



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, April 14, 2011

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

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

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 appointed by the Metro Council. 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 Commissions 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 Shirley Sims-Saldana or Denise Hopgood of Human Relations at (615)880-3370. For all employment-related inquiries, contact Human Resources at 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
 - B. ADOPTION OF AGENDA
 - C. APPROVAL OF MARCH 24, 2011 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
-
- G. PREVIOUSLY DEFERRED ITEMS
-

Community Plan Amendments

1. 2011CP-000-001

MAJOR STREET & COLLECTOR PLAN UPDATE

Staff Reviewer: Michael Briggs

A request to adopt Implementing Complete Streets: Major and Collector Street Plan of Metropolitan Nashville, A Component of Mobility 2030, which updates the plan for major and collector streets for Metro Nashville-Davidson County. The Major and Collector Street Plan was last updated and adopted in 1992.

MPC Action: APPROVE WITH CONDITIONS, including an amendment to condition 13 by adding the following to the beginning of the condition "Change the MCSP designation on Division Street from the I-40 viaduct to 8th Avenue South (US 31/SR 6) from T6-M-AB4 to T6-M-AB3" and by adding an additional condition: 15. Remove the Bosley Springs connector from the MSCP until the traffic study outlined in the Harding Town Center UDO rezoning ordinance (BL2005-550) as a Short Range Objective of Goal 1 of the Vehicular Circulation System is completed. (7-0-1)

2. 2011CP-008-001

NORTH NASHVILLE COMMUNITY PLAN UPDATE

Council District 2, 19, 21 (Frank Harrison, Erica Gilmore, Edith Taylor-Langster)

Staff Reviewer: Tifinie Adams

A request to amend the North Nashville Community (Subarea 8) Transportation Plan to include recommendations from the adopted "Implementing Complete Streets: Major and Collector Street Plan of Metropolitan Nashville, A Component of Mobility 2030" for major streets in the North Nashville Community, requested by Metro Planning Department.

MPC Action: APPROVE (7-0-1)

Zoning Text Amendments

3. 2011Z-001TX-001

BL2011-897 / GOTTO

MAJOR STREET AND COLLECTOR PLAN

Staff Reviewer: Rebecca Ratz

A request to amend Metro Zoning Code, Chapters 17.04 (Definitions) and 17.12 (District Bulk Regulations) by revising the definitions associated with street designations to reflect new Major and Collector Street Plan terminology; and by modifying the measurement of street setbacks for multi-family and non-residential districts and non-residential uses in the AG, AR2a, R and RS districts, consistent with these new designations, requested by the Metro Planning Department.

MPC Action: APPROVE (7-0-1)

Subdivision: Regulations Amendments

4. 2011S-001R-001

SUBDIVISION REGULATIONS

Staff Reviewer: Brenda Bernards

A request to amend certain sections of Chapters 2, 3, 4, 6, 7, and 8 of the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on January 28, 2010, requested by the Metro Planning Department.

MPC Action: DEFER to the May 26, 2011, Planning Commission meeting. (8-0)

Zone Changes

5. 2011Z-002PR-001

2631 SMITH SPRINGS ROAD

Map 136, Parcel(s) 043

Council District 29 (Vivian Wilhoite)

Staff Reviewer: Jason Swaggart

A request to rezone from R10 to OR20 district property located at 2631 Smith Springs Road, approximately 760 feet west of Bell Road (.36 acres), requested by Keith Jordan, owner.

MPC Action: DEFER to the April 28, 2011, Planning Commission meeting. (9-0)

6a. 2011Z-003PR-001

STONE BROOK DRIVE

Map 171, Parcel(s) 159

Council District 31 (Parker Toler)

Staff Reviewer: Greg Johnson

A request to rezone from R10 to RM15 district for property located at Stone Brook Drive (unnumbered), approximately 1,750 feet south of Old Hickory Boulevard (6.56 acres), requested by Lukens Engineering Consultants, applicant, Mt. View LLC, owner (see also PUD Amendment Case # 89P-032-001).

MPC Action: DEFER to the May 12, 2011, Planning Commission meeting. (8-0)

6b. 89P-032-001

BRENTWOOD SKYLINE

Map 171, Parcel(s) 159

Council District 31 (Parker Toler)

Staff Reviewer: Greg Johnson

A request to amend the Brentwood Skyline Planned Unit Development Overlay District for property located at Stone Brook Drive (unnumbered), approximately 1,750 feet south of Old Hickory Boulevard (6.56 acres), zoned R10 and proposed for RM15, to permit 79 multi-family units where a 129,600 square foot office building was previously approved, requested by Lukens Engineering Consultants, applicant, Mt. View LLC, owner (see also Zone Change Case # 2011Z-003PR-001).

