



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

Thursday, August 25, 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 Commission 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 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 11, 2011 MINUTES**
- D. RECOGNITION OF COUNCILMEMBERS**
RECOGNITION OF ANA ESCOBAR

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 9. 2011Z-017PR-001**
2158 UNA ANTIOCH PIKE
- 11. 165-79P-001**
RIVERGATE MARKETPLACE (PANDA EXPRESS)

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. 2005SP-168U-10**
THE MANNING AT BELLE MEADE
- 2. 2006SP-161U-09**
THE PINNACLE
- 3. 2007SP-028U-13**
RALPH MELLO
- 4. 2007SP-074G-14**
THE CORNER OF OLD HICKORY
- 5. 2007SP-079U-13**
CAMPBELL CROSSING
- 6. 2007SP-092U-14**
ELM HILL 2500 BLOCK
- 7. 2007SP-099U-08**
1702 CHARLOTTE AVENUE
- 8. 2007SP-114U-10**
4000 WAYLAND DRIVE
- 12. 2003P-010-001**
JARDIN DE BELLE (REV. LOTS 18, 19, 27, 28 & 29)

13. **2004S-158G-12**
WATERFORD ESTATES

14. **2008S-079U-07**
WESTPORT BUSINESS PARK

15. "Grant Contract Between the State of Tennessee, TDOT and the MPC of the Metropolitan Government of Nashville – Davidson County on behalf of the Nashville Area MPO for Federal Transit Administration (FTA) Section 5303 Program to support the cost of preparing long range transportation plans, financially feasible Transportation Improvement Plans, and conducting intermodal transportation planning and technical studies. Specifically, the funds will be used for Metropolitan Planning."

16. Employee contract amendment for Felix Castrodad

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

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. **2005SP-168U-10**

THE MANNING AT BELLE MEADE
Map 116-03, Parcel(s) 086-091, 111, 138
Council District 24 (Jason Holleman)
Staff Reviewer: Brian Sexton

Current Status

Consent

Public Hearing

Open

The periodic review of an approved Specific Plan (MR) district known as "The Manning at Belle Meade", 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 111, 113, 115 A, 117, 119 and 125 Kenner Avenue and at 110 and 120 B Woodmont Boulevard (3.53 acres), approved for 34 multifamily units and three single-family lots via Council Bill BL2005-908 effective on February 24, 2006, and amended to add 0.23 acres to the approved Specific Plan District via Council Bill BL2007-1339 effective on March 23, 2007, and amended again to add 4 single-family lots to the approved Specific Plan District via Council Bill 2007-1518 effective on July 17, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP ACTIVE

2. 2006SP-161U-09

THE PINNACLE

Map 093-06-4, Parcel(s) 063
Council District 06 (Mike Jameson)
Staff Reviewer: Brenda Bernards

Current Status

Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (MNR) district known as "The Pinnacle", 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 150 3rd Avenue South (1.61 acres), approved for a mixed-use, 28 story office/retail building via Council Bill BL2006-1255 effective on January 19, 2007, and amended to modify the number of required parking spaces from 1,189 spaces to that required by the CF Zoning District via Council Bill BL2007-1514 effective on July 17, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP COMPLETE

3. 2007SP-028U-13

RALPH MELLO

Map 163, Parcel(s) 064-065
Council District 32 (Sam Coleman)
Staff Reviewer: Brian Sexton

Current Status

Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (MU) district known as "Ralph Mello", 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 5160 and 5166 Hickory Hollow Parkway (3.81 acres), approved for all uses permitted by the MUL Zoning District except for Nursing Homes, Day Care Facilities, Bars & Nightclubs, Car Washes and Convenience Stores via Council Bill BL2007-1525 effective on July 17, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP INACTIVE

4. 2007SP-074G-14

THE CORNER OF OLD HICKORY

Map 044, Parcel(s) 026, 056
Council District 11 (Darren Jernigan)
Staff Reviewer: Brian Sexton

Current Status

Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (MU) district known as "The Corner of Old Hickory", 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 Robinson Road (unnumbered) (15.99 acres), approved for 71,750 square feet of office/retail space and 165 multifamily units via Council Bill BL2007-1511 effective on July 17, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP INACTIVE

5. 2007SP-079U-13

CAMPBELL CROSSING

Map 164, Parcel(s) 065
Council District 33 (Robert Duvall)
Staff Reviewer: Brenda Bernards

Current Status

Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (R) district known as "Campbell Crossing", 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 6018 Mt. View Road (9.95 acres), approved for 62 townhomes via Council Bill BL2007-1500 effective on July 17, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP ACTIVE

6. 2007SP-092U-14

ELM HILL 2500 BLOCK

Map 095-16, Parcel(s) 001-004
Council District 15 (Phil Claiborne)
Staff Reviewer: Brian Sexton

Current Status

Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (MU) district known as "Elm Hill 2500 Block", 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 2514, 2518 and 2522 Elm Hill Pike (12.33 acres), approved for development according to the applicable standards and land uses permitted in the ORI District, but excluding multi-family residential uses, via Council Bill BL2007-1541 effective on July 17, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP INACTIVE

7. 2007SP-099U-08

1702 CHARLOTTE AVENUE

Map 092-08, Parcel(s) 153
Map 092-08-0-A, Parcel(s) 070, 075, 080, 101, 200, 210, 900
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Brenda Bernards

