



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, April 10, 2014

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
Stewart Clifton, Vice-Chair

Greg Adkins
Derrick Dalton
Hunter Gee
Lillian Blackshear

Jeff Haynes
Phil Ponder
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 27, 2014 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. NASHVILLENEXT UPDATE
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- H. 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.

Community Plan Amendments

- 1. **2014CP-000-001**
LUPA TRANSLATION TO CCM POLICIES
Various Council Districts
Staff Reviewer: Anita Mccaig

A request to amend the Bordeaux-Whites Creek Community Plan: 2003 Update, Donelson-Hermitage-Old Hickory Community Plan: 2004 Update, Downtown Community Plan: 2007 Update, East Nashville Community Plan: 2006 Update, Green Hills-Midtown Community Plan: 2005 Update, Joelton Community Plan: 2003 Update, Parkwood-Union Hill Community Plan: 2006 Update, South Nashville Community Plan: 2007 Update and the Southeast Community Plan: 2004 Update by translating LUPA (Land Use Policy Application) land use policies to CCM (Community Character Manual) land use policies, requested by the Metro Planning Department, applicant.

MPC Action: Approve; will become effective with any new application made for the June 12, 2014, filing deadline. 7-0

Planned Unit Developments

- 2. **74-79P-009**
BL2012-302 / JOHNSON
NASHBORO VILLAGE (SITE 15)
Map 135, Parcel(s) 418
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Jason Swaggart

A request to amend a portion of the Nashboro Village Planned Unit Development Overlay District for property located at Nashboro Boulevard (unnumbered), at the southwest corner of Nashboro Boulevard and Flintlock Court, zoned R10 (3.46 acres), to permit neighborhood retail uses not to exceed one story, where 23,375 square feet of commercial uses were previously approved, requested by Councilmember Karen Johnson, Thati, Yoga N. et ux & Reddy Chandrasekhar et ux, owner.

MPC Action: Disapprove as submitted; Approve with amendments in a Substitute Bill. 7-0

Subdivision: Concept Plans

3. 2014S-036-001

1132 TULIP GROVE ROAD

Map 086, Parcel(s) 272

Council District 12 (Steve Glover)

Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 19 clustered single-family lots on property located at 1132 Tulip Grove Road, approximately 1,300 feet north of Rockwood Drive, zoned RS7.5 (8.3 acres), requested by Charles P. Ewin, owner; Civil Site Design Group, applicant.

MPC Action: Defer to the May 8, 2014, Planning Commission meeting. 7-0

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.

Zoning Text Amendments

4. 2014Z-007TX-002

DETACHED ACCESSORY DWELLING UNITS

Staff Reviewer: Carrie Logan

A request to amend Chapters 17.04, 17.08 and 17.16 of the Metropolitan Code pertaining to the definition of and conditions for detached accessory dwelling units, requested by the Metro Planning Department, applicant.

MPC Action: Approve. 7-0

5. 2014Z-009TX-001

TWO-FAMILY DWELLINGS

Staff Reviewer: Carrie Logan

A request to amend Chapters 17.04, 17.12 and 17.16 of the Metropolitan Code pertaining to two-family dwellings, requested by the Metro Planning Department, applicant.

MPC Action: Approve. 7-0

6. 2014Z-010TX-001

CONTEXTUAL OVERLAY DISTRICT

Staff Reviewer: Carrie Logan

A request to amend Chapters 17.36 and 17.40 of the Metropolitan Code pertaining to creating a contextual overlay district, requested by the Metro Planning Department, applicant.

MPC Action: Approve Contextual Overlay and fee resolution. 7-0

Specific Plans

7. 2013SP-042-001

HILLDALE DRIVE

Map 117-09, Parcel(s) 136
Council District 25 (Sean McGuire)
Staff Reviewer: Carrie Logan

A request to rezone from R20 to SP-R zoning for property located at 3505 Hilldale Drive, approximately 800 feet south of Wimbledon Road (0.94 acres), to permit up to three detached residential dwelling units, requested by LVH, LLC, applicant; W. Fleming and Gilbert Smith, owners.

