



METROPOLITAN PLANNING COMMISSION 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 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.



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. 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
 - E. ITEMS FOR DEFERRAL / WITHDRAWAL
-

No Cases on this Agenda

F. CONSENT AGENDA

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. **2006SP-174G-06**
NEWSOM STATION TOWNHOMES
2. **2003UD-003-001**
RIDGEVIEW, PH 1
3. **2009S-027-002**
POPLAR HILL SUBDIVISION
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.
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
6. Amendment to the Rules and Procedures, Section VIII. G.1 and 2a, Four Year Review of Specific Plan District
7. Employee contract renewal for Joni Priest

G. PREVIOUSLY DEFERRED ITEMS

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

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

August 11, 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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H. 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).

No Cases on this Agenda

I. 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.

Specific Plans

1. 2006SP-174G-06

NEWSOM STATION TOWNHOMES

Map 126, Parcel(s) 564

Council District 35 (Bo Mitchell)

Staff Reviewer: Brenda Bernards

Current Status

Consent

Public Hearing

Open

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.

Staff Recommendation: Find the SP District ACTIVE

J. PLANNING COMMISSION ACTIONS

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

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

Current Status

Consent

Public Hearing

Open

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.

Staff Recommendation: APPROVE

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

Current Status

Consent

Public Hearing

Open

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.

Staff Recommendation: APPROVE WITH CONDITIONS

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.
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
6. Amendment to the Rules and Procedures, Section VIII. G.1 and 2a, Four Year Review of Specific Plan District
7. Employee contract renewal for Joni Priest
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 2nd 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

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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

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