



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**Thursday, April 12, 2012**

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

Greg Adkins  
Stewart Clifton  
Judy Cummings  
Derrick Dalton

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

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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](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

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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

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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/docs/meetings/Rules\\_and\\_procedures.pdf](http://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](http://www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf)

## Legal Notice

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**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](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Shirley Sims-Saldana or Denise Hopgood of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Ron Deardoff at (615) 862-6640.

# MEETING AGENDA

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. APPROVAL OF MARCH 22, 2012 MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
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- I. RECOMMENDATIONS TO METRO COUNCIL
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## Zoning Text Amendments

### 1. 2012Z-003TX-001

BL2012-117 / TYGARD

#### **MICRO-BREWERY**

Staff Reviewer: Jennifer Regen

A request to amend Section 17.08.030, of the Metro Zoning Code, to allow micro-brewery as a "P" (permitted by right) in the Industrial and Warehousing/Distribution (IWD) District, requested by Councilmember Charlie Tygard.

**MPC Action: APPROVE (9-0)**

### 2. 2012Z-005TX-001

BL2012-113 / JOHNSON

#### **STREETS IN MULTI-FAMILY DEVELOPMENTS**

Staff Reviewer: Jennifer Regen

A request to amend the Metro Zoning Code to add a new provision in Chapter 17.28 (Environmental and Operational Performance Standards) to require multi-family developments in certain situations to construct public streets within the development, requested by Councilmember Karen Johnson.

**MPC Action: DEFERRED INDEFINITELY (9-0)**

## Specific Plans

### 3. 2012SP-005-001

#### **VOCE DEVELOPMENT**

Map 159, Parcel(s) 055

Council District 34 (Carter Todd)

Staff Reviewer: Brenda Bernards

A request to rezone from RS40 to SP-R zoning property located at 5570 Granny White Pike, approximately 300 feet north of Oman Drive (61.23 acres), to permit 57 residential units and a residential sales center, requested by Civil Site Design Group, applicant, Granny White Cabin Realty LLC, owner.

**MPC Action: Approve with conditions, including the revised Public Works condition No. 3, and disapprove without all conditions and grant variances to the Subdivision Regulations for flag lots and sidewalks, and request that the developer look at alternatives to driveways directly accessing Granny White Pike. The Final Site Plan will go to the Planning Commission without a public hearing. (9-0)**

## Planned Unit Developments: Periodic Review

### 4a. 74-79P-003

#### **NASHBORO VILLAGE SITE 14**

Map 135, Parcel(s) 276  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Brenda Bernards

A request to the Metro Planning Department for a periodic review of a portion of the Nashboro Village Planned Unit Development Overlay District located at Nashboro Boulevard (unnumbered), at the southeast corner of Nashboro Boulevard and Flintlock Court, Site 14, zoned R10 (4.48 acres), approved for 144 multifamily units in two six-story buildings, requested by Councilmember Karen Y. Johnson, applicant, Flintlock Investors, LLC, owner.

**MPC Action: DEFERRED to the May 24, 2012, Planning Commission meeting. (9-0)**

### 4b. 74-79P-004

#### **NASHBORO VILLAGE SITE 15**

Map 135, Parcel(s) 418  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Brenda Bernards

A request to the Metro Planning Department for a periodic review of a portion of the Nashboro Village Planned Unit Development Overlay District located at Nashboro Boulevard (unnumbered), at the southwest corner of Nashboro Boulevard and Flintlock Court, Site 15, zoned R10 (3.46 acres), approved for approximately 27,600 square feet of commercial uses, requested by Councilmember Karen Y. Johnson, applicant, Vastland Nashboro Development, LLC, owner.

**MPC Action: DEFERRED to the May 24, 2012, Planning Commission meeting. (9-0)**

### 4c. 74-79P-006

#### **NASHBORO VILLAGE SITE 27**

Map 135, Parcel(s) 317  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Brenda Bernards

A request to the Metro Planning Department for a periodic review of a portion of the Nashboro Village Planned Unit Development Overlay District located at Nashboro Boulevard (unnumbered), approximately 1,500 feet east of Murfreesboro Pike, Site 27, zoned RM6 (1.7 acres), approved for a day care center, requested by Councilmember Karen Y. Johnson, applicant, Vastland Nashboro Development, LLC, owner.

**MPC Action: DEFERRED to the May 24, 2012, Planning Commission meeting. (9-0)**

### 4d. 74-79P-007

#### **NASHBORO VILLAGE, SITE 25**

Map 135, Part of Parcel(s) 308  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Brenda Bernards

A request to the Metro Planning Department for a periodic review of a portion of the Nashboro Village Planned Unit Development Overlay District located on a portion of property at 171 Bell Road, approximately 1,000 feet south of Nashboro Boulevard, Site 25, zoned R10 (1.2 acres), approved for 100 units in a five-story building, requested by Councilmember Karen Y. Johnson, applicant, Nashboro Golf Course, LLC, owner.

