



METROPOLITAN PLANNING COMMISSION AGENDA

Thursday, December 13, 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
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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 NOVEMBER 8, 2012 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 1. **2012SP-028-001**
GREEN AND LITTLE
- 3. **74-79P-009**
BL2012-302 / JOHNSON
NASHBORO VILLAGE (SITE 15)
- 4. **2012S-130-001**
NOELTON

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.

- 2. **2012SP-032-001**
NASHVILLE WEST END
- 5. **2012CP-007-001**
WEST NASHVILLE PLAN AMENDMENT
- 7. **2012CP-014-003**
DONELSON-HERMITAGE-OLD HICKORY PLAN AMENDMENT
- 8. **2012SP-034-001**
ACKLEN PARK COTTAGES
- 9. **2012Z-029PR-001**
4223 ASHLAND CITY HIGHWAY & ASHLAND CITY HIGHWAY (UNNUMBERED)
- 11. **2012NL-002-001**
BL2012-327 / WESTERHOLM
THE ICM FOUNDATION

13. 18-84P-002
BURTON HILLS OFFICE BUILDING

14. 2012S-152-001
GARAFOLA ACRES

15. 2012S-160-001
SALEM GARDENS

16. Amendment #1 to Contract #L-2781 between the Nashville Civic Design Center and the Nashville-Davidson County Metropolitan Planning Commission (on behalf of the Nashville Area MPO).

17. FTA 5303 Grant Contract between TDOT and Metropolitan Planning Commission (on behalf of the Nashville Area MPO) for the period of July 1, 2011 through June 30, 2016.

18. Employee contract renewals for Craig Owensby, Brenda Bernards, Tifinie Capehart, Mary Beth Stephens, and Kyle Lampert

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.

Specific Plans

1. 2012SP-028-001

GREEN AND LITTLE

Map 117-10, Parcel(s) 115-116 Map 117-14, Parcel(s) 042
Council District 25 (Sean McGuire)
Staff Reviewer: Greg Johnson

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from OR20 to SP-MU zoning properties located at 2400 Crestmoor Road and at 3813 and 3815 Cleghorn Avenue, at the southwest corner of Crestmoor Road and Cleghorn Avenue (2.09 acres), permitting all uses of the MUG-A district except those uses specified on the plan as prohibited, and utilizing most bulk standards of the MUG-A district, requested by Gresham Smith and Partners, applicant, Green & Little, L.P. Et Al and GLCZ Cleghorn, L.P., owners.

Staff Recommendation: Defer to January 10, 2013, Planning Commission meeting

2. 2012SP-032-001

NASHVILLE WEST END

Map 092-16, Parcel(s) 234, 238, 242-245
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to rezone from MUI-A to SP-MU zoning properties located at 204 and 208 21st Avenue South and at 2003, 2005, 2007 and 2009 Division Street, at the northeast corner of Grand Avenue and 21st Avenue South (1.75 acres), to permit a mixed-use development containing a hotel, multifamily, office and commercial uses, requested by Littlejohn Engineering Associates, applicant, LaGasse Family Partners, LLC, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions

Planned Unit Developments

3. 74-79P-009

BL2012-302 / JOHNSON
NASHBORO VILLAGE (SITE 15)
Map 135, Parcel(s) 418
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Brenda Bernards

Current Status
Not on Consent
Public Hearing
Closed

A request to amend a portion of the Nashboro Village Planned Unit Development Overlay District for property located at Nashboro Boulevard (unnumbered), at the southwest corner of Nashboro Boulevard and Flintlock Court, zoned R10 (3.46 acres), to permit neighborhood retail uses not to exceed one story, where 27,600 square feet of commercial uses were previously approved, requested by Councilmember Karen Johnson, applicant, Vastland Nashboro Development, LLC, owner.

Staff Recommendation: Defer Indefinitely

Subdivision: Final Plats

4. 2012S-130-001

NOELTON

Map 118-09, Parcel(s) 180
Council District 25 (Sean McGuire)
Staff Reviewer: Duane Cuthbertson

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create five lots on property located at 3400 Lealand Lane, at the southeast corner of Lealand Lane and Noelton Avenue (1.42 acres), zoned R10, requested by Clifford O. Richmond, owner, Patrick Coode and Company, LLC, surveyor.