Current Status
Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (MU) district known as "1702 Charlotte Avenue", 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 1700 B and 1704 Charlotte Avenue and at 1709 Pearl Street (2.58 acres), approved for a hotel/motel with a maximum of 10 beds in one structure, a 1,500 square foot outpatient clinic and a 49,000 square foot office use for a total of 54,500 square feet via Council Bill BL2007-1528 effective on July 17, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP COMPLETE

8. 2007SP-114U-10

4000 WAYLAND DRIVE

Map 130-11-0-B, Parcel(s) 001-003
Council District 34 (Carter Todd)
Staff Reviewer: Brian Sexton

Current Status
Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (R) district known as "4000 Wayland Drive", 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 4000 and 4000 B Wayland Drive and at 4408 Beacon Drive (1.25 acres), approved for two detached single-family units via Council Bill BL2007-1509 effective on July 17, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP ACTIVE

Zone Changes

9. 2011Z-017PR-001

2158 UNA ANTIOCH PIKE

Map 149, Parcel(s) 026
Council District 28 (Duane Dominy)
Staff Reviewer: Greg Johnson

Current Status
Not on consent
Public Hearing
Open

A request to rezone from the R10 to RM20 district property located at 2158 Una Antioch Pike, approximately 1,915 feet south of Murfreesboro Pike (8.9 acres) and partially located within the Floodplain Overlay District, requested by Pamela E. Meadows, owner.

Staff Recommendation: DEFER to the October 13, 2011, Planning Commission meeting

Neighborhood Landmark Overlays

10. 2011NL-002-001

209 DANYACREST

Map 085-11, Parcel(s) 005
Council District 14 (James Bruce Stanley)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to establish a Neighborhood Landmark Plan Overlay District (NLOD) and for approval of the Neighborhood Landmark Development Plan for property located at 209 Danyacrest Drive, at the northeast corner of Danyacrest Drive and Jenry Drive (2.78 acres), zoned Single-Family Residential (RS15), to permit general office (marketing and consulting) use within an existing 4,800 square foot structure, requested by Dale & Associates, applicant, Don and Christi McEachern, owners.

Staff Recommendation: APPROVE Neighborhood Landmark District; APPROVE WITH CONDITIONS the Neighborhood Landmark Development Plan

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

11. 165-79P-001

RIVERGATE MARKETPLACE (PANDA EXPRESS)

Map 026-15, Parcel(s) 001
Council District 10 (Rip Ryman)
Staff Reviewer: Jason Swaggart

Current Status
Not on consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Rivergate Marketplace Commercial Planned Unit Development Overlay located at 2125 Gallatin Pike, approximately 450 feet north of Twin Hills Drive, zoned SCR and OR20, to permit the development of a 2,448 square foot fast food restaurant with one drive-thru lane, requested by Interplan LLC, applicant, for Price Tennessee Properties, L.P., owner.

Staff Recommendation: DISAPPROVE. If Metro Stormwater approves plans prior to the meeting then staff recommends approval with conditions.

12. 2003P-010-001

JARDIN DE BELLE (REV. LOTS 18, 19, 27, 28 & 29)

Map 130-13-0-A, Parcel(s) 026-028, 034-035
Council District 34 (Carter Todd)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Jardin de Belle Planned Unit Development Overlay District on properties located at 601, 605, 609, 649 and 665 Belle Park Circle, on the north side of Forrest Park Drive, zoned R8 (0.61 acres), to consolidate Lots 18 and 19 into one lot and to consolidate Lots 27, 28 and 29 into two lots, reducing the overall number of lots in the development from 30 to 28, requested by Jesse Walker Engineering, applicant, for W. Hugh Nelson Builders, LLC, Kenneth and Gail Berry, and Benjamin and Mary Joan Rechter, owners.

Staff Recommendation: APPROVE WITH CONDITIONS

Subdivision: Concept Plans

13. 2004S-158G-12

WATERFORD ESTATES

Map 174, Parcel(s) 035
Council District 32 (Sam Coleman)
Staff Reviewer: Brenda Bernards

Current Status
Consent
Public Hearing
Open

A request to extend preliminary approval to August 11, 2012, for Waterford Estates Subdivision, approved for 75 single-family residential cluster lots on property located at 5722 Cane Ridge Road, and a request for a variance from Section 1-9.2 of the Subdivision Regulations, requested by Pinnacle National Bank, owner, Dale & Associates, surveyor.

Staff Recommendation: APPROVE and grant a variance to Section 1-9.2 of the Subdivision Regulations to allow the plat extension

14. 2008S-079U-07

WESTPORT BUSINESS PARK

Map 079, Parcel(s) 050, 097
Council District 20 (Buddy Baker)
Staff Reviewer: Brenda Bernards

Current Status
Consent
Public Hearing
Open

A request to permit the extension of an approved concept plan for one year until August 25, 2012, for the Westport Business Park for 14 lots located at 7273 Centennial Boulevard and Centennial Boulevard (unnumbered), zoned IR (28.24 acres), requested by Cline Development, applicant.

Staff Recommendation: APPROVE

K. OTHER BUSINESS

15. "Grant Contract Between the State of Tennessee, TDOT and the MPC of the Metropolitan Government of Nashville – Davidson County on behalf of the Nashville Area MPO for Federal Transit Administration (FTA) Section 5303 Program to support the cost of preparing long range transportation plans, financially feasible Transportation Improvement Plans, and conducting intermodal transportation planning and technical studies. Specifically, the funds will be used for Metropolitan Planning."
16. Employee contract amendment for Felix Castrodad
17. Historical Commission Report
18. Board of Parks and Recreation Report
19. Executive Committee Report
20. Executive Director Report
21. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

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
