



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, August 8, 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 JULY 25, 2013 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
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- 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. **2013SP-026-001**
9TH & CHEATHAM COTTAGES SP
- 3a. **2013P-001-001**
WEDGEWOOD AVENUE (UNNUMBERED) CANCELLATION
- 3b. **2013Z-027PR-001**
WEDGEWOOD AVENUE (UNNUMBERED)
- 5. **2013S-105-001**
BURCHWOOD, RESUB LOT 28
- 6. **2013S-123-001**
BRANSFORD REALTY COMPANY WESTMORELAND PLACE, RESUB LOTS 70-71
- 7. **2013B-012-001**
AUTUMN OAKS, PHASE 10A
- 8. **Employee contract renewals for Joni Priest and 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. 2013SP-026-001

9TH & CHEATHAM COTTAGES SP
Map 081-12, Parcel(s) 309-311, 470
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from SP-R to SP-R for properties located at 906 Cheatham Place, 1501 9th Avenue North and 9th Avenue North (unnumbered), at the northwest corner of 9th Avenue North and Cheatham Place, (0.76 acres), to permit up to 15 detached residential dwelling units, requested by Dale & Associates, applicant; Robert Pullen, owner.

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

2. 2013SP-028-001

LOHAVEN
Map 172, Parcel(s) 013, part of parcel 198
Council District 04 (Brady Banks)
Staff Reviewer: Greg Johnson

Current Status

Not on consent

Public Hearing

Open

A request to rezone from R40 to SP-R zoning for property located at 6015 Cloverland Drive and a portion of property located at 6021 Cloverland Drive, approximately 950 feet west of Edmondson Pike (7.2 acres), to permit up to 24 detached single-family residential dwelling units, requested by Anderson, Delk, Epps & Associates, Inc., applicant; W. H. Swain et ux and Montessori Academy, Inc., owners.

Staff Recommendation: Disapprove

Zone Changes

3a. 2013Z-027PR-001

WEDGEWOOD AVENUE (UNNUMBERED)

Map 105-09, Parcel(s) 451
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from RM20 to RM20-A zoning for property located at Wedgewood Avenue (unnumbered), approximately 700 feet east of 12th Avenue South (0.32 acres), requested by Dean Design Group, applicant; Wedgewood Towers, L.P., owner (See Also PUD Cancellation Request # 2013P-001-001).

Staff Recommendation: Approve

3b. 2013P-001-001

WEDGEWOOD AVENUE (UNNUMBERED) CANCELLATION

Map 105-09, Parcel(s) 451
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to cancel a portion of the Residential Planned Unit Development Overlay District located at Wedgewood Avenue (unnumbered), approximately 700 feet east of 12th Avenue South, zoned RM20 and proposed for RM20-A (0.32 acres), requested by Dean Design Group, applicant; Wedgewood Towers, L.P., owner (See also Zone Change Case # 2013Z-027PR-001).

Staff Recommendation: Approve

4a. 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: Approve with a housekeeping amendment to the Community Plan.

4b. 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: Approve

J. PLANNING COMMISSION ACTIONS

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

Subdivision: Final Plats

5. 2013S-105-001

BURCHWOOD, RESUB LOT 28
Map 072-10, Parcel(s) 070
Council District 05 (Scott Davis)
Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create two lots on property located at 1017 Burchwood Avenue, approximately 710 feet west of Gallatin Pike, zoned R6 (0.41 acres), requested by Shane Stratton, owner; Patrick Coode and Company, LLC, applicant.

Staff Recommendation: Defer to August 22, 2013. Approve with conditions if Metro Water Services recommends approval prior to the August 22, 2013, Planning Commission meeting.

6. 2013S-123-001

BRANSFORD REALTY COMPANY WESTMORELAND PLACE, RESUB LOTS 70-71
Map 104-15, Parcel(s) 011-012
Council District 18 (Burkley Allen)
Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create three lots on properties located at 2509 and 2511 Natchez Trace, approximately 375 feet south of Ashwood Avenue, zoned RS7.5 (0.7 acres), requested by Celia Amy Hall, owner; HFR Design, Inc., applicant.

Staff Recommendation: Approve.

Subdivision: Performance Bonds

7. 2013B-012-001

AUTUMN OAKS, PHASE 10A
Map 181, Part of Parcel(s) 274
Council Districts 31 (Fabian Bedne)
Staff Reviewer: David Edwards

Current Status

Consent

Public Hearing

Open

A request to post a new performance bond for property located at Autumn Crossing Way (unnumbered) and Oakfield Grove, east of Nolensville Pike, zoned R20, to permit the developer to move forward with recording the final plat to create 21 lots associated with this performance bond, requested by Kevin Hyneman, Investment Properties, LLC, developer.

Staff Recommendation: Approve

K. OTHER BUSINESS

8. Employee contract renewals for Joni Priest and Felix Castrodad.
9. Historic Zoning Commission Report
10. Board of Parks and Recreation Report
11. Executive Committee Report
12. Executive Director Report
13. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

August 8, 2013

MPC Meeting

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

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

M. ADJOURNMENT

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

August 8, 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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