



# METROPOLITAN PLANNING COMMISSION AGENDA

**Thursday, November 11, 2010**

**REVISED**

**4:00 pm Regular Meeting**

**1417 Murfreesboro Road**

Metro Southeast at Genesco Park  
Green Hills Conference Room

## **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**

**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

## Notice to Public

**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.

## 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/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)

## 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, 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, contact Ron Deardoff at 862-6640

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# MEETING AGENDA

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- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF OCTOBER 28, 2010 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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## E. ITEMS FOR DEFERRAL / WITHDRAWAL

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- 1. **2010Z-025PR-001**  
BL2010-772 / CRAFTON  
7739 CHARLOTTE PIKE, CHARLOTTE PIKE (UNNUMBERED)  
Request: Defer to December 9, 2010, Planning Commission meeting
- 3. **2010Z-026PR-001**  
1101 38TH AVENUE NORTH  
Request: Defer to December 9, 2010, Planning Commission meeting

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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.

- 2. **2010CP-006-003**  
CP6: BELLEVUE COMMUNITY PLAN AMENDMENT
- 4. **1-72P-001**  
CHARLOTTE CENTER
- 5. **2005P-033-002**  
WHITLAND CROSSING
- 6. **2009S-027-001**  
POPLAR HILL SUBDIVISION
- 7. Standard sidewalk recommendations for proposed SP Districts
- 8. Resolution authorizing the expenditure of \$ 34, 800 from the Advance Planning and Research Fund to obtain specialized consultant expertise to develop appropriate design standards and regulations for on-premise signage in Downtown Nashville given the recent adoption of new zoning regulations, the Downtown Code (DTC), and the changing and diverse character of Downtown Nashville.
- 9. A request to allow staff to administratively approve an application to extend and reduce the bonds for Old Hickory Hills, Phase 3, Section 1 and Old Hickory Hills, Phase 3, Section 2, if determined to be appropriate by the reviewing Metro departments.
- 10. Employee contract renewal for Jennifer Carlat and Felix Castrodad.

Consent = Consent Agenda

Closed = Public Hearing was previously held and closed

Defer = Applicant requests to defer 1 or 2 meetings

Last printed 11/11/2010 10:11:00 AM

Defer Indefinitely = Applicant requests to defer indefinitely

Open = Public hearing is to be held

Withdraw = Applicant requests to withdraw application

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## G. 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.

### Zone Changes

#### 1. 2010Z-025PR-001

BL2010-772 / CRAFTON  
7739 CHARLOTTE PIKE, CHARLOTTE PIKE (UNNUMBERED)  
Map 114-00, Parcels 251, 254, 255, 265, 311  
Map 128-00, Parcels 121, 124  
Council District 22 (Eric Crafton)  
Staff Reviewer: Greg Johnson

#### Current Status

Not on consent

#### Public Hearing

Open

A request to rezone from R40 to AR2a zoning various properties located at 7739 Charlotte Pike and at Charlotte Pike (unnumbered), approximately 4,700 feet west of Sawyer Brown Road (65.49 acres), requested by David Lowry, applicant, Charlie B. Mitchell Jr., owner.

**Staff Recommendation: APPROVE**

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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).

### Community Plan Amendments

#### 2. 2010CP-006-003

CP6: BELLEVUE COMMUNITY PLAN AMENDMENT  
Map 126-00, Parcel 085  
Council District 35 (Bo Mitchell)  
Staff Reviewer: Cynthia Wood

#### Current Status

Consent

#### Public Hearing

Open

A request to amend the Bellevue Community Plan: 2003 Update to change the Land Use Policy from Residential Low-Medium (RLM) Density to Natural Conservation (NCO) for property located at 7874 McCrory Lane (36.2 acres), requested by Metro Planning Department, applicant, for John Gregory Jones, owner.

**Staff Recommendation: APPROVE**

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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.

### Zone Changes

#### 3. 2010Z-026PR-001

1101 38TH AVENUE NORTH  
Map 091-04, Parcel 015  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Greg Johnson

#### Current Status

Not on consent

#### Public Hearing

Open

A request to rezone from R6 to ON zoning property located at 1101 38th Avenue North, approximately 180 feet north of John L. Driver Avenue (0.17 acres), requested by Timothy Patton, owner.

**Staff Recommendation: APPROVE**

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## J. PLANNING COMMISSION ACTIONS

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

### Planned Unit Developments: final site plans

#### 4. 1-72P-001

##### CHARLOTTE CENTER

Map 102-08, Parcels 001, 117

Council District 20 (Buddy Baker)

Staff Reviewer: Jason Swaggart

##### Current Status

Consent

##### Public Hearing

Open

A request to revise the preliminary plan for a portion of the Charlotte Center Planned Unit Development Overlay located at 3710 Annex Avenue, at the corner of Charlotte Pike and Annex Avenue, zoned CS (13.95 acres), to permit the development of a 4,179 square foot fast-food restaurant where a 15,074 square foot food-service store (Retail) was previously approved, requested by Walter Davidson & Associates, applicant, for Utax Estates Inc., owner.

**Staff Recommendation: APPROVE WITH CONDITIONS**

#### 5. 2005P-033-002

##### WHITLAND CROSSING

Map 096-09, Parcel 226

Council District 15 (Phil Claiborne)

Staff Reviewer: Brian Sexton

##### Current Status

Consent

##### Public Hearing

Open

A request to revise the preliminary plan and for final approval for a portion of the Whitland Crossing Planned Unit Development Overlay located on property at 420 Donelson Pike, approximately 210 feet south of Lakeland Drive (1.99 acres), zoned CL, to permit two general office buildings totaling 17,220 square feet where one 18,900 square foot office building was previously approved, requested by Oliver Architecture, applicant, for Donelson Spring LLC, owner.

**Staff Recommendation: APPROVE WITH CONDITIONS**

### Subdivision: Final Plats

#### 6. 2009S-027-001

##### POPLAR HILL SUBDIVISION

Map 154, Parcel 282

Council District 35 (Bo Mitchell)

Staff Reviewer: Brenda Bernards

##### Current Status

Consent

##### Public Hearing

Open

A request for a variance from Section 2-5.5 of the Subdivision Regulations to permit the extension of the final plat approval for 180 days for the Poplar Hill Subdivision for one lot at 8706 Poplar Creek Road, zoned Agricultural Residential (AR2a) (7.1 acres), requested by Wyatt and Wendy Rampy, owners.

**Staff Recommendation: APPROVE**

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## K. OTHER BUSINESS

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7. Standard sidewalk recommendations for proposed SP Districts
8. Resolution authorizing the expenditure of \$34, 800 from the Advance Planning and Research Fund to obtain specialized consultant expertise to develop appropriate design standards and regulations for on-premise signage in Downtown Nashville given the recent adoption of new zoning regulations, the Downtown Code (DTC), and the changing and diverse character of Downtown Nashville.
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10. Employee contract renewal for Jennifer Carlat and Felix Castrodad.
11. Historical Commission Report
12. Board of Parks and Recreation Report
13. Executive Director Report
14. Legislative Update

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## **L. ADJOURNMENT**

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