



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, April 11, 2013

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
Judy Cummings
Derrick Dalton
Hunter Gee

Jeff Haynes
Phil Ponder
Councilmember Phil Claiborne
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 e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Caroline Blackwell of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
 - B. ADOPTION OF AGENDA
 - C. APPROVAL OF MARCH 28, 2013 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
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- E. ITEMS FOR DEFERRAL / WITHDRAWAL
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- 1. 2013SP-009-001
CAHAL CORNERS
 - 2. 2013SP-016-001
RICHLAND PARK
 - 6. 2013S-046-001
COUNTRY CLUB ESTATES, RESUB LOTS 15 & 16
-

F. CONSENT AGENDA

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. 2013Z-011PR-001
611 OLD HICKORY BOULEVARD
 - 4. 97P-027-001
WOODBURY, PH 2
 - 5. 88P-009-002
AUTUMN OAKS, PH 10B
-

G. PREVIOUSLY DEFERRED ITEMS

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.

No Cases on this Agenda

H. 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

I. 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.

Specific Plans

1. 2013SP-009-001

CAHAL CORNERS

Map 072-14, Parcel(s) 266-267
Council District 07 (Anthony Davis)
Staff Reviewer: Greg Johnson

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from R6 to SP-MR zoning for properties located at 1621 and 1623 Cahal Avenue, approximately 225 feet west of Scott Avenue (1.32 acres), to permit up to 10 residential units, requested by Builder Ventures, LLC, owner and applicant.

Staff Recommendation: Defer to the April 25, 2013, Planning Commission meeting.

2. 2013SP-016-001

RICHLAND PARK

Map 091-15, Parcel(s) 220, 260
Council District 24 (Jason Holleman)
Staff Reviewer: Duane Cuthbertson

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from CS and RS7.5 to SP-R zoning for properties located at 332 and 322 54th Avenue North and 323 53rd Avenue North, approximately 400 feet south of Charlotte Avenue (3.12 acres), to permit up to 39 residential units, requested by Dean Design Group, applicant, McClurken Memorial Church, David Helton, and Adelaide Lawrence, owners.

Staff Recommendation: Defer to the April 25, 2013, Planning Commission meeting.

Zone Changes

3. 2013Z-011PR-001

Map 114, Part of Parcel(s) 177.02, 177
Council District 22 (Sheri Weiner)
Staff Reviewer: Carrie Logan

Current Status

Consent

Public Hearing

Open

A request to rezone from R20 to CL zoning for a portion of properties located at 611 Old Hickory Boulevard, approximately 1,025 feet south of Interstate 40 (1.059 acres), requested by McBride Dale Clarion, applicant, Frank D. Williams et ux, owners.

Staff Recommendation: Approve

Planned Unit Developments

4. 97P-027-001

WOODBURY, PH 2

Map 128, Parcel(s) 072

Council District 22 (Sheri Weiner)

Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to amend the preliminary plan for a portion of the Woodbury Residential Planned Unit Development Overlay District located at Woodbury Falls Drive (unnumbered), approximately 460 feet west of Old Hickory Boulevard, zoned R15, (7.96 acres), to permit 19 single-family lots where 11 single-family lots were previously approved, requested by Dewaal & Associates, applicant, Greater Middle Tennessee Development Partnership, owner.

Staff Recommendation: Approve amended preliminary plan with conditions.

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: Final Site Plans

5. 88P-009-002

AUTUMN OAKS, PH 10B

Map 181, Part of Parcel(s) 274

Council District 31 (Fabian Bedne)

Staff Reviewer: Amy Diaz-Barriga

Current Status

Consent

Public Hearing

Open

A request for final PUD approval for a portion of the Autumn Oaks Planned Unit Development Overlay District on a portion of property located at Autumn Crossing Way (unnumbered), at the terminus of Oakfield Grove (8.12 acres), to permit 32 single-family lots, zoned R20, requested by Civil Site Design Group, applicant, Investment Properties, LLC, owner.

Staff Recommendation: Approve with conditions

Subdivision: Final Plats

6. 2013S-046-001

COUNTRY CLUB ESTATES, RESUB LOTS 15 & 16

Map 072-04, Parcel(s) 229

Council District 07 (Anthony Davis)

Staff Reviewer: Duane Cuthbertson

Current Status

Not on Consent

Public Hearing

Open

A request for final plat approval to create four lots on property located at 1801 McGavock Pike, at the northeast corner of McGavock Pike and Ardee Avenue, zoned RS7.5 (0.87 acres), requested by Pantheon Development Partners, LLC, owner, Campbell, McRae & Associates Surveying, Inc., surveyor.

Staff Recommendation: Defer to the April 25, 2013, Planning Commission meeting.

K. OTHER BUSINESS

7. Historic Zoning Commission Report
8. Board of Parks and Recreation Report
9. Executive Committee Report
10. Executive Director Report
11. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

April 8, 2013

General Plan Meeting-NashvilleNext Speakers' Series

Creating Livable and Healthy Communities through Retrofitting Suburbia- Prof. Ellen Dunham-Jones, MSUD Coordinator, Georgia Tech School of Architecture
5:30 pm, 1008 19th Ave. South, Laskey Building, Scarritt-Bennett Center

April 11, 2013

MPC Meeting

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

April 22, 2013

General Plan Meeting-NashvilleNext Speakers' Series

The High Cost of America's Inefficient Development Patterns- William Fulton, AICP, Vice President and Director of Policy Development & Implementation, Smart Growth America
5:30 pm, 25 Middleton Street, Nashville Children's Theater

April 25, 2013

MPC Meeting

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

May 6, 2013

General Plan Meeting-NashvilleNext Speakers' Series

Regional Partnerships to Achieve Local Viability- Amy Liu, Senior Fellow, Brookings Institution
5:30 pm, 25 Middleton Street, Nashville Children's Theater

M. ADJOURNMENT

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

April 11, 2013 Meeting

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