



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, August 28, 2014

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
Greg Adkins, Vice-Chair

Lillian Blackshear
Stewart Clifton
Derrick Dalton
Jessica Farr

Hunter Gee
Jeff Haynes
Councilmember Walter Hunt
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 josie.bass@nashville.gov. For Title VI inquiries, contact Tom Negri, interim executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF AUGUST 14, 2014 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

F. ITEMS FOR DEFERRAL / WITHDRAWAL

4. 178-83P-001
CHARLOTTE CENTRE

8. 2014S-170-001
EARHART ROAD SUBDIVISION

G. 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.

2. 2014SP-053-001
56TH & PENNSYLVANIA

3. 158-77P-004
HICKORY HOLLOW RETAIL

5. 2014S-161-001
ACKLEN AT MURPHY

6. 2014S-136-001
HARBOURTOWN VILLAGE, FIRST REVISION, RESERVE PARCEL

7. 2014S-163-001
WEST END ANNEX, RESUB LOTS 3 & 4

9. New employee contract for Mary Connelly

10. Certification of compliance with the DTC's Bonus Height Program for 205 Demonbreun Street.

11. Amendment to the grant contract between TDOT and the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO to reflect an increase in grant budget amount.

12. Contract between MPC, on behalf of MPO, and Nashville MTA for assistance in carrying out regional planning activities as described in the adopted federal fiscal years 2014 and 2015 Unified Planning Work Program. Funding will be provided by the MPO from its Federal Transit Administration 5303 grant agreement with TDOT.

16. Accept the Director's Report and Approve Administrative Items

H. 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

I. 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

J. 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. 2014SP-046-001

CHURCH STREET TOWNHOMES

Map 171, Parcel(s) 041-042, 071, 072, 100, 105, 114 Map 171-02, Parcel(s) 005, 006 and P/O 002, 003 and 004

Council District 04 (Brady Banks)

Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from R40 to SP-MR zoning for properties located at 500, 524, 532, 554, 558, 552, 556 Church Street East, 5665, 5669, 5671 Valley View Road and 5693, 5689 Cloverland Drive, (17.58 acres), to permit up to 118 residential units, requested by Lands End, applicant; various property owners.

Staff Recommendation: Disapprove

2. 2014SP-053-001

56TH & PENNSYLVANIA

Map 091-06, Parcel(s) 198-199

Council District 20 (Buddy Baker)

Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from R6 to SP-R zoning for properties located at 5600 and 5602 Pennsylvania Avenue, at the northwest corner of Pennsylvania Avenue and 56th Avenue North, (0.39 Acres), to permit up to nine residential dwelling units, requested by Dale & Associates, applicant; West Nashville Free Will Baptist Church, Inc., owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

3. 158-77P-004

HICKORY HOLLOW RETAIL

Map 163, Parcel(s) 307
Council District 32 (Jacobia Dowell)
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 Hickory Hollow Retail Commercial Planned Unit Development Overlay District for property located at 771 Bell Road, at the northeast corner of Bell Road and Mt. View Road, zoned R8, (5.87 acres), to permit the development of a 1,500 square foot financial institution where a 7,500 square foot restaurant was previously approved, requested by Advanced Systems, Inc., applicant; The Corner, LLC, owner.

Staff Recommendation: Approve with conditions.

4. 178-83P-001

CHARLOTTE CENTRE

Map 102-08, Parcel(s) 117
Council District 20 (Buddy Baker)
Staff Reviewer: Latisha Birkeland

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 Charlotte Centre Commercial Planned Unit Development Overlay District for property located at 3710 Annex Avenue, at the corner of Charlotte Pike and Annex Avenue, zoned CS, (13.95 acres), to revise the mix of permitted land uses, requested by Walter Davidson & Associates, applicant; ULAX Estates, Inc., owner.

Staff Recommendation: Defer to the September 11, 2014, Planning Commission meeting if recommendations of approval are not received from Traffic and Parking and Public Works. If recommendations of approval are received, staff recommends approval with conditions.

Subdivision: Concept Plans

5. 2014S-161-001

ACKLEN AT MURPHY

Map 104-05, Parcel(s) 065
Council District 24 (Jason Holleman)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request for concept plan approval to create eight lots within the Richland-West End Addition Neighborhood Conservation Overlay District on property located at Murphy Road (unnumbered), at the northwest corner of Murphy Road and Acklen Park Drive, zoned R6 (1.45 acres), requested by Dale & Associates, applicant; Oscar Batson, Jr., owner.

Staff Recommendation: Approve with conditions, including a variance from Section 3-4.2.f.1 of the Subdivision Regulations.

Subdivision: Final Plats

6. 2014S-136-001

HARBOUR TOWN VILLAGE, FIRST REVISION, RESERVE PARCEL

Map 150-03, Parcel(s) 014
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Bob Leeman

Current Status
Consent
Public Hearing
Open

A request for final plat approval to remove the reserve status and create one lot on property located at 3320 Anderson Road, approximately 215 feet south of High Rigger Drive, zoned R10 (0.25 acres), requested by O'Leary & Associates Land Surveying, applicant; Stevens Homes, LLC, owner.

Staff Recommendation: Approve

7. 2014S-163-001

WEST END ANNEX, RESUB LOTS 3 & 4

Map 103-08, Parcel(s) 032-033
Council District 24 (Jason Holleman)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create three lots on properties located at 4200 and 4202 Murphy Road, at the northwest corner of Murphy Road and 42nd Avenue North, zoned RS7.5 (1.07 acres), requested by James Terry & Associates, applicant; Paula Godsey Trustee, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

8. 2014S-170-001

EARHART ROAD SUBDIVISION

Map 098, Parcel(s) 180-183
Council District 12 (Steve Glover)
Staff Reviewer: Lisa Milligan

Current Status

Not on Consent

Public Hearing

Open

A request for concept plan approval to create 49 clustered lots and open space on properties located at 3110, 3112 and 3114 Earhart Road and at 5545 Chestnutwood Trail, approximately 230 feet south of Interstate 40, zoned RS15 (19.97 acres), requested by Boardwalk, F.L.P., owner; Dale & Associates, applicant.

Staff Recommendation: Defer to September 11, 2014, Planning Commission Meeting unless a recommendation of approval is received from Traffic and Parking prior to the meeting. If an approval recommendation is received, staff recommends approval.

L. OTHER BUSINESS

9. New employee contract for Mary Connelly
10. Certification of compliance with the DTC's Bonus Height Program for 205 Demonbreun Street.
11. Amendment to the grant contract between TDOT and the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO to reflect an increase in grant budget amount.
12. Contract between MPC, on behalf of MPO, and Nashville MTA for assistance in carrying out regional planning activities as described in the adopted federal fiscal years 2014 and 2015 Unified Planning Work Program. Funding will be provided by the MPO from its Federal Transit Administration 5303 grant agreement with TDOT.
13. Historic Zoning Commission Report
14. Board of Parks and Recreation Report
15. Executive Committee Report
16. Accept the Director's Report and Approve Administrative Items
17. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

August 28, 2014

MPC Meeting

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

September 11, 2014

MPC Meeting

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

August 28, 2014 Meeting

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

Defer Indef = Applicant requests to defer indefinitely
Open = Public hearing is to be held
Withdraw = Applicant requests to withdraw application

September 25, 2014

MPC Meeting

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

Location change for the following MPC meeting:

October 23, 2014

Metropolitan Public Schools Administration Building

2601 Bransford Avenue

N. ADJOURNMENT

August 28, 2014 Meeting

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