



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, November 11, 2010

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

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MEETING AGENDA

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

E. ITEMS FOR DEFERRAL / WITHDRAWAL

F. CONSENT AGENDA

G. PREVIOUSLY DEFERRED ITEMS

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

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.

MPC Action: Defer to the December 9, 2010, Planning Commission meeting. (9-0)

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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

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.

MPC Action: Approve. (9-0)

I. RECOMMENDATIONS TO METRO COUNCIL

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

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.

MPC Action: Defer to the December 9, 2010, Planning Commission meeting. (9-0)

J. PLANNING COMMISSION ACTIONS

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

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 Ulax Estates Inc., owner.

MPC Action: Approve with conditions (9-0)

5. 2005P-033-002

WHITLAND CROSSING

Map 096-09, Parcel 226

Council District 15 (Phil Claiborne)

Staff Reviewer: Brian Sexton

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.

MPC Action: Approve with conditions (9-0)

Subdivision: Final Plats

6. 2009S-027-001

POPLAR HILL SUBDIVISION

Map 154, Parcel 282

Council District 35 (Bo Mitchell)

Staff Reviewer: Brenda Bernards

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.

MPC Action: Approve a variance to 2-5.5 of the Subdivision Regulations for the extension of final plat approval to March 17, 2011. (9-0)

K. OTHER BUSINESS

7. Standard sidewalk recommendations for proposed SP Districts

MPC Action: Approve. (9-0)

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.

MPC Action: Approve (9-0)

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.

MPC Action: Approve (9-0)

10. Employee contract renewal for Jennifer Carlat and Felix Castrodad.\

MPC Action: Approve (9-0)

11. Historical Commission Report

12. Board of Parks and Recreation Report

13. Executive Director Report

14. Legislative Update

L. ADJOURNMENT
