



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, April 24, 2014

5:30 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
Stewart Clifton, Vice-Chair

Greg Adkins
Derrick Dalton
Hunter Gee
Lillian Blackshear

Jeff Haynes
Phil Ponder
Councilmember Walter Hunt
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, 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 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 Commission's 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 josie.bass@nashville.gov. For Title VI inquiries, contact Tom Negri, interim executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
 - B. ADOPTION OF AGENDA
 - C. APPROVAL OF APRIL 10, 2014 MINUTES
Including memo of clarification for Item #1, distributed to Planning Commissioners
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. NASHVILLENEXT UPDATE
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- H. 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.

Community Plan Amendments

1a. 2014CP-011-001

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

Map 119-13, Parcel(s) 286
Council District 16 (Tony Tenpenny)
Staff Reviewer: Cynthia Wood

A request to amend the South Nashville Community Plan: 2007 Update to change the Land Use Policy from Single-Family Attached and Detached in Neighborhood General (SFAD in NG) Policy to Transition or Buffer in Neighborhood General Land Use Policy for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike, (0.26 acres), requested by Dale & Associates, applicant; Thomas, Garrett and Andrew Ford, owners (also see Specific Plan case # 2012SP-029-001).

MPC Action: Defer to the May 8, 2014, Planning Commission meeting. 9-0

1b. 2012SP-029-001

BL2013-353 / TENPENNY
TANKSLEY AVENUE
Map 119-13, Parcel(s) 286
Council District 16 (Tony Tenpenny)
Staff Reviewer: Duane Cuthbertson

A request to rezone from RS10 to SP-A zoning for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike (0.26 acres), to permit automobile parking, requested by Dale & Associates, applicant, Andrew Ford, Lee Ford and Thomas Ford, Jr., owners (See also Community Plan Amendment Proposal No. 2014CP-011-001).

MPC Action: Defer to the May 8, 2014, Planning Commission meeting. 9-0

Specific Plans

2. 2013SP-036-001

ASHTON PARK

Map 098, Part of Parcel 80 and 88 Map 110, Parcel(s) 49
Council District 12 (Steve Glover)
Staff Reviewer: Jason Swaggart

A request to rezone from RS15 to SP-R zoning for properties located at 4619 Hessey Road and 3375 Earhart Road and for a portion of property located at 3391 Earhart Road, at the northeast corner of Hessey Road and Earhart Road, (44.8 acres), to permit up to 155 single-family residential dwelling units, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Campbell Carter and Chris Pardue, owners.

MPC Action: Defer indefinitely. 9-0

I. 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).

3a. 2013CP-005-003

EAST NASHVILLE PLAN AMENDMENT (EASTLAND AVENUE/ROSEBANK AVENUE)

Council District 06 (Peter Westerholm)
Staff Reviewer: Tifinie Capehart

A request to amend the East Nashville Community Plan: 2006 Update by changing the Land Use Policy from Residential Low-Medium Density (RLM) to T3 Suburban Neighborhood Evolving and T3 Suburban Neighborhood Center policies for properties located at 801 Rosebank Avenue and Eastland Avenue (unnumbered), (9.9 acres), requested by Civil Site Design Group, applicant; East Greenway Park, LLC, owner.

MPC Action: Approve with Special Policies. 8-0

3b. 2013SP-049-001

EAST GREENWAY PARK

Map 084-05, Parcel(s) 015-016
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

A request to rezone from R10 to SP-MU zoning for properties located at 801 Rosebank Avenue and Eastland Avenue (unnumbered), at the southeast corner of Rosebank Avenue and Eastland Avenue (9.9 Acres), to permit up to 62 residential dwelling units and up to 1,300 square feet of commercial uses, requested by Civil Site Design Group, PLLC, applicant; East Greenway Park, LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. 9-0

J. 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

4. 2014Z-011TX-001

BL2014-725 \ HOLLEMAN

CALCULATION OF REQUIRED RESIDENTIAL STREET SETBACKS

Staff Reviewer: Carrie Logan

A request to amend Section 17.12.030 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the calculation of required street setbacks for residential areas with an established development pattern, requested by Councilmember Jason Holleman, applicant.

MPC Action: Approve 9-0

Specific Plans

5. 2014SP-022-001

2324 RIVERSIDE

Map 072-07, Parcel(s) 321

Council District 07 (Anthony Davis)

Staff Reviewer: Duane Cuthbertson

A request to rezone from RS7.5 to SP-R zoning for property located at 2324 Riverside Drive, approximately 550 feet north of McGavock Pike (1.01 acres), to permit up to eight detached single-family dwelling units, requested by Dale & Associates, applicant; Susan Y. Thornton, owner.

MPC Action: Defer to the May 8, 2014, Planning Commission meeting. 9-0

Zone Changes

6. 2014Z-019PR-001

BL2014-736 \ BLALOCK

ASH GROVE DRIVE/OCALA DRIVE DOWNZONING

Map Various, Parcels Various

Council District 27 (Davette Blalock)

Staff Reviewer: Melissa Sajid

A request to rezone from R10 to RS10 zoning for various properties located along Brewer Drive, Tusculum Road, Tusculum Court, Ocala Drive, Ocala Court North, Byrnes Drive, Wessex Drive, Wessex Court, Eulala Drive, Eulala Court, Eulala Circle, Townes Drive, Townes Court, Delvin Drive, Delvin Court, Sterry Court, Colemont Drive, Garden View Court, Ash Grove Drive, Ash Briar Circle, and Ashmont Court, east of Nolensville Pike (approximately 175 acres), requested by Councilmember Davette Blalock, applicant; various property owners.

