



METROPOLITAN PLANNING COMMISSION AGENDA

Thursday, February 23, 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

Hunter Gee, Vice-Chair

Greg Adkins
Stewart Clifton
Judy Cummings
Derrick Dalton

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 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

MEETING AGENDA

- A. CALL TO ORDER
 - B. ADOPTION OF AGENDA
 - C. APPROVAL OF FEBRUARY 9, 2012 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS

 - E. ITEMS FOR DEFERRAL / WITHDRAWAL
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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. **2012CP-000-001**
MAJOR AND COLLECTOR STREET PLAN

- 3. **2007SP-186U-09**
ROLLING MILL HILL: DISTRICT BLDG

- 5. **2012Z-005PR-001**
1628 & 1630 6TH AVENUE NORTH

- 6. **2008S-061U-12**
BRENTWOOD BRANCH ESTATES

- 7. A request for an Open Space Dedication Agreement between Summerfield Development, LLC, and the Metropolitan Government of Nashville and Davidson County, Tennessee for a portion of property on Ashford Trace, south of Shadowbrook Trail (Map 164, Part of Parcel 262), to allow a portion of the Cane Ridge Elementary School property to be counted towards future open space requirements of the Treehaven Subdivision, Phase V, when the final plat is approved and recorded.

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.

Community Plan Amendments

- 1. **2012CP-000-001**
MAJOR AND COLLECTOR STREET PLAN
Council District N/A
Staff Reviewer: Michael Briggs

Current Status
Consent
Public Hearing
Open

A request to amend the adopted Major and Collector Street Plan designations for various areas as outlined in Davidson County.

Staff Recommendation: APPROVE

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.

Zoning Text Amendments

2. 2012Z-006TX-001

BL2012-109 / JOHNSON

SIGNS: NON-CONFORMING STATIC BILLBOARD CONVERSION

Staff Reviewer: Brenda Bernards

Current Status

Not on consent

Public Hearing

Open

A request to amend the Metro Zoning Code, Section 17.40.690 (Nonconforming Signs) to add requirements for the conversion of nonconforming static billboards to tri-face billboards, requested by Councilmember Karen Johnson.

Staff Recommendation: APPROVE

Specific Plans

3. 2007SP-186U-09

ROLLING MILL HILL: DISTRICT BLDG

Map 093-11, Part of Parcel(s) 252

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Brian Sexton

Current Status

Consent

Public Hearing

Open

The periodic review of an approved Specific Plan (R) district known as "Rolling Mill Hill: District Building", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for a portion of property located at Middleton Street (unnumbered) within the Rutledge Hill Redevelopment District, (0.48 acres), approved for construction of the "District Building" with no maximum height at the property line via Council Bill BL2007-87 effective on January 15, 2008, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP district inactive and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.

Zone Changes

4. 2012Z-004PR-001

BL2012-104 / BAKER

200, 202, 204 & 206 OCEOLA AVENUE

Map 103-02, Parcel(s) 032-035

Council District 20 (Buddy Baker)

Staff Reviewer: Jason Swaggart

Current Status

Not on consent

Public Hearing

Open

A request to rezone from the R6 to CS district 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 DHJ Associates, Paul and Michele Somers, and Somers Properties LLC, owners.

Staff Recommendation: DISAPPROVE

5. 2012Z-005PR-001

1628 & 1630 6TH AVENUE NORTH
Map 081-08, Parcel(s) 496-497
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to rezone from the R6 to RM20-A district properties located at 1628 and 1630 6th Avenue North, at the southeast corner of 6th Avenue North and Garfield Street (0.27 acres), requested by R.J. York Homes LLC, applicant, Ray C. Nathurst, owner.

Staff Recommendation: APPROVE

J. PLANNING COMMISSION ACTIONS

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

Subdivision: Concept Plans

6. 2008S-061U-12

BRENTWOOD BRANCH ESTATES
Map 160, Parcel(s) 123
Map 160-08, Parcel(s) 046, 048
Map 160-08-0-A, Parcel(s) 010
Council District 04 (Brady Banks); 26 (Chris Harmon)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to permit the extension of an approved concept plan for one year from its expiration date of March 27, 2012, for the Brentwood Branch Estates Subdivision for 8 single-family clustered residential lots located at 501 Broadwell Drive, Hill Road (unnumbered) and at Trousdale Drive (unnumbered), zoned RS20 (4.42 acres), requested by Michael and Sharon Yates, owners.

Staff Recommendation: Approve the extension of the Concept Plan approval to March 27, 2013

K. OTHER BUSINESS

- 7. A request for an Open Space Dedication Agreement between Summerfield Development, LLC, and the Metropolitan Government of Nashville and Davidson County, Tennessee for a portion of property on Ashford Trace, south of Shadowbrook Trail (Map 164, Part of Parcel 262), to allow a portion of the Cane Ridge Elementary School property to be counted towards future open space requirements of the Treehaven Subdivision, Phase V, when the final plat is approved and recorded.**
- 8. Historic Zoning Commission Report**
- 9. Board of Parks and Recreation Report**
- 10. Executive Committee Report**
- 11. Executive Director Report**
- 12. Legislative Update**

L. MPC CALENDAR OF UPCOMING MATTERS

February 23, 2012

Work Session

2:30pm, 800 Second Avenue South, Nash Room
Topic: Midtown Plan Amendment

MPC Meeting

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

February 29, 2012

MPC Executive Committee Meeting

8:30am, 800 Second Avenue South, Nash Room

Topics: Communication and Retreat Review

March 8, 2012

ULI Lunch for Commissioners

11:30am, 800 Second Avenue South, Davidson room

Topic: Sustainability – guest speaker Sadhu Johnston, deputy city manager of Vancouver, BC

MPC Meeting

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

March 22, 2012

MPC Meeting

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

M. ADJOURNMENT
