



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**Thursday, August 11, 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

Jeff Haynes

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; nine are appointed by the Metro Council and one 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

---

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 Hoppood of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Ron Deardoff at (615) 862-6640

# MEETING AGENDA

---

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF JULY 28, 2011 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

---

## I. RECOMMENDATIONS TO METRO COUNCIL

---

### Specific Plans

- 1. **2006SP-174G-06**  
**NEWSOM STATION TOWNHOMES**  
Map 126, Parcel(s) 564  
Council District 35 (Bo Mitchell)  
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (R) district known as "Newsom Station Townhomes", 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 McCrory Lane (unnumbered) (30.0 acres), approved for 180 townhouse units via Council Bill BL2007-1297 effective on June 19, 2007, review initiated by the Metro Planning Department.

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

---

## J. PLANNING COMMISSION ACTIONS

---

### Urban Design Overlays: final site plans

- 2. **2003UD-003-001**  
**RIDGEVIEW, PH 1**  
Map 163-07-0-A, Parcel(s) 012-021, 027-036, 038, 040, 043, 045-066, 069, 070, 072, 074-095, 102-111, 113-120, 123-135, 138-145  
Council District 33 (Robert Duvall)  
Staff Reviewer: Scott Morton

A request to revise the preliminary and for final approval for a portion of the Ridgeview Urban Design Overlay district for properties located along Eagle View Boulevard, Dale View Drive and Wild Oaks Court, approximately 600 feet east of Bell Road, zoned RM9 and MUL (29.53 acres), to permit the development of 27 townhomes, 42 single-family rear loaded homes, and 18 single-family front loaded homes (87 units total) where 122 units were previously approved, and remove Townhome Lots 1 through 11 and the associated alley from Phase I, to be added to a future phase, requested by Dale and Associates, applicant for Pinnacle National Bank, owner.

**MPC Action: APPROVE with corrected caption to 27 townhomes, 45 single family rear loaded homes, and 16 single-family front loaded homes (88 total units) (8-0)**

## **Subdivision: Final Plats**

### **3. 2009S-027-002**

#### **POPLAR HILL SUBDIVISION**

Map 154, Parcel(s) 008, 282

Council District 35 (Bo Mitchell)

Staff Reviewer: Brenda Bernards

A request for final plat approval to create one lot on properties located at 8706 Poplar Creek Road and Poplar Creek Road (unnumbered), approximately 625 feet north of Poplar Creek Road (7.75 acres), zoned AR2a, requested by Wyatt and Wendy Rampy, owners, Jared Gray, surveyor.

**MPC Action: APPROVE (9-0)**

---

## **K. OTHER BUSINESS**

---

4. Grant Contract Between The State Of Tennessee, Department Of Transportation and Metropolitan Government Of Nashville-Davidson County Metropolitan Planning Commission On Behalf of the Nashville Area MPO to administer a 10-county household travel survey.  
**MPC Action: Approve (8-0)**
5. Grant Contract Between The State Of Tennessee, Department Of Transportation and Metropolitan Government Of Nashville-Davidson County Metropolitan Planning Commission On Behalf of the Nashville Area MPO to provide transportation planning and coordination for Davidson, Williamson, Wilson, Sumner and Rutherford Counties in Tennessee outside of the Nashville Urbanized Area for FY 2012  
**MPC Action: Approve (8-0)**
6. Amendment to the Rules and Procedures, Section VIII. G.1 and 2a, Four Year Review of Specific Plan District  
**MPC Action: Approve with an amendment to include that the 90 day notices for these types of SP Reviews will be sent to the Councilmember and will not apply if the anticipated staff recommendation is to find the SP inactive. (9-0)**
7. Employee contract renewal for Joni Priest  
**MPC Action: Approve (8-0)**
8. Historical Commission Report
9. Board of Parks and Recreation Report
10. Executive Committee Report
11. Executive Director Report
12. Legislative Update

---

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

---

### **August 11, 2011**

#### IDA Work Session

2:15pm, Nashville Room, Metro Office Building, 800 2<sup>nd</sup> Avenue South

#### MPC Meeting

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

### **August 18, 2011**

#### Bellevue Community Meeting

6-8pm, Cross Point Church, 7675 Hwy 705

Bellevue Community Plan Update: Centers, Corridors, and Districts

**August 22, 2011**

Lakewood Community Meeting

6pm, DuPont-Hadley Middle School Auditorium

Topic: Overview of process and first draft of converted Lakewood Zoning

**August 25, 2011**

MPC Meeting

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

**August 29, 2011**

Lakewood Community Meeting

6pm, DuPont-Hadley Middle School Auditorium

Topic: First draft of Lakewood Community Plan and second draft of Lakewood Zoning

**September 12, 2011**

Lakewood Community Meeting

6pm, DuPont-Hadley Middle School Auditorium

Topic: Final discussion of Lakewood Community Plan and Zoning

**September 15, 2011**

Bellevue Community Meeting

6-8pm, Harpeth Heights Baptist Church, 8063 Hwy 100

Bellevue Community Plan Update: Plan Implementation, transportation, open spaces

---

**M. ADJOURNMENT**

---