



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, August 22, 2013

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
Stewart Clifton, Vice-Chair

Greg Adkins
Judy Cummings
Derrick Dalton
Hunter Gee

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.

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 e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Caroline Blackwell of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF AUGUST 8, 2013 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

1a. 2013Z-028PR-001

1b. 2013UD-003-001

BL2013-514
GALLATIN PIKE UDO

3a. 2013CP-010-002

GREEN HILLS-MIDTOWN PLAN AMENDMENT

3b. 2013SP-025-001

GREEN HILLS STATION

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.

4. 2013Z-012TX-001

5. 2013Z-019PR-001

5516 KENTUCKY AVENUE

6. 81-76P-001

MCREDMOND CENTER (DOLLAR GENERAL)

7. 2009S-107-001

LAKESIDE MEADOWS, PH 3 (CONCEPT PLAN EXTENSION)

8. 2013S-107-001

CHRISTIANSTED VALLEY RESERVE (DEVELOPMENT PLAN)

10. New employee contract for Jason Aprill and 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.

Zone Changes

1a. 2013Z-028PR-001

BL2013-513

Maps Various, Parcels Various

Council District 05 (Scott Davis); 06 (Peter Westerholm); 07 (Anthony Davis); 08 (Karen Bennett)

Staff Reviewer: Duane Cuthbertson

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from MUG, CS, CL, OR20, RS5, R6, OL, SP, RS10, and RS7.5 to MUG-A, MUL-A, and OR20-A zoning for various properties and a portion of property located along Gallatin Avenue, Gallatin Pike and Main Street, between South 5th Street and Briley Parkway, (213.96 acres), requested by the Metro Planning Department, applicant; various property owners.

Staff Recommendation: Defer to the September 26, 2013, Planning Commission meeting.

1b. 2013UD-003-001

BL2013-514

GALLATIN PIKE UDO

Maps Various, Parcels Various

Council District 05 (Scott Davis); 06 (Peter Westerholm); 07 (Anthony Davis); 08 (Karen Bennett)

Staff Reviewer: Greg Johnson

Current Status

Not on Consent

Public Hearing

Open

A request to apply the Gallatin Pike Urban Design Overlay (UDO) district to various properties and a portion of property located along Gallatin Avenue, Gallatin Pike and Main Street, between South 5th Street and Briley Parkway (213.96 acres), requested by the Metro Planning Department, applicant; various property owners.

Staff Recommendation: Defer to the September 26, 2013, Planning Commission meeting.

Subdivision: Amendments

2. 2013S-109A-001

ABBOTT MARTIN ESTATES, LOTS 1 & 2 AMENDMENT

Map 117-13, Parcel(s) 136-137

Council District 34 (Carter Todd)

Staff Reviewer: Greg Johnson

Current Status

Not on Consent

Public Hearing

Open

A request to amend the recorded plat to permit duplexes on properties located at 2311 and 2313 Warfield Lane, opposite Caylor Drive, (0.95 acres), zoned R20, requested by John G. Brittle, Jr., applicant; Darren Cioffi, owner.

Staff Recommendation: Approve with conditions.

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).

Community Plan Amendments

3a. 2013CP-010-002

GREEN HILLS-MIDTOWN PLAN AMENDMENT

Map 117-15, Parcel(s) 050-053, 127 Map 117-15-0-D, Parcel(s) 001-002 Map 117-15-0-H, Parcel(s) 001-002
Map 131-03, Parcel(s) 017, 019, 021-023, 026-028, 063, 064, 066, 067, 069, 141-143
Map 131-03-0-E, Parcel(s) 001-004
Map 131-03-0-S, Parcel(s) 001-002 Map 131-03-0-X, Parcel(s) 001-002 Map 131-03-1-G, Parcel(s) 001-002
Council District 25 (Sean McGuire)
Staff Reviewer: Cynthia Wood

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Green Hills-Midtown Community Plan: 2005 Update to change the Land Use Policy from Residential Low-Medium Density (RLM) to Residential Medium (RM) for various properties located along Lone Oak Road, Shackelford Road and Warfield Drive, south of Richard Jones Road (9.47 acres), requested by Dale & Associates, applicant; various property owners.

Staff Recommendation: Defer to November 14, 2013, to consider this application with a request to adopt the Green Hills Area Transportation Plan to address mobility issues; or Disapprove RM and Approve T3 NM including the applicable transportation improvements as recommended in the Green Hills Area Transportation Plan.

