



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, February 14, 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 JANUARY 24, 2013 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
-
- G. PREVIOUSLY DEFERRED ITEMS
-

Community Plan Amendments

1a. 2013CP-012-001

SOUTHEAST NASHVILLE PLAN AMENDMENT

Map 181, Parcel(s) 091-092, 094
Council District 04 (Brady Banks)
Staff Reviewer: Tifinie Capehart

A request to amend the Southeast Community Plan: 2004 Update to change the Land Use Policy from Natural Conservation (NCO), Residential Low Medium Density (RLM) and Corridor General (CG) policies to T3 Suburban Neighborhood Evolving, T3 Suburban Neighborhood Center and Natural Conservation policies for properties located at 6415, 6419 & 6435 Holt Road, at the southwest corner of Holt Road and Nolensville Pike (38.97 acres), requested by Ragan-Smith-Associates, Inc., applicant, Jack Byrd, Sara McKee Allen and Lunette Pharr, owners.

MPC Action: Defer to the March 14, 2013, Planning Commission meeting. 8-0

1b. 2013SP-005-001

THE VILLAGES AT HOLT ROAD

Map 181, Parcel(s) 091-092, 094
Council District 04 (Brady Banks)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to Specific Plan-MU on properties located at 6435, 6415 and 6419 Holt Road , at the southwest corner of Nolensville Road and Holt Road (40.06 Acres), to permit a mixed-use development, requested by Ragan, Smith and Associates, Inc., applicant for Jack Richard Byrd, Lunette Allen Pharr and Sara Mckee Allen, owners.

MPC Action: Defer to the March 14, 2013, Planning Commission meeting. 8-0

Specific Plans

2. 2013SP-001-001

WORTHY & WORTHY

Map 081-15, Parcel(s) 365-366
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Greg Johnson

A request to rezone from RS5 to SP-R zoning and for final site plan approval for properties located at 1729 and 1731 Knowles Street, at the southeast corner of Knowles Street and Dr. D.B. Todd Jr. Boulevard, (0.34 acres), to permit a maximum of four residential units, requested by Artmas L. Worthy and the Metro Planning Department, applicants.

MPC Action: Defer to the March 14, 2013, Planning Commission meeting. 8-0

Subdivision: Concept Plans

3. 2013S-001-001

BRADLEY POINTE

Map 053-12, Parcel(s) 163
Council District 11 (Darren Jernigan)
Staff Reviewer: Duane Cuthbertson

A request for concept plan approval to create five lots on property located at 3007 Lakeshore Drive, approximately 330 feet north of Sandy Cove, zoned RS5 (1.37 acres), requested by Lukens Engineering Consultants, applicant, The Susie and Tom Bradley Living Trust, owners.

MPC Action: Approve with conditions. 8-0

4. 2013S-003-001

WOODMONT ESTATES

Map 116-08, Parcel(s) 168, 185
Council District 25 (Sean McGuire)
Staff Reviewer: Greg Johnson

A request for concept plan approval to create five lots and open space for up to six residential units on properties located at 3721 and 3731 Woodmont Boulevard, at the southeast corner of Woodmont Boulevard and Estes Road, zoned One and Two Family Residential (R20) (3.35 acres), requested by Dewey-Estes Engineering, LLC, applicant, Robert Bell, Margery Bell, and Richard Cohen, owners.

MPC Action: Approve with conditions, including the requirement that the development plan/final plat be presented to the Planning Commission for final approval. 7-1

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

No Cases on this Agenda

I. RECOMMENDATIONS TO METRO COUNCIL

Zoning Text Amendments

5. 2013Z-003TX-001

BL2013-376 / GILMORE
DOWNTOWN CODE SIGNAGE REGULATIONS
Staff Reviewer: Joni Priest

A request to amend Section 17.37 (Downtown Code) of the Metropolitan Zoning Code by adding regulations for signage, requested by Councilmember Erica Gilmore, applicant.