Staff Recommendation: Defer to January 10, 2013, Planning Commission meeting

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

5. 2012CP-007-001

WEST NASHVILLE PLAN AMENDMENT

Map 103-02, Parcel(s) 032-035
Council District 20 (Buddy Baker)
Staff Reviewer: Anita Mccaig

Current Status

Consent

Public Hearing

Open

A request to amend the West Nashville Community Plan: 2009 Update by changing the Community Character Policy from Suburban Neighborhood Evolving (T3 -NE) to Urban Mixed Use Neighborhood (T4-MU) policy for properties located at 200, 202, 204 and 206 Oceola Avenue, at the northeast corner of Oceola Avenue and Burgess Avenue (0.91 acres), requested by the Metro Planning Department, applicant, D.H.J. Associates and Somers Properties, LLC, owners.

Staff Recommendation: Approve

6a. 2012CP-011-001

SOUTH NASHVILLE PLAN AMENDMENT

Map 119-13, Parcel(s) 286
Council District 16 (Tony Tenpenny)
Staff Reviewer: Anita Mccaig

Current Status

Not on Consent

Public Hearing

Open

A request to amend the South Nashville Community Plan: 2007 Update and its accompanying Nolensville Pike Corridor Detailed Neighborhood Design Plan by changing the Detailed Land Use Policy, Single-Family Attached and Detached in Neighborhood General (SFAD in NG), to Transition or Buffer in Neighborhood General (TB in NG) policy for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike (0.26 acres), requested by Snyder Engineering, PLLC, applicant, Andrew Ford, Lee Ford and Thomas Ford, Jr., owners (See also Specific Plan Proposal No. 2012SP-029-001).

Staff Recommendation: Disapprove or defer indefinitely

6b. 2012SP-029-001

TANKSLEY AVENUE

Map 119-13, Parcel(s) 286
Council District 16 (Tony Tenpenny)
Staff Reviewer: Duane Cuthbertson

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from RS10 to SP-A zoning and for final site plan approval for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike (0.26 acres), to permit accessory vehicle parking and a one-story, approximately 1,200 square foot accessory storage building, requested by Snyder Engineering, PLLC, applicant, Andrew Ford, Lee Ford and Thomas Ford, Jr., owners (See also Community Plan Amendment Proposal No. 2012CP-011-001).

Staff Recommendation: Disapprove or defer indefinitely

7. 2012CP-014-003

DONELSON-HERMITAGE-OLD HICKORY PLAN AMENDMENT

Map 053-07, Parcel(s) 011
Council District 11 (Darren Jernigan)
Staff Reviewer: Tifinie Capehart

Current Status

Consent

Public Hearing

Open

A request to amend the Donelson-Hermitage-Old Hickory Community Plan: 2004 Update to change the Land Use Policy from Single-Family Detached in Neighborhood General to District Office Concentration policy for property located at 1813 Golf Club Road, at the northeast corner of Golf Club Road and Old Hickory Boulevard (0.64 acres), requested by the Metro Planning Department, applicant, David Holmes, owner.

Staff Recommendation: Approve

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

8. 2012SP-034-001

ACKLEN PARK COTTAGES

Map 104-01, Parcel(s) 374-375
Council District 24 (Jason Holleman)
Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to rezone from R6 to SP-R zoning properties located at 414 and 416 Acklen Park Drive, approximately 360 feet west of Park Circle (0.83 acres), to permit 8 residential units, requested by Dale & Associates, applicant, Kenneth T. Saunders et ux and Grace and Billy McKay, owners.

Staff Recommendation: Approve with conditions, including the revised conditions from Metro Public Works, and disapprove without all conditions

Zone Changes

9. 2012Z-029PR-001

4223 ASHLAND CITY HIGHWAY & ASHLAND CITY HIGHWAY (UNNUMBERED)

Map 069, Parcel(s) 061, 077
Council District 01 (Lonnell Matthews, Jr.); 02 (Frank R. Harrison)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from IWD and RS15 to AR2a zoning for properties located at 4223 Ashland City Highway and Ashland City Highway (unnumbered), approximately 1,900 feet east of Stewarts Lane and partially located within the Floodplain Overlay District (53.41 acres), requested by Robert and Melinda Mills, owners.

