



METROPOLITAN PLANNING COMMISSION AGENDA

Thursday, April 28, 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

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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.



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MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF MARCH 31, 2011 AND APRIL 14, 2011 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

G. PREVIOUSLY DEFERRED ITEMS

Community Plan Amendments

1a. 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 No. 2011SP-014-001).

MPC Action: DEFER INDEFINITELY (8-0)

Zone Changes

1b. 2011SP-014-001 (formerly 2011Z-006PR-001)

CHESTERFIELD

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

A request to rezone from RM20 to SP-R zoning property located at 511 Chesterfield Avenue, opposite Blair Boulevard (2.86 acres), to permit 84 multi-family units within the Hillsboro-West End National Register District and I-440 Impact Overlay (Area 1-F), requested by Diversified Real Estate Development, applicant, The Chesterfield LLC, owner. (See also Community Plan Amendment Case No. 2011CP-010-001)

MPC Action: DEFER INDEFINITELY (8-0)

2. 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 June 9, 2011, Planning Commission meeting (8-0)

I. RECOMMENDATIONS TO METRO COUNCIL

Zoning Text Amendments

3. 2010Z-025TX-001

BL2011-858 / JAMESON

HOME OCCUPATION

Staff Reviewer: Jennifer Regen

A request to modify the Metro Zoning Code, Section 17.16.250 (Accessory Uses: Home Occupation), to modify regulations pertaining to "Home Occupations", requested by Councilmember Mike Jameson.

MPC Action: Approve substitute bill including a recommendation to allow two permits per residence and allow "recording studio" and "nail salon" as cottage industry activities. (7-1)

Specific Plans

4. 2006SP-081U-13

DAVENPORT DOWNS

Map 165, Parcel(s) 073, 104-106, 130

Map 176, Parcel(s) 066

Council District 32 (Sam Coleman)

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (MR) district known as "Davenport Downs", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for properties located at 4334 Maxwell Road and at Maxwell Road (unnumbered) (74.26 acres), approved for 301 single-family attached and single-family detached units via Council Bill BL2006-1303 effective on March 23, 2007, review initiated by the Metro Planning Department.

MPC Action: FIND THE SP DISTRICT 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. (8-0)

5. 2007SP-012G-12

SUGAR VALLEY PLACE

Map 181, Parcel(s) 281

Council District 31 (Parker Toler)

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (R) district known as "Sugar Valley Place", 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 Nolensville Road (unnumbered) (10.07 acres), approved for 40 townhouse units via Council Bill BL2007-1349 effective on March 23, 2007, review initiated by the Metro Planning Department.

MPC Action: FIND THE SP DISTRICT 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. (8-0)

6. 2007SP-013G-13

CREEKWAY GARDEN CENTER

Map 175, Parcel(s) 072

Council District 32 (Sam Coleman)

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (C) district known as "Creekway Garden Center", 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 4088 Murfreesboro Road (3.4 acres), approved for a Landscape Sales/Garden Center to include two 1,000 square foot green houses, 1,290 square feet of office space, an 860 square foot warehouse and a 500 square foot garage via Council Bill BL2007-1337 effective on March 23, 2007, review initiated by the Metro Planning Department.

MPC Action: FIND THE SP DISTRICT COMPLETE (8-0)

7. 2007SP-014U-14

GAYLORD ENTERTAINMENT

Map 062, Parcel(s) 030, 111, 249
Council District 15 (Phil Claiborne)
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (MNR) district known as "Gaylord Entertainment", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for properties located at 2750 Pennington Bend Road and at 2700 and 2701 McGavock Pike (106.9 acres), approved for all land uses allowed in the CA (Commercial Amusement) District via Council Bill BL2007-1357 effective on March 23, 2007, review initiated by the Metro Planning Department.

MPC Action: FIND THE SP DISTRICT ACTIVE (8-0)

8. 2007SP-015U-10

THE GLEN

Map 104-08-0-M, Parcel(s) 200, 202, 204, 207-212, 215, 301-305, 307, 308, 310-312, 315, 401-405, 407-412, 414, 415, 512, 900
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan district known as "The Glen", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for properties located at 1706 18th Avenue South (0.54 acres), approved for 38 multi-family condominium units and a parking garage via Council Bill BL2007-1341 effective on March 23, 2007, review initiated by the Metro Planning Department.

