The Committee shall provide oversight of the Planning Department in order to align the objectives of the Commission and the work program of the Department. The Executive Committee will review the status of specific planning studies, procedures, the adopted and proposed budget and other issues necessary to facilitate the effective operation of the Commission in achieving its mission. All meetings of the Executive Committee shall be scheduled and held in full compliance with all notice and open meeting procedures. The Executive Committee shall not consider or discuss specific applications that may come before the full Metropolitan Planning Commission, nor shall the Committee direct the daily operations of the Department.

8. Employee contract renewal for Kathryn Withers.
9. Historical Commission Report
10. Board of Parks and Recreation Report
11. Executive Director Report
12. Legislative Update

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## **L. ADJOURNMENT**

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