



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT 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

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**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](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

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

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](http://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](http://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](http://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](mailto: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.

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# MEETING AGENDA

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. APPROVAL OF JANUARY 24, 2013 MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
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- E. ITEMS FOR DEFERRAL / WITHDRAWAL
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- 1a. 2013SP-005-001  
THE VILLAGES AT HOLT ROAD
- 1b. 2013CP-012-001  
SOUTHEAST NASHVILLE PLAN AMENDMENT
- 2. 2013SP-001-001  
WORTHY & WORTHY
- 9. 2013SP-008-001  
CATHEDRAL HOMES PARK

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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. 2013S-001-001  
BRADLEY POINTE
- 5. 2013Z-003TX-001  
BL2013-376 / GILMORE  
DOWNTOWN CODE SIGNAGE REGULATIONS
- 6. 2013Z-005TX-001  
COMMUNITY EDUCATION
- 7. 2013Z-006TX-001  
AUTOMOBILE RELATED USES
- 8. 2013SP-006-001  
WRECKER SERVICE & TRANSMISSION SHOP
- 10. 2012NL-002-002  
THE ICM FOUNDATION

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.
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.
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.
14. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Resource Systems Group.

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

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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.

### 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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Defer to the March 14, 2013, Planning Commission meeting**

#### 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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Defer to the March 14, 2013, Planning Commission meeting**

### 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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Defer to the March 14, 2013, Planning Commission meeting**

### Subdivision: Concept Plans

#### 3. 2013S-001-001

##### BRADLEY POINTE

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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Approve with conditions**

**4. 2013S-003-001**

**WOODMONT ESTATES**

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

Current Status  
Not on Consent  
Public Hearing  
Closed

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.

**Staff Recommendation: Approve with conditions**

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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.

### Zoning Text Amendments

**5. 2013Z-003TX-001**

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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Approve**

**6. 2013Z-005TX-001**

**COMMUNITY EDUCATION**  
Staff Reviewer: Duane Cuthbertson

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Approve**

**7. 2013Z-006TX-001**

**AUTOMOBILE RELATED USES**  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
Public Hearing  
Open

A request to amend Sections 17.08.030, 17.16.070 and 17.16.090 of the Metropolitan Zoning Code, pertaining to specific automobile related uses, by modifying which zoning district specific automobile related uses are permitted, requested by the Metropolitan Planning Department, applicant.

**Staff Recommendation: Approve**

## 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

#### Current Status

Consent

#### Public Hearing

Open

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.

**Staff Recommendation: Approve with conditions**

### 9. 2013SP-008-001

#### CATHEDRAL HOMES PARK

Map 094-02, Parcel(s) 143-145  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Greg Johnson

#### Current Status

Not on Consent

#### Public Hearing

Open

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.

**Staff Recommendation: Defer to the February 28, 2013, Planning Commission meeting**

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## J. PLANNING COMMISSION ACTIONS

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

### 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

#### Current Status

Consent

#### Public Hearing

Open

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.

**Staff Recommendation: Approve**

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## K. OTHER BUSINESS

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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.
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.
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.
14. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Resource Systems Group.

- 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 21<sup>st</sup> Century Demographics- Mitch Silver, President American Planning Association 5:30 pm, 1008 19<sup>th</sup> 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