**MPC Action: DEFERRED to the May 24, 2012, Planning Commission meeting. (9-0)**

### 4e. 74-79P-005

#### **NASHBORO VILLAGE, SITE 3**

Map 135-11-0-D, Parcel(s) 900  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Brenda Bernards

A request to the Metro Planning Department for a periodic review of a portion of the Nashboro Village Planned Unit Development Overlay District located on various properties at 901 B Nashboro Boulevard, approximately 1,190 feet east of Murfreesboro Pike, Site 3, zoned R10 (12.59 acres), approved for 73 townhomes, requested by Councilmember Karen Y. Johnson, applicant, Townhomes of Nashboro Village, L.P., owner.

**MPC Action: FIND THE PUD ACTIVE (7-0)**

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## **J. PLANNING COMMISSION ACTIONS**

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### **Planned Unit Developments: final site plans**

#### **5. 98P-007-003**

##### **SEVEN SPRINGS**

Map 160, Parcel(s) 044

Council District 04 (Brady Banks)

Staff Reviewer: Greg Johnson

A request to revise the preliminary plan and for final site plan approval for a portion of the Seven Springs Commercial Planned Unit Development Overlay District, located at 330 Seven Springs Way, opposite Cloverland Drive (10.94 acres), zoned MUL, to permit the development of a seven-story, 203,000 square foot office building, an 875-space parking garage and 25,706 square feet of retail uses in two buildings, requested by Barge Cauthen & Associates, applicant, for Highwoods Realty Limited Partners, owner.

**MPC Action: APPROVE WITH CONDITIONS (9-0)**

### **Subdivision: Final Plats**

#### **6. 2012S-042-001**

##### **BATTLEFIELD ESTATES, RESUB LOT 27**

Map 118-05, Parcel(s) 121-122

Council District 17 (Sandra Moore)

Staff Reviewer: Brian Sexton

A request for final plat approval to create three lots on properties located at 923 and 925 Kirkwood Avenue, approximately 410 feet east of Lealand Lane, zoned R8 (1.03 acres), requested by Dorothy Fleming and Ken Yansick, owners, Dale & Associates, surveyor.

**MPC Action: APPROVE WITH CONDITIONS (9-0)**

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## **K. OTHER BUSINESS**

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- 7.** Amendment of the adopted "Leave Transfer Program" for Metro Planning Department Non Civil Service Employees to include sick leave transfer  
**MPC Action: APPROVE (9-0)**
- 8.** Resolution authorizing the expenditure of \$40,000 from the Advance Planning and Research Fund to the Nashville Area MPO to obtain specialized consultant expertise to develop and implement community surveying for the Nashville-Davidson County General Plan Update.  
**MPC Action: APPROVE (9-0)**
- 9.** Amendment #3 to Contract #L-2268 between the Metropolitan Government of Nashville and Davidson County and PB Americas, Inc. for General Planning  
**MPC Action: APPROVE (9-0)**
- 10.** Amendment #1 to Contract #L-2672 between the Metropolitan Government of Nashville and Davidson County and Westat, Inc. for Household Travel Survey  
**MPC Action: APPROVE (9-0)**
- 11.** Employee contract renewal for Brandon Burnette.  
**MPC Action: APPROVE (9-0)**
- 12.** New employee contracts for Ben Miskelly and Doug Sloan.  
**MPC Action: APPROVE (9-0)**
- 13.** Capital Improvements Budget April 2012 Final  
**MPC Action: APPROVE (9-0)**

- 14. Historic Zoning Commission Report**
- 15. Board of Parks and Recreation Report**
- 16. Executive Committee Report**
- 17. Executive Director Report**
- 18. Legislative Update**

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## **L. MPC CALENDAR OF UPCOMING MATTERS**

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**April 12, 2012**

MPC Meeting

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

**April 16, 2012**

Community Meeting

6pm, Lakeshore Christian Church, 5434 Bell Forge Lane

Topic: Antioch-Priest Lake Community Plan Economic Development & Retail Centers

**April 19, 2012**

Community Meeting

3pm, Southeast Branch Library, 2325 Hickory Highlands Drive

Topic: Antioch-Priest Lake Community Plan Hands-On Design Workshop

**April 24, 2012**

MPC Meeting

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

**May 3, 2012**

Community Meeting

6pm, Lakeshore Christian Church, 5434 Bell Forge Lane

Topic: Antioch-Priest Lake Community Plan Transportation

**May 10, 2012**

MPC Meeting

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

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## **M. ADJOURNMENT**

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