



METROPOLITAN PLANNING COMMISSION 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

Notice to Public

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 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/impvc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/pdfs/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

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 JANUARY 27, 2011 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL/WITHDRAWAL

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

- 7. **2010Z-019TX-001**
BL2010-783 | COLE, CLAIBORNE, JAMESON

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.

- 3. **2011SP-002-001**
(formerly 2010Z-015PR-001)
BL2011-844 / Langster
HERMAN STREET

- 5. **2010S-121-001**
1603 GLEN ECHO ROAD

- 6. **2010S-123A-001**
HARBOURTOWN VILLAGE, SEC 2, RESERVE PARCEL

- 9. **2011CP-000-002**
MOBILITY 2030

- 10. **2011CP-008-001**
NORTH NASHVILLE COMMUNITY PLAN: 2010 UPDATE

- 11. **2011Z-001TX-001**
New Zoning Code Terminology Related to the Update of the Major and Collector Street Plan

- 17. **2011SP-001-001**
BL2011-846 / CLAIBORNE
CANDLEWOOD HOTEL

- 18. **2011Z-001PR-001**
3710 N NATCHEZ COURT

19. **2004UD-002-004**
VILLAGES OF RIVERWOOD
20. **1-72P-002**
CHARLOTTE CENTER
21. **220-77P-001**
POINT PLACE BUSINESS PARK
22. **2011S-003-001**
VAULX LANE SUBDIVISION
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.**
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.**
25. **Contract amendment for Tifinie Adams, Joni Priest, and Rebecca Ratz.**

Items from the February 10, 2011 Planning Commission Meeting

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: WITHDRAW

2. 2010SP-023-001
DRIVE TIME CAR DEALERSHIP

Map 163, Parcel(s) 191
Council District 32 (Sam Coleman)
Staff Reviewer: Jason Swaggart

Current Status
Not on 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

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

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 SP WITH CONDITIONS; DISAPPROVE MUN

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

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

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

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.

Zoning Text Amendments

7. 2010Z-019TX-001

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

Current Status
Not on consent
Public Hearing
Open

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.

Staff Recommendation: DEFER INDEFINITELY

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).

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

Current Status

Not on consent

Public Hearing

Open

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.

Staff Recommendation: APPROVE WITH CONDITIONS

9. 2011CP-000-002

MOBILITY 2030

Staff Reviewer: Michael Briggs

Current Status

Consent

Public Hearing

Open

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.

Staff Recommendation: APPROVE

10. 2011CP-008-001

NORTH NASHVILLE COMMUNITY PLAN: 2010 UPDATE

Staff Reviewer: Tifinie Adams

Current Status

Consent

Public Hearing

Open

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.

Staff Recommendation: APPROVE if the Major and Collector Street Plan is approved; DEFER if the Major and Collector Street Plan is deferred.

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

11. 2011Z-001TX-001

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

Staff Reviewer: Rebecca Ratz

Current Status

Consent

Public Hearing

Open

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.

Staff Recommendation: APPROVE if the Major and Collector Street Plan is approved; DEFER if the Major and Collector Street Plan is deferred.

Specific Plans

12. 2006SP-090U-10

RICHARD JONES ROAD

Map 117-15, Parcel(s) 153

Council District 25 (Sean McGuire)

Staff Reviewer: Brenda Bernards

Current Status

Not on Consent

Public Hearing

None

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.

Staff Recommendation: FIND THE SP ACTIVE

13. 2006SP-135U-08

CLIFTON AVENUE TOWNHOMES

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

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Brenda Bernards

Current Status

Not on Consent

Public Hearing

None

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.

Staff Recommendation: FIND THE SP ACTIVE

14. 2006SP-178U-09

SIGNATURE TOWER

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

Council District 06 (Mike Jameson)

Staff Reviewer: Brenda Bernards

Current Status

Not on Consent

Public Hearing

Open

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.

Staff Recommendation: FIND THE SP INACTIVE and recommend to the Council that the property be rezoned to DTC.

15. 2006SP-181G-12

EVERGREEN HILLS

Map 182-00, Parcel(s) 011, 214, 221

Council District 32 (Sam Coleman)

Staff Reviewer: Brenda Bernards

Current Status

Not on Consent

Public Hearing

None

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.

Staff Recommendation: FIND THE SP ACTIVE

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

Current Status
Not on Consent
Public Hearing
Open

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.
Staff Recommendation: APPROVE WITH CONDITIONS

17. 2011SP-001-001

BL2011-846 / CLA1BORNE
CANDLEWOOD HOTEL
Map 096-13, Parcel(s) 154
Council District 15 (Phil Claiborne)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

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.
Staff Recommendation: APPROVE WITH CONDITIONS

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

Current Status
Consent
Public Hearing
Open

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.
Staff Recommendation: APPROVE

J. PLANNING COMMISSION ACTIONS

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

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

Current Status
Consent
Public Hearing
Open

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.
Staff Recommendation: APPROVE WITH CONDITIONS

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

Current Status

Consent

Public Hearing

Open

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 Ulax Estates Inc., owner.

Staff Recommendation: APPROVED WITH CONDITIONS INCLUDING UPDATED PUBLIC WORKS CONDITIONS

21. 220-77P-001

POINT PLACE BUSINESS PARK

Map 096-13, Parcel(s) 195

Council District 14 (James Bruce Stanley)

Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

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.

Staff Recommendation: APPROVE WITH CONDITIONS

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

Current Status

Consent

Public Hearing

Open

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.

Staff Recommendation: APPROVE WITH CONDITIONS

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.**
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.**
25. **Contract amendment for Tifinie Adams, Joni Priest, and Rebecca Ratz.**
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

February 24, 2011

MPC Meeting

4 pm, Sonny West Conference Center

Public Hearing: Major and Collector Street Plan

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