MPC Action: Disapprove as submitted; Approve with a substitute ordinance, including a condition that property owners be able to opt out. 8-1

7. 2014Z-028PR-001

7347 CHARLOTTE PIKE

Map 114, Parcel(s) 148

Council District 22 (Sheri Weiner)

Staff Reviewer: Melissa Sajid

A request to rezone from R15 to MUL zoning for property located at 7347 Charlotte Pike, approximately 395 feet east of Old Hickory Boulevard (1.74 acres), requested by BancCard, applicant; Akm and Abu Fakhruddin, owners.

MPC Action: Defer to the May 22, 2014, Planning Commission meeting. 9-0

8. 2014Z-029PR-001

Map 050-02, Parcel(s) 071

Council District 03 (Walter Hunt)

Staff Reviewer: Melissa Sajid

A request to rezone from RS7.5 to R8 zoning for property located at 3405 Meadow Court, approximately 80 feet north of Westchester Drive (0.19 acres), requested by Puush Management, LLC, owner.

MPC Action: Approve. 9-0

9. 2014Z-030PR-001

Map 172, Parcel(s) 252

Council District 04 (Brady Banks)

Staff Reviewer: Duane Cuthbertson

A request to rezone from AR2a to RS10 zoning for property located at Edmondson Pike (unnumbered), approximately 150 feet east of Bryce Road (0.65 acres), requested by Thomas and Kristina Chapman, owners.

MPC Action: Approve. 9-0

Neighborhood Conservation Overlays

10. 2014NHC-003-001

BL2014-737 \ WESTERHOLM
**LOCKELAND SPRINGS-EAST END
NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION**
Map Various Parcels Various
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

A request to apply the provisions of the Lockeland Springs-East End Neighborhood Conservation Overlay District to various properties located along Avondale Drive, Bushnell Street, Eastland Avenue, Lakehurst Drive, Lockland Drive, McEwen Avenue, N. 17th Street, N. 18th Street, Ordway Place, and Rudolph Avenue, south of Eastland Avenue (approximately 26 acres), requested by Councilmember Peter Westerholm, applicant; various property owners.
MPC Action: Approve. 9-0

K. PLANNING COMMISSION ACTIONS

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

Subdivision: Final Plats

11. 2014S-020-001

MAXEY'S ADDITION, RESUB LOTS 14 & 15
Map 072-11, Parcel(s) 345
Council District 07 (Anthony Davis)
Staff Reviewer: Duane Cuthbertson

A request for final plat approval to create three lots on property located at 1511 Ann Street, at the northwest corner of Ann Street and Rebecca Street, zoned R6 (0.48 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; Chris Thomas, owner.
MPC Action: Approve with conditions. 9-0

12. 2014S-030-001

109 CREIGHTON AVENUE
Map 083-03, Parcel(s) 016
Council District 06 (Peter Westerholm)
Staff Reviewer: Duane Cuthbertson

A request for final plat approval to subdivide one lot into three lots on property located at 109 Creighton Avenue, approximately 430 feet west of Porter Road, zoned R6 (0.52 acres), requested by Dale & Associates, applicant; North by Northeast Development, LLC, owner.
MPC Action: Approve with conditions. 9-0

13. 2014S-060-001

EDGE VUE
Map 105-01, Parcel(s) 472-481, 502
Council District 17 (Sandra Moore)
Staff Reviewer: Melissa Sajid

A request for final plat approval to create 18 lots on properties located at 1037, 1039, 1041, 1043, 1045, 1101, 1103, 1105, 1107, and 1109 Archer Street and 1100 12th Avenue South, at the southeast corner of 12th Avenue South and Archer Street, zoned RM20 (2.46 acres), requested by Initial Point Land Surveying, Inc., applicant; Leonard Amdur, owner.
MPC Action: Approve with a condition. 9-0

L. OTHER BUSINESS

14. Capital Improvement Budget for 2014-2015 to 2019-2020.

MPC Action: Approve. 8-0-1

15. Historic Zoning Commission Report

16. Board of Parks and Recreation Report

17. Executive Committee Report

18. Accept the Director's Report and Approve Administrative Items

MPC Action: Approve. 9-0

19. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

April 24, 2014

MPC Meeting

5:30pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

May 8, 2014

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

May 22, 2014

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

June 12, 2014

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

Location change for the following MPC meetings:

July 24, 2014 & October 23, 2014

MDHA Training Center

1419 Rosa Parks Boulevard

N. ADJOURNMENT

April 24, 2014 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



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**
 Planning Department
 800 Second Avenue South
 P.O. Box 196300
 Nashville, Tennessee 37219-6300

April 21, 2014

To: Planning Commissioners
 From: Richard C. Bernhardt, FAICP, CNU-A *RCB*
 Re: LUPA Policies to CCM Policies Translation

At the April 10, 2014, Planning Commission meeting, staff presented Item #1, Land Use Policy Application (LUPA) Policies to Community Character Manual (CCM) Policies Translation, on the consent agenda with the following recommendation:

Approve; will become effective with any new application made for the June 12, 2014, filing deadline.

In reviewing development applications, staff has determined that clarification to this motion is needed. I recommend that the Planning Commission clarify the motion for Item #1 by incorporating this memo into the approval of the minutes for the April 10, 2014, Planning Commission meeting with an updated motion:

Approve; effective June 12, 2014. However, any applicant filing for a land development review requiring a consistency determination with these amended community plans may choose to be reviewed under either the new CCM designation or the previous LUPA designation if the application is complete and filed before the filing deadline at 12:00 p.m. on June 12, 2014.