



METROPOLITAN PLANNING COMMISSION ACTION AGENDA Thursday, February 24, 2011

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

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

MEETING AGENDA

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

Items from the February 10, 2011 Planning Commission Meeting

1. 2010Z-022TX-001

COMMUNITY EDUCATION

Staff Reviewer: Jennifer Regen

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.

MPC Action: Withdraw (7-0-1)

2. 2010SP-023-001

DRIVE TIME CAR DEALERSHIP

Map 163, Parcel(s) 191

Council District 32 (Sam Coleman)

Staff Reviewer: Jason Swaggart

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.

MPC Action: Approve with conditions (8-0)

Specific Plans

3. 2011SP-002-001

(formerly 2010Z-015PR-001)

BL2011-844 / Langster

HERMAN STREET

Map 092-06, Parcel(s) 279-280

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Greg Johnson

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).

MPC Action: Approve SP with conditions, Disapprove MUN (8-0)

Zone Changes

4. 2010Z-033PR-001

BL2011-854 / HOLLIN
731 MCFERRIN AVENUE
Map 082-08, Parcel(s) 307
Council District 05 (Jamie Hollin)
Staff Reviewer: Brenda Bernards

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.

MPC Action: Approve and direct staff to initiate a housing keeping amendment for parcels 307 and 308 on Map 082-08. (7-1)

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

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.

MPC Action: Approve, including an exception to Section 3.5 of the Subdivision Regulations for lot comparability. (8-0)

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

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.

MPC Action: Approve (8-0)

G. PREVIOUSLY DEFERRED ITEMS

Zoning Text Amendments

7. 2010Z-019TX-001

BL2010-783 / COLE, CLAIBORNE, JAMESON
NONCONFORMING USES & STRUCTURES
Staff Reviewer: Bob Leeman

A council bill to amend Title 17 of the Metro Zoning Code, to clarify the status and review of nonconforming uses and structures within Davidson County, sponsored by Councilmembers Eric Cole, Phil Claiborne, and Mike Jameson.

MPC Action: Defer Indefinitely (7-0-1)

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

Community Plan Amendments

8. 2011CP-000-001

Implementing Complete Streets: Major and Collector Street Plan of Metropolitan Nashville, A Component of Mobility 2030

Staff Reviewer: Michael Briggs

A request to adopt Implementing Complete Streets: Major and Collector Street Plan of Metropolitan Nashville, A Component of Mobility 2030, which updates the plan for major and collector streets for Metro Nashville-Davidson County. The Major and Collector Street Plan was last updated and adopted in 1992.

MPC Action: Motion to Approve Major and Collector Street Plan with conditions, including:

4. **Change the MCSP designation of Stewarts Ferry Pike from I-40 to McCrory Creek Road from T3-M-AB4 to T3-M-AB5 and from McCrory Creek Road to Lebanon Pike from T3-R-AB3 to T3-R-AB5 to reflect Public Works' pre-planning to widen to five lanes.**
5. **Remove Oakley Drive from the MCSP from Trousdale Drive to Edmondson Pike to reflect the removal of the proposed connection from the Collector Plan as adopted in the Southeast Community Plan.**
6. **The MCSP will be effective as of August 1, 2011.**

Motion Amendment: Amend the motion to delete condition 2 (Harding Road is to remain a five lane road and designated T5-M-AB5-UM) and add the following condition:

7. **Delete the following from the Major and Collector Street Plan**
 - a. **Proposed Bosley Springs Connector**
 - b. **Hillwood Boulevard.**
 - c. **Hickory Valley Road.**
 - d. **Vine Ridge Drive**
 - e. **Brook Hollow Road.**
 - f. **Davidson Road.**

Action: Defer the motion as amended to allow time to obtain responses to questions raised by the Public Works Department as listed below. Hold a work session on March 10, 2011 for further discussion of questions raised by the Public Works Department. 7-0

Questions to Tennessee Department of Transportation/Federal Highway Administration:

1. **Will the proposed classification system jeopardize future federal funding opportunities?**
2. **Will the proposed classification system have any impact on the existing FAU system for Davison County, mostly related to eligibility of funding and continuation of improvements?**
3. **On routes where we have already used federal funds for improvements, if the proposed classification system shows less laneage, will it be a liability to Metro? (8-0)**

9. 2011CP-000-002

MOBILITY 2030

Staff Reviewer: Michael Briggs

A request to amend Mobility 2030 to incorporate the Nashville Strategic Transit Master Plan and the Strategic Plan for Sidewalks and Bikeways as elements of Mobility 2030.

