



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED 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
  - E. ITEMS FOR DEFERRAL / WITHDRAWAL
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2. **2012Z-005TX-001**  
BL2012-113 / JOHNSON  
STREETS IN MULTI-FAMILY DEVELOPMENTS

4a. **74-79P-003**  
NASHBORO VILLAGE SITE 14

4b. **74-79P-004**  
NASHBORO VILLAGE SITE 15

4c. **74-79P-006**  
NASHBORO VILLAGE SITE 27

4d. **74-79P-007**  
NASHBORO VILLAGE, SITE 25

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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.

1. **2012Z-003TX-001**  
BL2012-117 / TYGARD  
MICRO-BREWERY

5. **98P-007-003**  
SEVEN SPRINGS

6. **2012S-042-001**  
BATTLEFIELD ESTATES, RESUB LOT 27

7. Amendment of the adopted "Leave Transfer Program" for Metro Planning Department Non Civil Service Employees to include sick leave transfer

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.

9. Amendment #3 to Contract #L-2268 between the Metropolitan Government of Nashville and Davidson County and PB Americas, Inc. for General Planning

10. Amendment #1 to Contract #L-2672 between the Metropolitan Government of Nashville and Davidson County and Westat, Inc. for Household Travel Survey
11. Employee contract renewal for Brandon Burnette.
12. New employee contracts for Ben Miskelly and Doug Sloan.
13. Capital Improvements Budget April 2012 Final

## **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.

### **Zoning Text Amendments**

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

BL2012-117 / TYGARD

##### **MICRO-BREWERY**

Staff Reviewer: Jennifer Regen

##### Current Status

Consent

##### Public Hearing

Open

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.

**Staff Recommendation: APPROVE**

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

BL2012-113 / JOHNSON

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

Staff Reviewer: Jennifer Regen

##### Current Status

Not on consent

##### Public Hearing

Open

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.

**Staff Recommendation: DISAPPROVE**

## Specific Plans

### 3. 2012SP-005-001

#### VOCE DEVELOPMENT

Map 159, Parcel(s) 055  
Council District 34 (Carter Todd)  
Staff Reviewer: Brenda Bernards

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS and disapprove without all conditions and grant variances to the Subdivision Regulations for flag lots and sidewalks.**

## 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

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: FIND THE PUD INACTIVE, recommend to the Metro Council that PUD continue to be implemented as adopted.**

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

#### NASHBORO VILLAGE SITE 15

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

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: FIND THE PUD INACTIVE, recommend to the Metro Council that the PUD continue to be implemented as adopted.**

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

#### NASHBORO VILLAGE SITE 27

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

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: FIND THE PUD INACTIVE, recommend to the Metro Council that the PUD continue to be implemented as adopted.**

**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

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: FIND THE PUD INACTIVE, recommend to the Metro Council that the PUD continue to be implemented as adopted.**

**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

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: FIND THE PUD ACTIVE**

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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**

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

**SEVEN SPRINGS**  
Map 160, Parcel(s) 044  
Council District 04 (Brady Banks)  
Staff Reviewer: Greg Johnson

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

**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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

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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**

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.
9. Amendment #3 to Contract #L-2268 between the Metropolitan Government of Nashville and Davidson County and PB Americas, Inc. for General Planning
10. Amendment #1 to Contract #L-2672 between the Metropolitan Government of Nashville and Davidson County and Westat, Inc. for Household Travel Survey
11. Employee contract renewal for Brandon Burnette.
12. New employee contracts for Ben Miskelly and Doug Sloan.
13. Capital Improvements Budget April 2012 Final
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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April 12, 2012 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