



# **METROPOLITAN PLANNING COMMISSION 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](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

---

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

---

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 Commissions 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

---

**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 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

---

## E. ITEMS FOR DEFERRAL / WITHDRAWAL

---

- 4. **2011S-001R-001**  
SUBDIVISION REGULATIONS
  
- 6a. **2011Z-003PR-001**  
STONE BROOK DRIVE
  
- 6b. **89P-032-001**  
BRENTWOOD SKYLINE
  
- 7a. **2011CP-010-001**  
GREEN HILLS MIDTOWN COMMUNITY PLAN AMENDMENT
  
- 7b. **2011Z-006PR-001**  
511 CHESTERFIELD AVENUE

---

## 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.

- 1. **2011CP-000-001**  
MAJOR STREET & COLLECTOR PLAN UPDATE
  
- 2. **2011CP-008-001**  
NORTH NASHVILLE COMMUNITY PLAN UPDATE
  
- 3. **2011Z-001TX-001**  
MAJOR STREET AND COLLECTOR PLAN: ZONING CODE TERMINOLOGY
  
- 11. **2011SP-009-001**  
BL2011-891 / LANGSTER  
ONE CITY
  
- 12. **2011Z-005PR-001**  
MURFREESBORO PIKE
  
- 13. **2011Z-007PR-001**  
BL2011-884 / GILMORE  
909, 913 & 1001 8TH AVENUE SOUTH
  
- 14. **2011Z-008PR-001**  
1004 & 1016 8TH AVENUE SOUTH

- 15. **2011S-013-001**  
KIRKWOOD LANE
- 16. **2011S-016-001**  
1609 GLEN ECHO
- 17. **2011S-018-001**  
PLAN OF WEST NASHVILLE, RESUB LOT 902 & 904
- 18. **Capital Improvements Budget**

## **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.

### **Community Plan Amendments**

#### **1. 2011CP-000-001**

**MAJOR STREET & COLLECTOR PLAN UPDATE**  
Staff Reviewer: Michael Briggs

Current Status  
Consent  
Public Hearing  
Closed

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.

**Staff Recommendation: 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.**

#### **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

Current Status  
Consent  
Public Hearing  
Closed

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.

**Staff Recommendation: APPROVE if the Major and Collector Street Plan is approved, defer if the Major and Collector Street Plan is deferred.**

### **Zoning Text Amendments**

#### **3. 2011Z-001TX-001**

BL2011-897 / GOTTO  
**MAJOR STREET AND COLLECTOR PLAN**  
Staff Reviewer: Rebecca Ratz

Current Status  
Consent  
Public Hearing  
Closed

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.

**Staff Recommendation: APPROVE if the Major and Collector Street Plan is approved, defer if the Major and Collector Street Plan is deferred.**

## Subdivision: Regulations Amendments

### 4. 2011S-001R-001

#### SUBDIVISION REGULATIONS

Staff Reviewer: Brenda Bernards

#### Current Status

Not on consent

#### Public Hearing

Open

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.

**Staff Recommendation: APPROVE**

## Zone Changes

### 5. 2011Z-002PR-001

#### 2631 SMITH SPRINGS ROAD

Map 136, Parcel(s) 043

Council District 29 (Vivian Wilhoite)

Staff Reviewer: Jason Swaggart

#### Current Status

Not on consent

#### Public Hearing

Open

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.

**Staff Recommendation: DISAPPROVE**

### 6a. 2011Z-003PR-001

#### STONE BROOK DRIVE

Map 171, Parcel(s) 159

Council District 31 (Parker Toler)

Staff Reviewer: Greg Johnson

#### Current Status

Not on consent

#### Public Hearing

Open

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).

**Staff Recommendation: DISAPPROVE**

### 6b. 89P-032-001

#### BRENTWOOD SKYLINE

Map 171, Parcel(s) 159

Council District 31 (Parker Toler)

Staff Reviewer: Greg Johnson

#### Current Status

Not on consent

#### Public Hearing

Open

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).

**Staff Recommendation: DISAPPROVE. If PUD amendment is not approved by Council, direct staff to initiate a six-year PUD review to recommend appropriate zoning and land use policy.**

---

## 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).

### 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

##### Current Status

Not on consent

##### Public Hearing

Open

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).

**Staff Recommendation: DEFER to April 28, 2011 Planning Commission meeting.**

#### 7b. 2011Z-006PR-001

##### 511 CHESTERFIELD AVENUE

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

##### Current Status

Not on consent

##### Public Hearing

Open

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).

**Staff Recommendation: DEFER to April 28, 2011 Planning Commission meeting.**

---

## 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

#### 8. 2011Z-005TX-001

##### BL2011-900 / LALONDE, GILMORE, MOORE DETACHED ACCESSORY DWELLING UNIT

Staff Reviewer: Hilary Kahnle

##### Current Status

Not on consent

##### Public Hearing

Open

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.

**Staff Recommendation: APPROVE WITH AMENDMENTS**

**9. 2011Z-006TX-001**

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

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH AMENDMENT, and direct staff to initiate an amendment to the Subdivision Regulations and a text amendment to amend the definition of Cottage Development in the Zoning Code to permit up to 12 units per open space.**

**10. 2011Z-007TX-001**

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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE**

**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

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

**Zone Changes**

**12. 2011Z-005PR-001**

**MURFREESBORO PIKE**  
Map 120-01, Parcel(s) 167  
Council District 13 (Carl Burch)  
Staff Reviewer: Brian Sexton

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE and direct staff to initiate a housekeeping amendment to change the land use policy to Commercial Arterial Existing.**

**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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE**

**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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE**

---

**J. PLANNING COMMISSION ACTIONS**

---

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

**Subdivision: Final Plats**

**15. 2011S-013-001**

**KIRKWOOD LANE**  
Map 118-01, Parcel(s) 431  
Council District 17 (Sandra Moore)  
Staff Reviewer: Greg Johnson

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH A CONDITION, including an exception to Section 3.5 of the Subdivision Regulations for Lot Comparability.**

**16. 2011S-016-001**

**1609 GLEN ECHO**  
Map 117-16, Parcel(s) 007 and 008  
Council District 25 (Sean McGuire)  
Staff Reviewer: Brenda Bernards

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE, including an exception to Section 3.5 of the Subdivision Regulations for Lot Comparability.**

**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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE, including an exception to Section 3.5 of the Subdivision Regulations for Lot Comparability.**



---

## **K. OTHER BUSINESS**

---

- 18. Capital Improvements Budget
- 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

1 pm, 800 2<sup>nd</sup> Avenue South, Nash Room

Topic: Nolensville Road corridor study

### **April 28, 2011**

#### 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**

---

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

### April 14, 2011 Meeting

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