MPC Action: DEFER to the May 12, 2011, Planning Commission meeting. (8-0)

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

Community Plan Amendments

7a. 2011CP-010-001

GREEN HILLS MIDTOWN COMMUNITY PLAN AMENDMENT

Map 104-10, Parcel(s) 108

Council District 18 (Kristine LaLonde)

Staff Reviewer: Tifinie Adams

A request to amend the Green Hills Midtown Community Plan: 2005 Update to change the Land Use Policy from Residential Low Medium Density (RLM) Policy to Residential High Density (RH) Policy for property located at 511 Chesterfield Avenue, zoned RM20 and proposed for RM40 zoning and within the Hillsboro-West End National Register District and I-440 Impact Overlay District (Area 1-F), requested by Diversified Real Estate Services Inc., applicant, for The Chesterfield LLC, owner. (See also Zone Change Case # 2011Z-006PR-001).

MPC Action: DEFER to the April 28, 2011, Planning Commission meeting. (8-0)

7b. 2011Z-006PR-001

511 CHESTERFIELD AVENUE
Map 104-10, Parcel(s) 108
Council District 18 (Kristine LaLonde)
Staff Reviewer: Greg Johnson

A request to rezone from RM20 to RM40 district property located at 511 Chesterfield Avenue, opposite Blair Boulevard (2.86 acres), and within the Hillsboro-West End National Register District and I-440 Impact Overlay (Area 1-F), requested by Diversified Real Estate Development Services Inc., applicant, The Chesterfield LLC, owner (See also Community Plan Amendment Case # 2011CP-010-001).

MPC Action: DEFER to the April 28, 2011, Planning Commission meeting. (8-0)

I. RECOMMENDATIONS TO METRO COUNCIL

Zoning Text Amendments

8. 2011Z-005TX-001

BL2011-900 / LALONDE, GILMORE, MOORE
DETACHED ACCESSORY DWELLING UNIT
Staff Reviewer: Hilary Kahnle

A request to modify the Metro Zoning Code, Section 17.04.060.B (Definitions of General Terms), by adding definitions for "Accessory Apartment" and "Accessory Dwelling, Detached", modifying Section 17.08.030 (District Land Use Tables - Residential Uses) to add "Accessory Dwelling, Detached" as a use permitted with conditions (PC) within Historic Overlay Districts within the R, RM, OR20, OR40, and ORI zoning districts, and modifying Section 17.16.030.A (Uses Permitted with Conditions: Residential Uses) to add standards for an "Accessory Dwelling, Detached", requested by the Metropolitan Nashville Historical Commission.

MPC Action: APPROVE WITH AMENDMENTS. (8-0)

9. 2011Z-006TX-001

BL2011-901 / COLE, TOLER
SINGLE-FAMILY COTTAGE DEVELOPMENT
Staff Reviewer: Rebecca Ratz

An ordinance amending Chapters 17.08, 17.12, 17.16 and 17.40 of Title 17 of the Metro Zoning Code to create a new land use called "Single-Family Cottage Development" and to allow it in all two-family (R) zoning districts, and to make a technical change to Chapter 17.40 pertaining to variances, requested by the Metro Planning Department, applicant.

MPC Action: APPROVED WITH AN AMENDMENT to change the maximum number of cottages per open space from 10 to 12, and direct staff to initiate an amendment to the Subdivision Regulations and a text amendment to the Zoning Code to change the definition of Cottage Development to permit up to 12 units per open space. (7-0)

10. 2011Z-007TX-001

BL2011-898 / GOTTO, COLE
ALTERNATIVE ZONING DISTRICTS
Staff Reviewer: Kathryn Withers

A request to amend various sections of the Metro Zoning Code to add the following alternative zoning districts, MUN-A, MUL-A, MUG-A, MUI-A, RM9-A, RM15-A, RM20-A, OR20-A, RM40-A, OR40-A, RM60-A, RM80-A, RM100-A and ORI-A to create walkable neighborhoods through the use of appropriate building placement and bulk standards as an alternative to a zoning district that requires a site plan, requested by the Metro Planning Department.

MPC Action: APPROVE (7-0)

Specific Plans

11. 2011SP-009-001

BL2011-891 / LANGSTER

ONE CITY

Map 092-14, Parcel(s) 039, 077-079, 083-086

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Jason Swaggart

A request to rezone from ORI and IR to SP-MU zoning for properties located at 329, 330, 331, 336, 337, 341 and 351 28th Avenue North, and at 3000 Charlotte Avenue, on the western side of the future 28th Avenue North (20.13 acres), to permit a mixed-use development, requested by Civil Site Design Group PLLC, applicant, Metro Government and Health Care REIT Inc., owners.