MPC Action: Approve. 8-0

6. 2013Z-005TX-001

COMMUNITY EDUCATION

Staff Reviewer: Duane Cuthbertson

A request to amend Title 17 of the Metropolitan Code, Zoning Regulations, to add "Community Education" as a permitted use (P) in the CA, SCC and SCR zoning districts, requested by the Metro Planning Department and the Metro Nashville Public Schools, applicants.

MPC Action: Approve. 8-0

7. 2013Z-006TX-001
AUTOMOBILE RELATED USES
Staff Reviewer: Jason Swaggart

A request to amend Sections 17.08.030, 17.16.070, 17.16.090, 17.32.050, 17.32.110, 17.32.120, 17.32.130 and 17.32.150 of the Metropolitan Zoning Code, pertaining to specific automobile related uses, by modifying which zoning district specific automobile related uses are permitted.

MPC Action: Approve. 8-0

Specific Plans

8. 2013SP-006-001
WRECKER SERVICE & TRANSMISSION SHOP
Map 043-15, Parcel(s) 023-026
Council District 09 (Bill Pridemore)
Staff Reviewer: Duane Cuthbertson

A request to rezone from CS to SP-A zoning properties located at 1119 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 315 feet east of Larkin Springs Road (1.68 acres), to permit automobile repair and wrecker service, requested by Azimtech Engineering, applicant, Jimmy R. Mitchell, owner.

MPC Action: Approve with conditions. 8-0

9. 2013SP-008-001
CATHEDRAL HOMES PARK
Map 094-02, Parcel(s) 143-145
Council District 06 (Peter Westerholm)
Staff Reviewer: Greg Johnson

A request to rezone from RS5 to SP-R zoning for properties located at 1801, 1805 and 1807 Sevier Street, at the northeast corner of Sevier Street and S. 18th Street (0.7 acres), to permit up to ten detached single-family dwelling units, requested by Garafola Properties, LLC, applicant, James I. Johnson Et ux, owner.

MPC Action: Defer to the February 28, 2013, Planning Commission meeting. 8-0

J. PLANNING COMMISSION ACTIONS

Neighborhood Landmark Overlays: Final Site Plans

10. 2012NL-002-002
THE ICM FOUNDATION
Map 093-04, Parcel(s) 050
Council District 06 (Peter Westerholm)
Staff Reviewer: Amy Diaz-Barriga

A request for approval of a Neighborhood Landmark Development Plan for property located at 608 Shelby Avenue, opposite Boscobel Street, (0.26 acres), zoned R8 and located within the Edgefield Historic Preservation Overlay District, to permit retail, office(general), and religious institution uses, requested by The ICM Foundation, owner, the Metro Historical Commission, applicant.

MPC Action: Approve. 8-0

K. OTHER BUSINESS

11. Contract between the Greater Nashville Regional Council (GNRC) and the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO for Multi-modal planning and public involvement.

MPC Action: Approve. 8-0

12. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Parsons Brinkerhoff for General Planning Consultant Services.
MPC Action: Approve. 8-0
13. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Cambridge Systematics for General Planning Consultant Services.
MPC Action: Approve. 8-0
14. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Resource Systems Group for General Planning Consultant Services.
MPC Action: Approve. 8-0
15. MPC Retreat Discussion
16. Historic Zoning Commission Report
17. Board of Parks and Recreation Report
18. Executive Committee Report
19. Executive Director Report
20. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

February 14, 2013

MPC Meeting

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

February 16, 2013

General Plan Meeting- NashvilleNext Kickoff

A community open house including presentations from The Southern Word, Mayor Karl Dean, and former Maryland Governor Parris Glendening, president of Smart Growth America's Leadership Institute, on "Opportunities for Today's Cities to Lead Tomorrow's World"
10am-1:30pm, 615 Church Street, Nashville Main Library Auditorium

February 25, 2013

General Plan Meeting- NashvilleNext Speakers' Series

The Opportunities and Challenges of 21st Century Demographics- Mitch Silver, President American Planning Association
5:30 pm, 1008 19th Avenue South, Scarritt-Bennett Center- Harambee Auditorium, Fondren Hall

February 28, 2013

Work Session

2:30- General Plan Update

3:00- SoBro Plan Presentation

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

February 28, 2013

MPC Meeting

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

M. ADJOURNMENT