MPC Action: Approve, including the addition of Lombardy Avenue to the Strategic Plan for Bikeways and Sidewalks. (8-0)

10. 2011CP-008-001

NORTH NASHVILLE COMMUNITY PLAN: 2010 UPDATE

Staff Reviewer: Tifinie Adams

A request to amend the North Nashville Community (Subarea 8) Transportation Plan to include recommendations from the adopted Implementing Complete Streets: Major and Collector Street Plan of Metropolitan Nashville, A Component of Mobility 2030 for major streets in the North Nashville Community, requested by Metro Planning Department.

MPC Action: Defer to follow Major and Collector Street Plan adoption. (8-0)

I. RECOMMENDATIONS TO METRO COUNCIL

Zoning Text Amendments

11. 2011Z-001TX-001

New Zoning Code Terminology Related to the Update of the Major and Collector Street Plan

Staff Reviewer: Rebecca Ratz

A request to amend Metro Zoning Code, Chapters 17.04 (Definitions) and 17.12 (District Bulk Regulations) by revising the definitions associated with street designations to reflect new Major and Collector Street Plan terminology; and by modifying the measurement of street setbacks for multi-family and non-residential districts and non-residential uses in the AG, AR2a, R and RS districts, consistent with these new designations, requested by the Metro Planning Department.

MPC Action: Defer to follow Major and Collector Street Plan adoption. (8-0)

Specific Plans

12. 2006SP-090U-10

RICHARD JONES ROAD

Map 117-15, Parcel(s) 153

Council District 25 (Sean McGuire)

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (MNR) district known as "Richard Jones Road", to determine its completeness pursuant to Section 17.40.106.1 of the Metro Zoning Code (Review of a Development Plan), for property located at 2002 Richard Jones Road (3.93 acres) and located within the Green Hills Urban Design Overlay District, approved for retail and restaurant uses within an existing 3-story building via Council Bill BL2006-1107 adopted by Metro Council on January 17, 2007, review initiated by the Metro Planning Department.

MPC Action: Find the SP Active (8-0)

13. 2006SP-135U-08

CLIFTON AVENUE TOWNHOMES

Map 091-12, Parcel(s) 197-198

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (R) district known as "Clifton Avenue Townhomes", to determine its completeness pursuant to Section 17.40.106.1 of the Metro Zoning Code (Review of a Development Plan), for properties located at 711 and 713 40th Avenue North (0.54 acres), approved for ten units via Council Bill BL2006-1253 effective on January 19, 2007, review initiated by the Metro Planning Department.

MPC Action: Defer to the March 24, 2011, Planning Commission meeting (7-0-1)

14. 2006SP-178U-09

SIGNATURE TOWER

Map 093-06-1, Parcel(s) 082

Council District 06 (Mike Jameson)

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (MU) district known as "Signature Tower", to determine its completeness pursuant to Section 17.40.106.1 of the Metro Zoning Code (Review of a Development Plan), for property located at 501 Church Street (1.22 acres), approved for a 1,396,000 square foot building to contain 435 residential units, 197 hotel rooms, and 17,000 square feet of restaurant and retail uses via Council Bill BL2006-1291 effective on January 16, 2007, review initiated by the Metro Planning Department.

MPC Action: Find the SP Inactive and recommend to the Council that the property be rezoned to DTC. (8-0)

15. 2006SP-181G-12

EVERGREEN HILLS

Map 182-00, Parcel(s) 011, 214, 221
Council District 32 (Sam Coleman)
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (MR) district known as "Evergreen Hills", to determine its completeness pursuant to Section 17.40.106.1 of the Metro Zoning Code (Review of a Development Plan), for properties located at 13880 Old Hickory Boulevard and at Old Hickory Boulevard (unnumbered) (188.69 acres), approved for 200 townhouse units and 700 single-family lots via Council Bill BL2006-1254 effective on January 16, 2007, review initiated by the Metro Planning Department.

MPC Action: Find the SP Active (8-0)

16. 2009SP-025-001

BL2009-597 / COLEMAN

BELZ MOUNTAIN SPRINGS COMMUNITY

Map 164-00, Parcel(s) PART OF 040, 174
Council District 32 (Sam Coleman)
Staff Reviewer: Greg Johnson

A request to change from RS7.5 to SP-MR zoning a portion of properties located at 5000 Mountain Springs Road and at Hobson Pike (unnumbered), north of Hobson Pike (40.8 acres), to permit 219 multi-family dwelling units, requested by Civil Site Design Group, PLLC, applicant, for Belz-McDowell Properties, owner.

