



# **METROPOLITAN PLANNING COMMISSION AGENDA**

*DRAFT*

**Thursday, February 10, 2011**

**4:00 pm Regular Meeting**

**700 Second Avenue  
South**

(between Lindsley Avenue and Middleton Street)  
Howard Office Building, H. M. Howard Conference Center (1st Floor)

## **MISSION STATEMENT**

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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  
Ana Escobar

Tonya Jones  
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

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**Please remember to turn off your cell phones.**

The Commission is a 10-member body appointed by the Metro Council. 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](http://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](http://www.nashville.gov/calendar) for a broadcast schedule.

## Writing to the Commission

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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](mailto:planningstaff@nashville.gov)

## Speaking to the Commission

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If you want to appear in-person before the Commission, view our tips on presentations on-line at [www.nashville.gov/impclpdfs/impcl\\_mtg\\_presentation\\_tips.pdf](http://www.nashville.gov/impclpdfs/impcl_mtg_presentation_tips.pdf) and our summary regarding how Planning Commission public hearings are conducted at [www.nashville.gov/impclpdfs/main/IRulesSummary.pdf](http://www.nashville.gov/impclpdfs/main/IRulesSummary.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 Commissions Rules and Procedures, at [www.nashville.gov/mpc/pdfs/main/rules\\_and\\_procedures.pdf](http://www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf)

## Legal Notice

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**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](mailto: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

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# MEETING AGENDA

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- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF JANUARY 27, 2011 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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## E. ITEMS FOR DEFERRAL / WITHDRAWAL

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- 1. 2010Z-022TX-001  
COMMUNITY EDUCATION

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## F. CONSENT AGENDA

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**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.

- 3. 2010SP-023-001  
DRIVE TIME CAR DEALERSHIP
- 4. 2011SP-002-001  
HERMAN STREET
- 5. 2010S-121-001  
1603 GLEN ECHO ROAD
- 6. 2010S-123A-001  
HARBOURTOWN VILLAGE, SEC 2, RESERVE PARCEL
- 7. Contract between TDOT and the MPC on behalf of the MPO for Transportation Planning and Coordination: The amendment will increase the contract amount with additional Federal Highway Administration Metropolitan Planning grant funds made available to the MPO by Congress through the US DOT and TDOT.
- 8. Contract between MPC on behalf of MPO and RPM Transportation Consultants. The amendment extends the contract term to 24 months with two three month extensions for a total term of 30 months.
- 9. Contract amendment for Tifinie Adams, Joni Priest, and Rebecca Ratz.

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## G. PREVIOUSLY DEFERRED ITEMS

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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.

### Zoning Text Amendments

#### 1. 2010Z-022TX-001

##### COMMUNITY EDUCATION

Staff Reviewer: Jennifer Regen

##### Current Status

Not on consent

##### Public Hearing

Open

A request to modify the Metro Zoning Code, Section 17.16.040 (Uses Permitted with Conditions: Educational Uses) by deleting the minimum campus size and reduced lot size standards, modifying the setback and street standards, and adding a minimum public street frontage for community education uses (elementary, middle, and high school), requested by the Metro Planning Department.

**Staff Recommendation: DEFER TO THE FEBRUARY 24, 2011, PLANNING COMMISSION MEETING**

### Zone Changes

#### 2. 2010Z-033PR-001

BL2011-854 / HOLLIN

##### 731 MCFERRIN AVENUE

Map 082-08, Parcel(s) 307

Council District 05 (Jamie Hollin)

Staff Reviewer: Brenda Bernards

##### Current Status

Not on consent

##### Public Hearing

Open

A request to rezone from RS5 to MUN zoning for property located at 731 McFerrin Avenue, at the southeast corner of McFerrin Avenue and Chicamauga Avenue within the Greenland Neighborhood Conservation Overlay (0.32 acres), requested by Design House 1411 LLC, applicant, Brinkman Holding LLC, owner.