Staff Recommendation: Approve

10. 2012Z-031PR-001

MURFREESBORO PIKE (UNNUMBERED)

Map 164, Parcel(s) 121
Council District 33 (Robert Duvall)
Staff Reviewer: Greg Johnson

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from AR2a to CS zoning property located at Murfreesboro Pike (unnumbered), at the southeast corner of Murfreesboro Pike and Pin Hook Road (1.6 acres), requested by Stephen J. Kozy, owner.

Staff Recommendation: Disapprove

Neighborhood Landmark Overlays

11. 2012NL-002-001

BL2012-327 / WESTERHOLM
THE ICM FOUNDATION
Map 093-04, Parcel(s) 050
Council District 06 (Peter Westerholm)
Staff Reviewer: Brenda Bernards

Current Status

Consent

Public Hearing

Open

A request to apply a Neighborhood Landmark Overlay District on property located at 608 Shelby Avenue, opposite Boscobel Street (0.26 acres), zoned R8, requested by The ICM Foundation, owner, and the Metro Historical Commission, applicant.

Staff Recommendation: Approve

J. PLANNING COMMISSION ACTIONS

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

Urban Design Overlays: final site plans

12. 2012DT-001-001

1201 BROADWAY

Map 093-09, Parcel(s) 160
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Scott Morton

Current Status
Not on Consent
Public Hearing
Open

A request to appeal the Downtown Code Design Review Committee's disapproval of a modification request for elimination of the required zero to ten foot build-to-zone, for property located at 1201 Broadway, at the southwest corner of Broadway and 12th Avenue South (0.77 acres), requested by GPD Group, applicant, for McDonald's, owner.

Staff Recommendation: Disapprove the appeal of the decision of the Downtown Code Design Review Committee to modify the required zero to ten foot build-to-zone

Planned Unit Developments: final site plans

13. 18-84P-002

BURTON HILLS OFFICE BUILDING

Map 131-06-0-A, Parcel(s) 001
Council District 25 (Sean McGuire)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan for a portion of the Burton Hills Planned Unit Development Overlay District on property located at 1 Burton Hills Boulevard, at the southeast corner of Burton Hills Boulevard and Hillsboro Pike (9.17 acres), zoned SP, to permit the addition of a one-story parking deck and to reduce the height of an approved office building from four stories to three stories, requested by Barge Cauthen & Associates, applicant, for EP Real Estate Fund, L.P., owner.

Staff Recommendation: Approve with conditions

Subdivision: Final Plats

14. 2012S-152-001

GARAFOLA ACRES

Map 094-02, Parcel(s) 085.01, 084-085
Council District 06 (Peter Westerholm)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create four lots on properties located at 1707, 1709 and 1711 Sevier Street, at the northwest corner of Sevier Street and S. 18th Street (0.51 acres), zoned RS5, requested by JGLAC, LLC, owner, S & A Surveying, Inc., surveyor.

Staff Recommendation: Approve with conditions

15. 2012S-160-001

SALEM GARDENS

Map 081-08, Parcel(s) 494-495
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create four lots on properties located at 1633 and 1635 6th Avenue North, at the southwest corner of Garfield Street and 6th Avenue North, zoned MUN (0.42 acres), requested by Salem Garden, LLC, and Christina Ricks, owners, Dean Design Group, surveyor.

Staff Recommendation: Approve with conditions including a revised condition from Water Services

K. OTHER BUSINESS

16. Amendment #1 to Contract #L-2781 between the Nashville Civic Design Center and the Nashville-Davidson County Metropolitan Planning Commission (on behalf of the Nashville Area MPO).
17. FTA 5303 Grant Contract between TDOT and Metropolitan Planning Commission (on behalf of the Nashville Area MPO) for the period of July 1, 2011 through June 30, 2016.
18. Employee contract renewals for Craig Owensby, Brenda Bernards, Tifinie Capehart, Mary Beth Stephens, and Kyle Lampert
19. Historic Zoning Commission Report
20. Board of Parks and Recreation Report
21. Executive Committee Report
22. Executive Director Report
23. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

December 13, 2012

MPC Meeting

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

January 10, 2013

MPC Meeting

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

January 16, 2013

American Planning Association web-based seminar – Zoning for Small Scale Businesses

3pm to 4:30pm, 800 Second Ave. South, 2nd Floor, Metro Office Building, Nashville Conference Room

M. ADJOURNMENT
