



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT 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

**Please remember to turn off your cell phones.**

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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

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### April 24, 2012 Meeting

Consent	=	Consent Agenda	Defer Indef	=	Applicant requests to defer indefinitely
Closed	=	Public Hearing was previously held and closed	Open	=	Public hearing is to be held
Defer	=	Applicant requests to defer 1 or 2 meetings	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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## E. ITEMS FOR DEFERRAL / WITHDRAWAL

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### No Cases on this Agenda

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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. **2011Z-002TX-002**  
DOWNTOWN CODE SIGNAGE COMPLIANCE
- 2. **2006SP-112G-12**  
CONCORD PLACE
- 3. **2007SP-176U-11**  
SOUTHCREST CLINIC
- 4. **2008SP-007U-10**  
RANSOM SCHOOL
- 5. **2012Z-004PR-002**  
200, 202, 204 & 206 OCEOLA AVENUE
- 7. **2012Z-010PR-001**  
18 FERN AVENUE
- 8. **2012Z-009PR-001**  
CEDAR LANE
- 9. **2012NHC-001-001**  
BELMONT-HILLSBORO NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
- 10. Adoption of a Fee Change Resolution for certain Planned Unit Development applications.

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## **G. PREVIOUSLY DEFERRED ITEMS**

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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**

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## **H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES**

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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**

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## **I. RECOMMENDATIONS TO METRO COUNCIL**

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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE**

### **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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: FIND THE SP COMPLETE**

**3. 2007SP-176U-11**

**SOUTHCREST CLINIC**

Map 119-10, Parcel(s) 093  
Council District 16 (Tony Tenpenny)  
Staff Reviewer: Brian Sexton

Current Status

Consent

Public Hearing

Open

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.

**Staff Recommendation: 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.**

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

**RANSOM SCHOOL**

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

Current Status

Consent

Public Hearing

Open

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.

**Staff Recommendation: FIND THE SP ACTIVE**

**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

Current Status

Consent

Public Hearing

Open

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.

**Staff Recommendation: APPROVE and direct staff to initiate a policy amendment; disapprove without policy amendment**

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

**PERCY PRIEST DRIVE**

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

Current Status

Not on consent

Public Hearing

Open

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 Klober Engineering Services, applicant, for MDREA, Inc., owner. (See also Planned Unit Development Overlay Proposal No. 155-74P-004).

**Staff Recommendation: DISAPPROVE**

**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

Current Status

Not on consent

Public Hearing

Open

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 Klober Engineering Services, applicant, for MDREA Inc., owner. (See also Zone Change Proposal No. 2012Z-007PR-001).

**Staff Recommendation: DISAPPROVE**

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

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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE**

**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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE**

**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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE**

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**J. PLANNING COMMISSION ACTIONS**

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

**No Cases on this Agenda**

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**K. OTHER BUSINESS**

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- 10. Adoption of a Fee Change Resolution for certain Planned Unit Development applications.
- 11. Historic Zoning Commission Report
- 12. Board of Parks and Recreation Report
- 13. Executive Committee Report
- 14. Executive Director Report
- 15. Legislative Update

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

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**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

**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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