



METROPOLITAN PLANNING COMMISSION AGENDA

Thursday, August 23, 2012

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 Denise Hopgood 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 AUGUST 9, 2012 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
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- E. ITEMS FOR DEFERRAL / WITHDRAWAL
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- 1. **2012NL-001-002**
HOT ROD GRILLE
 - 2. **2012S-062-001**
MADISON CHURCH OF CHRIST
 - 3. **2012S-093-001**
4100 WYOMING AVENUE
-

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.

- 5. **2008SP-012U-12**
LAKE PROVIDENCE
- 6. **2012Z-018PR-001**
24 LINCOLN STREET
- 7. **74-79P-008**
NASHBORO VILLAGE, SITE 25
BL2012-212 Johnson
- 8. **78-74P-002**
LIONS HEAD VILLAGE
- 9. **2012S-105-001**
WESTMORELAND PLACE, RESUB LOTS 54 & 55

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.

Neighborhood Landmark Overlays

1. 2012NL-001-002

HOT ROD GRILLE

Map 105-11, Parcel(s) 238-239
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request for approval of a Neighborhood Landmark Development Plan for properties located at 609 and 611 Wedgewood Avenue, approximately 260 feet west of Bransford Avenue (0.41 acres), zoned R6, to permit a full service restaurant, requested by Chris Michaels, applicant, Kenneth M. Ballew and Louise and Robert Armstrong, owners.

Staff Recommendation: Defer indefinitely

Subdivision: Final Plats

2. 2012S-062-001

MADISON CHURCH OF CHRIST

Map 043-10, Parcel(s) 056
Council District 09 (Bill Pridemore)
Staff Reviewer: Greg Johnson

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create five lots and a variance to the Subdivision Regulations for lot frontage on property located at 596 N. Dupont Avenue, approximately 1,675 feet east of Delaware Avenue, zoned RM20 (5.78 acres), requested by Madison Church of Christ, Trustee, owner, Ragan-Smith Associates, Inc., surveyor.

Staff Recommendation: Defer to the September 27, 2012, Planning Commission meeting

3. 2012S-093-001

4100 WYOMING AVENUE

Map 103-04, Parcel(s) 286
Council District 24 (Jason Holleman)
Staff Reviewer: Greg Johnson

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create two lots on property located at 4100 Wyoming Avenue, abutting the railroad tracks (.36 acres), zoned RS7.5, requested by Delle Land Surveying, surveyor, Woodland Street Partners, owner.

Staff Recommendation: Defer indefinitely

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.

Zoning Text Amendments

4. 2012Z-018TX-001

BL2012-229 Johnson/Evans/Bedne/Allen
PUD PERIODIC REVIEW ZONING FEE WAIVER
Staff Reviewer: Brenda Bernards

Current Status
Not on Consent
Public Hearing
Open

A request to amend Section 17.40.740 of Title 17 of the Metropolitan Code, Zoning Regulations, to provide a waiver of the zoning application fee for applications filed by Members of Council in response to the Planning Commission's determination that a Planned Unit Development (PUD) district is inactive after conducting a periodic review, requested by Councilmember Karen Johnson, applicant.

Staff Recommendation: Because this ordinance deals with a matter of Council prerogative to set fees for rezonings, staff recommends that the Commission take no official position on the bill

Specific Plans

5. 2008SP-012U-12

LAKE PROVIDENCE
Map 147-07, Parcel(s) 099, 105, 107-108
Council District 27 (Davette Blalock)
Staff Reviewer: Brenda Bernards

Current Status
Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (MU) district known as "Lake Providence", 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 4412, 4416 and 4424 Bass Avenue and at Nolensville Pike (unnumbered), (2.01 acres), approved for a 5,300 square foot building for auto repair and auto sales (used) in Phase 1 and a 3,200 square foot building for office, auto sales (used) and auto repair, and three single-family lots and one duplex lot in Phase II via Council Bill BL2008-235 approved on July 15, 2008, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active

Zone Changes

6. 2012Z-018PR-001

24 LINCOLN STREET
Map 105-04, Parcel(s) 009
Council District 17 (Sandra Moore)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to rezone from SP-R to RM20-A zoning for property located at 24 Lincoln Street, at the northwest corner of Lincoln Street and Perkins Street (0.26 acres), requested by Lafayette Market Inc., owner.

Staff Recommendation: Approve

Planned Unit Development

7. 74-79P-008

BL2012-212 Johnson
NASHBORO VILLAGE, SITE 25
Map 135, Part of Parcel(s) 308
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Brenda Bernards

Current Status
Consent
Public Hearing
Open

A request to amend a portion of the Nashboro Village Planned Unit Development Overlay District for a portion of property located at 171 Bell Road, approximately 1,000 feet south of Nashboro Boulevard, zoned R10 (1.2 acres), to permit residential uses, not to exceed 100 units, consistent with the scale of development along Bell Road where a 100 unit, five story building was previously approved, requested by Councilmember Johnson and the Planning Department, applicants, Nashboro Golf Course LLC, owner.

Staff Recommendation: Approve with conditions

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

8. 78-74P-002

LIONS HEAD VILLAGE
Map 103-15, Parcel(s) 048
Council District 24 (Jason Holleman)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Lions Head Village Planned Unit Development Overlay District on property located at 40 White Bridge Pike, approximately 2,195 feet north of Harding Pike, zoned SCC (1.59 acres), to permit a 12,693 square foot multi-tenant building, replacing 6,500 square foot restaurant bringing the total floor area within the PUD to 127,567 square feet, requested by Development Management Group, LLC, applicant, for White Bridge Partners, LLC, owner.

Staff Recommendation: Approve with conditions

Subdivision: Final Plats

9. 2012S-105-001

WESTMORELAND PLACE, RESUB LOTS 54 & 55
Map 104-14, Parcel(s) 072-073
Council District 18 (Burkley Allen)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create three lots on properties located at 2902 and 2904 W. Linden Avenue, approximately 550 feet west of Natchez Trace, zoned RS7.5 (0.7 acres), requested by Dennis and Delia Corrieri, owners, Smith Land Surveying, surveyor.

Staff Recommendation: Approve

K. OTHER BUSINESS

10. Historic Zoning Commission Report
11. Board of Parks and Recreation Report
12. Executive Committee Report
13. Executive Director Report
14. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

August 23, 2012

Work Session

Topic: Antioch/Priest Lake Community Plan Update
2:30pm, 800 Second Ave. South, Metro Office Building, Nash Room

MPC Meeting

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

August 30, 2012

Community Meeting

6pm, Lakeshore Christian Church, 5434 Bell Forge Lane East
Topic: Antioch-Priest Lake Community Plan Update: Final Policy Recommendation

September 27, 2012

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 23, 2012 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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