MPC Action: Motion to approve failed, therefore item is disapproved. 3-3

8. 2014SP-020-001

FOUNTAINS GERMANTOWN

Map 082-09, Parcel (s) 104, 105, 111, 112, 113
Council District 19 (Erica Gilmore)
Staff Reviewer: Melissa Sajid

A request to rezone from IR to SP-MU zoning for properties located at 302 Taylor Street, 1408 and 1410 4th Avenue North and 1401 and 1403 3rd Avenue North, south of Van Buren Street and located within the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District (2.43 Acres), to permit up to 249 multifamily dwelling units and all uses permitted by the MUL-A zoning district, requested by Civil Site Design Group, PLLC, applicant; R.D. Herbert & Sons, Co., owner.

MPC Action: Approve with conditions and disapprove without all conditions. 7-0

9. 2014SP-021-001

1007 & 1009 NORTH 5TH STREET

Map 082-04, Parcel(s) 091-092
Council District 05 (Scott Davis)
Staff Reviewer: Duane Cuthbertson

A request to rezone from RS5 to SP-R zoning for properties located at 1007 and 1009 N. 5th Street, approximately 185 feet north of Vernon Winfrey Avenue (0.36 acres), to permit up to 4 detached single-family dwelling units, requested by Tina and Terrence Harris, owners.

MPC Action: Approve preliminary SP with conditions and disapprove without all conditions. 7-0

Zone Changes

10. 2014Z-023PR-001

Map 091-06, Parcel(s) 023
Council District 20 (Buddy Baker)
Staff Reviewer: Jason Swaggart

A request to rezone from CN to MUN-A zoning for property located at 5916 Morrow Road, at the northeast corner of Morrow Road and 60th Avenue North (0.16 Acres), requested by Dale & Associates, applicant; Larry Daniels, owner.

MPC Action: Approve. 6-0-1

Planned Unit Developments

11. 2005P-008-005

HARPETH VALLEY (TIRE DISCOUNTER'S AMENDMENT)

Map 156-09-0-A, Parcel(s) 012
Council District 35 (Bo Mitchell)
Staff Reviewer: Duane Cuthbertson

A request to amend the Harpeth Village Commercial Planned Unit Development Overlay District on property located at 8002 Highway 100, approximately 280 feet west of Temple Road, zoned CL (1.12 acres), to permit the construction of a 7,000 square foot automobile service facility where a 3,150 square foot automobile convenience facility with 6 fuel islands and an automatic car wash was previously approved, requested by Waller, Lansden, Dortch & Davis, LLP, applicant; Publix Super Markets, Inc., owner.

MPC Action: Approve with conditions and disapprove without all conditions. 6-0-1

K. PLANNING COMMISSION ACTIONS

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

Subdivision: Concept Plans

12. 2014S-044-001

FORTE PROPERTY

Map 128, Parcel(s) 073, P/O 036
Council District 22 (Sheri Weiner)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create one lot and extend Summit Oaks Court on property located at Old Hickory Boulevard (unnumbered), approximately 1,850 feet north of Still Spring Hollow Drive, zoned R20 (2.72 acres), requested by Greater Middle Tennessee Development Partnership, owner; DeWaal & Associates, Inc., applicant.

MPC Action: Approve with conditions. 7-0

Subdivision: Final Plats

13. 2014S-049-001

H.G. MCNABB, RESUB LOT 31

Map 133-01, Parcel(s) 029
Council District 16 (Tony Tenpenny)
Staff Reviewer: Melissa Sajid

A request for final plat approval to create two lots and an exception to the shared access requirement for property located at 3200 Harlin Drive, approximately 2,090 feet west of Nolensville Pike, zoned RS7.5 (0.37 acres), requested by Benchmark Surveying, applicant; Anna Harwood, owner.

MPC Action: Approve. 6-0-1

L. OTHER BUSINESS

14. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Gresham, Smith and Partners for Professional Services related to the Conduct of the State Route 109 Access Management Study.

MPC Action: Approve. 7-0

15. Employee contract renewal for Brandon Burnette.

MPC Action: Approve. 7-0

16. Historic Zoning Commission Report

17. Board of Parks and Recreation Report

18. Executive Committee Report

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

MPC Action: Approve. 7-0

20. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

April 24, 2014

MPC Meeting

5:30pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

April 10, 2014 Meeting

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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

May 8, 2014

MPC Meeting

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

May 22, 2014

MPC Meeting

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

N. ADJOURNMENT

April 10, 2014 Meeting

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