MPC Action: FIND THE SP DISTRICT COMPLETE (8-0)

9. 2007SP-019U-14

NORTH LAKE TOWNHOMES

Map 096, Parcel(s) 059-060
Council District 14 (James Bruce Stanley)
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (MU) district known as "North Lake Townhomes", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for properties located at 541 and 551 Stewarts Ferry Pike (4.57 acres), approved for 20 townhomes and 4,000 square feet of warehouse space via Council Bill BL2007-1343 effective on March 23, 2007, review initiated by the Metro Planning Department.

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

10. 2007SP-026U-11

EUROTECH AUTOMOBILE REPAIR

Map 119-09, Parcel(s) 202
Council District 16 (Anna Page)
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (A) district known as "Eurotech Automotive Repair & Service Facility", 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 2849 Logan Street (0.31 acres), approved for a 7,500 square foot automobile repair facility via Council Bill BL2007-1348 effective on March 23, 2007, review initiated by the Metro Planning Department.

MPC Action: FIND THE SP DISTRICT ACTIVE (8-0)

11. 2011SP-004-001

SMITH SPRINGS ROAD

Map 135, Parcel(s) 146-148, 163
Council District 29 (Vivian Wilhoite)
Staff Reviewer: Brenda Bernards

A request to rezone from R20, RM9, and IWD to SP-MU zoning for properties located at 2114 Smith Springs Road, 1806 Reynolds Road, 1812 Reynolds Road and at Reynolds Road (unnumbered), approximately 1,700 feet north of Smith Springs Road (48.57 acres), to permit a maximum of 950,000 square feet of industrial, office, warehouse and distribution, up to 78 multi-family residential units and open space uses, requested by Dale & Associates, applicant, Stevenson Trust No. 8, owner.

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

Zone Changes

12. 2011Z-009PR-001

BL2011-883 / JAMESON

501 CHURCH STREET

Map 093-06-1, Parcel(s) 082

Council District 06 (Mike Jameson)

Staff Reviewer: Greg Johnson

A request to rezone from SP to DTC district property located at 501 Church Street, at the southwest corner of Church Street and 5th Avenue North (1.22 acres) and located within the Capitol Mall Redevelopment District, requested by the Metro Planning Department, applicant, 501 LLC, owner.

MPC Action: APPROVE DTC zoning with Core Subdistrict designation (8-0)

13. 2011Z-010PR-001

BL2011-892 / GOTTO

787, 795 & 799 OLD LEBANON DIRT ROAD

Map 087, 187 and Part of Parcel(s) 002-003

Council District 12 (Jim Gotto)

Staff Reviewer: Brian Sexton

A request to rezone from RS15 to AR2a district for property located at 787 Old Lebanon Dirt Road and for a portion of properties located at 795 and 799 Old Lebanon Dirt Road, approximately 1,200 feet west of N. New Hope Road (7.42 acres), requested by Councilmember Jim Gotto, applicant, Graham and Dorothy Reed and Darren and Kimberly Reed, owners.

MPC Action: APPROVE (8-0)

14. 2011Z-011PR-001

BL2011-895 / BURCH, DOMINY

CURREY ROAD DOWNZONING

Map 120, Parcel(s) 077-084, 129, 135-137

Map 120-13, Parcel(s) 023-036, 039-047, 091

Map 120-14, Parcel(s) 001-008, 170-186

Map 134-01, Parcel(s) 036.01, 001-073

Map 134-02, Parcel(s) 001-023, 036-042, 046

Council District 13 (Carl Burch); 28 (Duane Dominy)

Staff Reviewer: Greg Johnson

A request to rezone from R10 to RS10 zoning for various properties located along Bel Air Drive, Catalina Drive, Cornet Drive, Currey Road, McGavock Pike and Vinson Drive (182.38 acres) with a portion of the properties along Currey Road being located within the Central State Redevelopment District, requested by Councilmembers Carl Burch and Duane Dominy for various property owners.

