



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**Tuesday, April 24, 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 schedu

## 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

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### April 24, 2012 Meeting

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

# MEETING AGENDA

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- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF APRIL 12, 2012 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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## I. RECOMMENDATIONS TO METRO COUNCIL

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### Zoning Text Amendments

- 1. **2011Z-002TX-002**  
**DOWNTOWN CODE SIGNAGE COMPLIANCE**  
Staff Reviewer: Joni Priest

A request to amend the Metro Zoning Code, Section 17.37 (Downtown Code) by amending on page 15 under the Signage Compliance deadline the phrase "June 30, 2012. On July 1, 2012" to "June 30, 2013. On July 1, 2013", requested by Metro Planning Department.

**MPC Action: Approve (7-0)**

### Specific Plans

- 2. **2006SP-112G-12**  
**CONCORD PLACE**  
Map 181-11-0-B, Parcel(s) 065-070, 074-129, 131-133, 900, 901, 903-907  
Map 181-11-0-C, Parcel(s) 001-031, 033-050, 052-055, 057-064, 900  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Brian Sexton

The periodic review of an approved Specific Plan (MR) district known as "Concord Place", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for various properties located along Autumn Crossing Way, Carissa Drive, Coralberry Drive, Greylock Road, Lacebark Drive, Little Gem Drive and Rossi Road (28.99 acres), approved for 69 single-family lots and 64 multifamily units via Council Bill BL2006-1285 effective on January 19, 2007, and amended via Council Bill 2007-110 adopted on March 18, 2008, review initiated by the Metro Planning Department.

**MPC Action: Find the SP Complete (7-0)**

- 3. **2007SP-176U-11**  
**SOUTHCREST CLINIC**  
Map 119-10, Parcel(s) 093  
Council District 16 (Tony Tenpenny)  
Staff Reviewer: Brian Sexton

The periodic review of an approved Specific Plan (O) district known as "Southcrest Clinic", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 90 Thompson Lane (0.37 acres), approved for a medical office building via Council Bill BL2008-144 adopted on March 18, 2008, review initiated by the Metro Planning Department.

**MPC Action: Find the SP Inactive and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property. (7-0)**

#### 4. 2008SP-007U-10

##### RANSOM SCHOOL

Map 104-10, Parcel(s) 047  
Council District 18 (Burkley Allen)  
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (MR) district known as "Ransom School", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 3501 Byron Avenue and within the Elmington Place Neighborhood Conservation Overlay and the I-440 Impact Overlay (1.99 acres), approved for the conversion of the former Ransom Elementary School building and site into a residential development not to exceed 11 dwelling units via Council Bill BL2008-149 adopted on March 18, 2008, review initiated by the Metro Planning Department.

**MPC Action: Find the SP Active (7-0)**

## Zone Changes

#### 5. 2012Z-004PR-002

##### 200, 202, 204 & 206 OCEOLA AVENUE

Map 103-02, Parcel(s) 032-035  
Council District 20 (Buddy Baker)  
Staff Reviewer: Jason Swaggart

A request to rezone from the R6 to OL district properties located at 200, 202, 204 and 206 Oceola Avenue, at the northeast corner of Oceola Avenue and Burgess Avenue (0.91 acres), requested by DHJ Associates, Paul and Michele Somers, and Somers Properties LLC, owners.

**MPC Action: Disapprove rezoning to OL, approve a rezoning to SP that permits all uses of the OL zoning district except financial related uses and direct staff to initiate a housekeeping amendment to the land use policy. (7-0)**

#### 6a. 2012Z-007PR-001

##### PERCY PRIEST DRIVE

Map 097-13, Part of Parcel(s) 034  
Council District 13 (Josh Stites)  
Staff Reviewer: Jason Swaggart

A request to rezone from the CL to CS district for a portion of property located at Percy Priest Drive (unnumbered), approximately 1,075 feet west of Bell Road (3.6 acres), requested by Klobner Engineering Services, applicant, for MDREA, Inc., owner. (See also Planned Unit Development Overlay Proposal No. 155-74P-004).