MPC Action: APPROVE WITH CONDITIONS, including revised conditions 2, 3, and 8, and added conditions 9 and 10 of the Public Works Department with the following conditions renumbered accordingly. (7-0-1)

Zone Changes

12. 2011Z-005PR-001

MURFREESBORO PIKE

Map 120-01, Parcel(s) 167

Council District 13 (Carl Burch)

Staff Reviewer: Brian Sexton

A request to rezone from R10 to CL district property located at Murfreesboro Pike (unnumbered), approximately 350 feet south of Vultee Boulevard (1.04 acres), requested by Dale & Associates, applicant, Sam Bernhard, owner.

MPC Action: Approve and direct staff to initiate a housekeeping amendment to change the land use policy to Commercial Arterial Existing. (7-0-1)

13. 2011Z-007PR-001

BL2011-884 / GILMORE

909, 913 & 1001 8TH AVENUE SOUTH

Map 105-02, Parcel(s) 098-099, 440

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Jason Swaggart

A request to rezone from IWD to MUG district properties located at 909, 913 and 1001 8th Avenue South, approximately 175 feet south of South Street (1.33 acres), requested by Hawkins Development Company, applicant, Nine O'Nine Inc., J. Frank Crowell Jr., James Frank Crowell III, and Mary Margaret Crowell, owners.

MPC Action: APPROVE (7-0-1)

14. 2011Z-008PR-001

1004 & 1016 8TH AVENUE SOUTH

Map 105-02, Parcel(s) 407, 507

Council District 17 (Sandra Moore)

Staff Reviewer: Jason Swaggart

A request to rezone from IWD to MUG district properties located at 1004 and 1016 8th Avenue South, approximately 175 feet south of Archer Street (1.31 acres), requested by Hawkins Development Company, applicant, JFC Enterprises Inc., owner.

MPC Action: APPROVE (7-0-1)

J. PLANNING COMMISSION ACTIONS

Subdivision: Final Plats

15. 2011S-013-001

KIRKWOOD LANE

Map 118-01, Parcel(s) 431

Council District 17 (Sandra Moore)

Staff Reviewer: Greg Johnson

A request for final plat approval to create two lots on property located at 916 Kirkwood Avenue, approximately 250 feet east of Craig Avenue (0.37 acres), zoned R8, requested by Cornerstone Investments Inc., owners, Elite Surveying Services LLC, surveyor.

MPC Action: APPROVE WITH A CONDITION, including an exception to Section 3.5 of the Subdivision Regulations for Lot Comparability. (7-0-1)

16. 2011S-016-001

1609 GLEN ECHO

Map 117-16, Parcel(s) 007 and 008

Council District 25 (Sean McGuire)

Staff Reviewer: Brenda Bernards

A request for final plat approval to create three lots on properties located at 1603 and 1609 Glen Echo Road, at the corner of Glen Echo Road and Belmont Boulevard (0.9 acres), zoned R10, requested by VLB Holdings LLC and Scott Knapp, owners, Dale & Associates, surveyor.

MPC Action: APPROVE, including an exception to Section 3.5 of the Subdivision Regulations for Lot Comparability. (7-0-1)

17. 2011S-018-001

PLAN OF WEST NASHVILLE, RESUB LOT 902 & 904

Map 091-11, Parcel(s) 107

Council District 20 (Buddy Baker)

Staff Reviewer: Greg Johnson

A request for final plat approval to create two lots on property located at 5001 Illinois Avenue, approximately 380 feet west of 49th Avenue North (0.68 acres), zoned R6, requested by Cole Investments LLC, owner, Campbell McRae & Associates Surveying Inc., surveyor.

MPC Action: APPROVE, including an exception to Section 3.5 of the Subdivision Regulations for Lot Comparability. (7-0-1)

K. OTHER BUSINESS

18. Capital Improvements Budget

MPC Action: APPROVE (7-0-1)

19. Historical Commission Report

20. Board of Parks and Recreation Report

21. Executive Committee Report

22. Executive Director Report

23. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

April 14, 2011

Work Session

2:15 pm, Sonny West Conference Center (note change of location to accommodate Metro 3 recording of the session)

Topic: Commission's responsibilities, powers, and duties – rescheduled from Feb. 10

MPC Meeting

4 pm, Sonny West Conference Center

Capital Budget

April 18, 2011

Work Session

12:00 pm, 800 2nd Avenue South, Nash Room

Topic: Nolensville Road corridor study

April 28, 2011

Work Session

2:15 pm, 800 2nd Avenue South, Nash Room

Topic: Home Occupations Bill

MPC Meeting

4 pm, Sonny West Conference Center

Primrose UDO

6 pm, Sonny West Conference Center

Topic: Receive consultants' preliminary comments on Downtown Sign Standards

M. ADJOURNMENT