MPC Action: DISAPPROVE (6-1)

Urban Design Overlays

15. 2011UD-001-001

BL2011-880 / LA LONDE

PRIMROSE

Map 117-03, Parcel(s) 057, 059-062

Map 117-04, Parcel(s) 327-376

Map 117-04-0-H, Parcel(s) 001-002, 900

Map 117-08, Parcel(s) 001-011

Council District 18 (Kristine LaLonde)

Staff Reviewer: Kathryn Withers

A request to apply the Primrose Urban Design Overlay to properties located on Primrose Circle and Primrose Avenue west of Brightwood Avenue (17.18 acres), zoned R8, to apply design standards regarding building height, setbacks, frontage, and driveways, requested by the Metro Planning Department on behalf of Councilmember Kristine LaLonde.

MPC Action: APPROVE (8-0)

Planned Unit Developments

16. 158-75P-001

BAR-B-CUTIE

Map 161-08, Parcel(s) 010
Council District 27 (Randy Foster)
Staff Reviewer: Greg Johnson

A request to amend the Bar-B-Cutie Commercial Planned Unit Development Overlay located at 5207 Nolensville Pike, approximately 120 feet north of Brewer Drive, classified CS (1.77 acres), to permit a 560 square foot dining room addition to an existing 6,000 square foot restaurant, James McFarland et ux, owners, requested by MSB Architecture LLC, applicant.

MPC Action: APPROVE WITH CONDITIONS (8-0)

J. PLANNING COMMISSION ACTIONS

Planned Unit Developments: final site plans

17. 2004P-013-002

MILL CREEK TOWN CENTRE

Map 181, Part of Parcel(s) 255
Council District 31 (Parker Toler)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Mill Creek Town Centre Commercial Planned Unit Development located at Nolensville Pike (unnumbered), approximately 760 feet north of Pettus Road, zoned SCC (3 acres), to permit the development of a 25,392 square foot retail store with donation center, drop-off replacing 23,000 square feet of previously approved retail uses, requested by Perry Engineering LLC, applicant, for Legg Investments-Nolensville LLC, owner. (See also Subdivision Case # 2011S-020-001).

MPC Action: APPROVE WITH CONDITIONS (8-0)

18. 89P-019-002

HARPETH GLEN

Map 155, Parcel(s) 074
Council District 35 (Bo Mitchell)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a portion of the Harpeth Glen Residential Planned Unit Development Overlay, located at 8135 Poplar Creek Road (2.19 acres), at the end of Forrest Oaks Drive, zoned RS20, to permit a 195' tall monopole cellular tower, where 11 single-family residential lots were previously approved, requested by RETEL Brokerage Services Inc., applicant, for Charles W. Griffin, owner.

MPC Action: DEFER INDEFINITELY (8-0)

K. OTHER BUSINESS

19. Amend the 2010-2011 to 2015-2016 Capital Improvements Budget to change Project Number 09HD0001, which provides \$30,000,000 for Metro's Health Center, from "Renovations/Additions to Lentz Health Center" to "Construction of a new health center".
MPC Action: APPROVE (8-0)
20. New employee contract for Donald Anthony.
MPC Action: APPROVE (8-0)
21. Employee contract renewal for Greg Johnson, Leslie Meehan, and Cynthia Wood.
MPC Action: APPROVE (8-0)
22. Historical Commission Report
23. Board of Parks and Recreation Report
24. Executive Committee Report

25. Executive Director Report

26. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

April 28, 2011

Work Session

2:15pm, 800 Second Ave. South, Metro Office Building, Nash Room

Topic: Home occupation text amendment

MPC Meeting

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

Primrose UDO

Work Session

4:30pm, Sonny West Conference Center

Topic: Receive consultants' preliminary comments on Downtown Sign Standards

May 12, 2011

MPC Meeting

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

May 19, 2011

Council Budget Presentation

6:15pm, Metro Courthouse, Council Chamber

M. ADJOURNMENT

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

April 28, 2011 Meeting

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

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