MPC Action: Approve with conditions (8-0)

17. 2011SP-001-001

BL2011-846 / CLA1BORNE

CANDLEWOOD HOTEL

Map 096-13, Parcel(s) 154
Council District 15 (Phil Claiborne)
Staff Reviewer: Greg Johnson

A request to rezone from CS to SP-C zoning for property located at 2724 Elm Hill Pike, approximately 900 feet west of Donelson Pike (1.28 acres), to permit hotel and restaurant uses, requested by T-Square Engineering, applicant, Signature Hospitality, owner.

MPC Action: Approve with conditions (8-0)

Zone Changes

18. 2011Z-001PR-001

3710 N NATCHEZ COURT

Map 133-06, Parcel(s) 256
Council District 16 (Anna Page)
Staff Reviewer: Brian Sexton

A request to rezone from CS to MUL district property located at 3710 N. Natchez Court, approximately 380 feet east of Nolensville Pike (.76 acres), requested by Hee Kyung Shin, owner.

MPC Action: Approve (8-0)

J. PLANNING COMMISSION ACTIONS

Urban Design Overlays: final site plans

19. 2004UD-002-004

VILLAGES OF RIVERWOOD

Map 097, Parcel(s) 014, 016, 158-159
Council District 14 (James Bruce Stanley)
Staff Reviewer: Greg Johnson

A request for a modification to a portion of the Villages of Riverwood Urban Design Overlay for properties located at 3816 Dodson Chapel Road and at Hoggett Ford Road (unnumbered), on the north side of Interstate 40, to modify the front garage setback from the existing standard of a 8 foot minimum setback from the front facade to a 2 foot setback for lots with street access as set forth within Phase 2 of the approved UDO plan, zoned RM9 and MUN and partially located within the Floodplain Overlay District, requested by Ragan-Smith-Associates Inc., applicant, for Beazer Homes, owner.

MPC Action: Approve with conditions (8-0)

Planned Unit Developments: final site plans

20. 1-72P-002

CHARLOTTE CENTER

Map 102-08, Parcel(s) 117
Council District 20 (Buddy Baker)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Charlotte Center Planned Unit Development Overlay located at 3710 Annex Avenue, at the corner of Charlotte Pike and Annex Avenue, zoned CS (13.95 acres), to permit a 4,569 square foot fast-food restaurant, replacing a previously approved 4,179 square foot fast-food restaurant, requested by GBC Design Inc., applicant, for Utax Estates Inc., owner.

MPC Action: Approve with conditions, including updated Public Works Department conditions (8-0)

21. 220-77P-001

POINT PLACE BUSINESS PARK

Map 096-13, Parcel(s) 195
Council District 14 (James Bruce Stanley)
Staff Reviewer: Greg Johnson

A request for a revision to the preliminary plan and for final approval for a portion of the Point Place Commercial Planned Unit Development located at 443 Allen Road, approximately 610 feet east of Donelson Pike, zoned CL (6.09 acres), to permit the addition of 75 parking spaces, requested by Perry Engineering LLC, applicant, for Point Place LLC, owner.

MPC Action: Approve with conditions (8-0)

Subdivision: Final Plats

22. 2011S-003-001

VAULX LANE SUBDIVISION

Map 118-02, Parcel(s) 034
Council District 17 (Sandra Moore)
Staff Reviewer: Greg Johnson

A request for final plat approval to create two lots on property located at 2500 Vaulx Lane, approximately 200 feet north of Inverness Avenue (0.6 acres), zoned R10, requested by George and Lillie Lester, owners, Campbell, McRae & Associates Surveying, Inc., surveyor.

MPC Action: Approve, including an exception to Section 3.5 of the Subdivision Regulations for lot comparability and recommend to the applicant that the setback be consistent with the other structures north of the property on Vaulx Lane and that all structures be a maximum of two stories in height. (7-0)

K. OTHER BUSINESS

23. 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.
MPC Action: Approve (8-0)
24. 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.
MPC Action: Approve (8-0)
25. Contract amendment for Tifinie Adams, Joni Priest, and Rebecca Ratz.
MPC Action: Approve (8-0)
26. **Historical Commission Report**
27. **Board of Parks and Recreation Report**
28. **Executive Committee Report**
29. **Executive Director Report**
30. **Legislative Update**

L. MPC CALENDAR OF UPCOMING MATTERS

March 10, 2011

MPC Meeting
4 pm, Sonny West Conference Center
Text Amendment: alley sign standards for commercial districts

March 24, 2011

MPC Meeting
4 pm, Sonny West Conference Center
Public Hearing: proposed amendments to the Subdivision Regulations

April 14, 2011

MPC Meeting
4 pm, Sonny West Conference Center
Capital Budget

April 28, 2011

MPC Meeting
4 pm, Sonny West Conference Center
Primrose UDO
Receive consultants' preliminary comments on Downtown Sign Standards

M. ADJOURNMENT

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.

February 24, 2011 Meeting

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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