3b. 2013SP-025-001

GREEN HILLS STATION

Map 131-03, Parcel(s) 021-023
Council District 25 (Sean McGuire)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R10 to SP-R zoning for properties located at 4115, 4117, and 4119 Lone Oak Road, opposite Shackelford Road (1.1 acres), to permit up to eight detached residential units, requested by Dale & Associates, applicant; Aubrey Harwell, Jr., owner.

Staff Recommendation: Defer to the November 14, 2013, Planning Commission meeting.

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.

Zoning Text Amendments

4. 2013Z-012TX-001

ADJUSTMENTS TO BUILD-TO ZONE REQUIREMENTS

Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request to amend Section 17.12.020.D of the Metropolitan Zoning Code pertaining to adjustments to build-to zone requirements, requested by the Metro Planning Department, applicant.

Staff Recommendation: Approve

Zone Changes

5. 2013Z-019PR-001

5516 KENTUCKY AVENUE
Map 091-06, Parcel(s) 305
Council District 20 (Buddy Baker)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to rezone from CN to R6 zoning for property located at 5516 Kentucky Avenue, approximately 115 feet east of 56th Avenue North (0.21 acres), requested by Anthony Cherry, applicant; Stan Kinslow, owner.

Staff Recommendation: Approve

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: Final Site Plans

6. 81-76P-001

MCREDMOND CENTER (DOLLAR GENERAL)
Map 114, Parcel(s) 302
Council District 22 (Sheri Weiner)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary and for final approval for the McRedmond Center Planned Unit Development Overlay District for property located at 709 Old Hickory Boulevard, at the northwest corner of Charlotte Pike and Old Hickory Boulevard (2.38 acres), zoned CL, to permit the development of a 8,940 square foot building containing retail use, requested by Dale & Associates, applicant; Leeward Caye Holdings, L.P. & Aston C., L.P., owners.

Staff Recommendation: Approve with conditions.

Subdivision: Concept Plans

7. 2009S-107-001

LAKESIDE MEADOWS, PH 3 (CONCEPT PLAN EXTENSION)
Map 110, Parcel(s) 070, 073
Council District 12 (Steve Glover)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to grant a variance to the Subdivision Regulations to permit the extension of an approved concept plan for one year for Lakeside Meadows, Phase 3 for 63 single-family clustered residential lots located at 4652 Hessey Road and 3547 Earhart Road, at the current terminus of Alvin Sperry Pass, zoned RS15, 18.84 acres, requested by Lakeside Meadows, LLC, owner; Weatherford & Associates, LLC, applicant.

Staff Recommendation: Approve the extension of the Concept Plan approval to August 22, 2014.

Subdivision: Developments Plans

8. 2013S-107-001

CHRISTIANSTED VALLEY RESERVE (DEVELOPMENT PLAN)
Map 172, Parcel(s) 149
Council District 04 (Brady Banks)
Staff Reviewer: Amy Diaz-Barriga

Current Status
Consent
Public Hearing
Open

A request for development plan approval to create 22 lots on property located at 265 Holt Hill Road, at the terminus of Christiansted Lane, zoned RS15, (10.02 acres), requested by Ragan-Smith Associates, Inc., applicant; Jones Company of Tennessee, owner.

Staff Recommendation: Approve with conditions.

Subdivision: Final Plats

9. 2013S-121-001

KENNER MANOR LAND, RESUB LOTS 126 & 127

Map 116-08, Parcel(s) 082
Council District 24 (Jason Holleman)
Staff Reviewer: Duane Cuthbertson

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create three lots on property located at 4006 Woodmont Boulevard, at the northeast corner of Woodmont Boulevard and Woodmont Hall Place, zoned R10 (0.98 acres), requested by Leonard E. Leech et ux, owners; Dale & Associates, applicant.

Staff Recommendation: Defer to the September 12, 2013, Planning Commission meeting.

K. OTHER BUSINESS

10. New employee contract for Jason Aprill and employee contract renewal for Joni Priest.
11. Historic Zoning Commission Report
12. Board of Parks and Recreation Report
13. Executive Committee Report
14. Executive Director Report
15. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

August 22, 2013

MPC Meeting

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

September 12, 2013

MPC Meeting

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

September 26, 2013

MPC Meeting

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

M. ADJOURNMENT

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

August 22, 2013 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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