**MPC Action: Approve (7-0)**

#### 6b. 155-74P-004

##### LARCHWOOD (THE BOAT RACK)

Map 097-13, Part of Parcel(s) 034  
Council District 13 (Josh Stites)  
Staff Reviewer: Jason Swaggart

A request to amend a portion of the Larchwood Commercial Planned Unit Development Overlay District located on a portion of property at Percy Priest Drive (unnumbered), approximately 1,075 feet west of Bell Road (3.6 acres), zoned CL and proposed for CS, to permit the development of a self-storage facility (enclosed boat storage), requested by Klobner Engineering Services, applicant, for MDREA Inc., owner. (See also Zone Change Proposal No. 2012Z-007PR-001).

**MPC Action: Approve with conditions including the conditions that buildings are limited to one-story with a maximum height of 18 feet and that the applicant develop a landscape and irrigation plan that will achieve the screening of buildings along Percy Priest Drive within three years of opening of the facility. Prior to any final site plan approval, the plan shall be reviewed and approved by the Urban Forester and Planning Department as to its appropriateness and ability to reasonably screen the buildings within three years of planting. (7-0)**

#### 7. 2012Z-010PR-001

##### 18 FERN AVENUE

Map 071-14, Parcel(s) 317  
Council District 05 (Scott Davis)  
Staff Reviewer: Greg Johnson

A request to rezone from the RS5 to R6 district property located at 18 Fern Avenue, approximately 225 feet east of Whites Creek Pike (0.14 acres), requested by LaShaunda Bryant, owner.

**MPC Action: Defer to the May 24, 2012, Planning Commission meeting. (7-0)**

## 8. 2012Z-009PR-001

### CEDAR LANE

Map 117-03, Parcel(s) 036-039, 041, 042, 051-056, 144

Map 117-04, Parcel(s) 209-214, 219-222, 311-324

Council District 18 (Burkley Allen)

Staff Reviewer: Brenda Bernards

A request to rezone from R8 to RS7.5 zoning for various properties along Cedar Lane (16.97 acres) between I-440 and Hawthorne Place, requested by Councilmember Burkley Allen, applicant, various property owners.

**MPC Action: Approve (7-0)**

## Neighborhood Conservation Overlays

## 9. 2012NHC-001-001

### BELMONT-HILLSBORO NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

Map 105-13, Parcel(s) 073-078, 086-094, 425, 431-433

Map 105-13-0-J, Parcel(s) 001-004, 900-901

Map 117-03, Parcel(s) 036-039, 041, 042, 051-056, 144

Map 117-04, Parcel(s) 209-214, 219-222, 311-323

Map 117-08, Parcel(s) 193-199, 201, 202, 212-216, 219-221, 278

Map 117-08-0-L, Parcel(s) 001-004, 900

Council District 18 (Burkley Allen)

Staff Reviewer: Brenda Bernards

A request to apply the provisions of the Belmont-Hillsboro Neighborhood Conservation Overlay District to properties and right-of-way located along Cedar Lane, Gale Lane and Linden Avenue (33.95 acres), zoned R8, RM20 and CS and partially requested for RS7.5, requested by Councilmember Burkley Allen, applicant, various property owners.

**MPC Action: Approve (7-0)**

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## J. PLANNING COMMISSION ACTIONS

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### No Cases on this Agenda

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## K. OTHER BUSINESS

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10. Resolution authorizing the expenditure of \$3,300 from the Advance Planning and Research Fund for Metro Planning staff and Metro Planning Commission training on the General Plan Update.  
**MPC Action: Approve (7-0)**
11. Planning Department Social Media Policy  
**MPC Action: Approve (7-0)**
12. Adoption of a Fee Change Resolution for certain Planned Unit Development applications.  
**MPC Action: Approve (7-0)**
13. Historic Zoning Commission Report
14. Board of Parks and Recreation Report
15. Executive Committee Report
16. Executive Director Report
17. Legislative Update

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

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**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

**May 17, 2012**

Community Meeting

6pm, Lakeshore Christian Church, 5434 Bell Forge Lane

Topic: Antioch-Priest Lake Community Plan Update: Housing & Open Space

**May 24, 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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