**Staff Recommendation: DISAPPROVE**

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## H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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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

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## I. RECOMMENDATIONS TO METRO COUNCIL

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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

#### 3. 2010SP-023-001

##### DRIVE TIME CAR DEALERSHIP

Map 163, Parcel(s) 191

Council District 32 (Sam Coleman)

Staff Reviewer: Jason Swaggart

##### Current Status

Consent

##### Public Hearing

Open

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 520 Collins Park Drive, approximately 1,300 feet east of Bell Road (3.28 acres), to permit auto sales (used) and automobile service, within an existing 5,288 square foot facility, requested by Anderson Architects, applicant, Richland South, LLC, owner.

**Staff Recommendation: APPROVE WITH CONDITIONS**

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February 10, 2011 Meeting

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

4 of 6

**4. 2011SP-002-001**

**HERMAN STREET (Formerly 2010Z-015PR-001)**  
Map 092-06, Parcel(s) 279-280  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Greg Johnson

Current Status  
Consent  
Public Hearing  
Open

A request to rezone from RS5 to SP-MU zoning for properties located at 2733 and 2737 Herman Street, at the southeast corner of Herman Street and 28th Avenue North (0.19 acres), to permit a mixed-use development consistent with land use standards of the MUN zoning district, Renita Anthony, applicant, Porter Maples, owner (Formerly Zone Change Case # 2010Z-015PR-001).

**Staff Recommendation: APPROVE WITH CONDITIONS**

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**J. PLANNING COMMISSION ACTIONS**

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

**Subdivision: Final Plats**

**5. 2010S-121-001**

**1603 GLEN ECHO ROAD**  
Map 117-16, Parcel(s) 008  
Council District 25 (Sean McGuire)  
Staff Reviewer: Brenda Bernards

Current Status  
Consent  
Public Hearing  
Open

A request for final plat approval to create two lots on property located at 1603 Glen Echo Road, at the southwest corner of Glen Echo Road and Belmont Boulevard (0.57 acres), zoned R10, requested by Dale & Associates, applicant, for Scott D. Knapp, owner.

**Staff Recommendation: APPROVE, INCLUDING AN EXCEPTION TO SECTION 3.5 OF THE SUBDIVISION REGULATIONS FOR LOT COMPARABILITY**

**Subdivision: Amendments**

**6. 2010S-123A-001**

**HARBOURTOWN VILLAGE, SEC 2, RESERVE PARCEL**  
Map 136-15, Parcel(s) 070  
Council District 29 (Vivian Wilhoite)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
Public Hearing  
Open

A request to amend a previously recorded plat to remove the reserve status for property located at 3545 Anderson Road, approximately 450 feet north of Nautilus Drive (0.28 acres), zoned R10, requested by David Taylor, applicant, R.J. York Homes LLC, owner.

**Staff Recommendation: APPROVE**

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**K. OTHER BUSINESS**

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- 7. Contract between TDOT and the MPC on behalf of the MPO for Transportation Planning and Coordination: The amendment will increase the contract amount with additional Federal Highway Administration Metropolitan Planning grant funds made available to the MPO by Congress through the US DOT and TDOT.
- 8. Contract between MPC on behalf of MPO and RPM Transportation Consultants. The amendment extends the contract term to 24 months with two three month extensions for a total term of 30 months.
- 9. Contract amendment for Tifinie Adams, Joni Priest, and Rebecca Ratz.
- 10. Historical Commission Report
- 11. Board of Parks and Recreation Report
- 12. Executive Committee Report

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13. Executive Director Report

14. Legislative Update

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## **L. MPC CALENDAR OF UPCOMING MATTERS**

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### **February 10, 2011**

Work Session: Metro Legal briefing on responsibilities, powers, and obligations of the Commission  
2:15 pm, Nashville Room

MPC Meeting  
4 pm, H.M Howard Conference Center

### **February 24, 2011**

Work Session: proposed amendments to Subdivision Regulations  
2:15 pm, Nashville Room

MPC Meeting  
4 pm, H.M Howard Conference Center  
Public Hearing: Major and Collector Street Plan

### **March 10, 2011**

MPC Meeting  
4 pm, H.M Howard Conference Center

### **March 24, 2011**

MPC Meeting  
4 pm, H.M Howard Conference Center  
Public Hearing: proposed amendments to the Subdivision Regulations  
Text Amendment: alley sign standards for commercial districts

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## **M. ADJOURNMENT**

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