



METROPOLITAN PLANNING COMMISSION **ACTION AGENDA**

Thursday, February 27, 2014

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	Jeff Haynes
Derrick Dalton	Phil Ponder
Hunter Gee	Councilmember Walter Hunt
Lillian Blackshear	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
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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 FEBRUARY 13, 2014 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. NASHVILLENEXT UPDATE
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- H. 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.

Specific Plans

1. 2013SP-036-001

ASHTON PARK

Map 098, Part of Parcel 80 and 88 Map 110, Parcel(s) 49
Council District 12 (Steve Glover)
Staff Reviewer: Jason Swaggart

A request to rezone from RS15 to SP-R zoning for properties located at 4619 Hessey Road and 3375 Earhart Road and for a portion of property located at 3391 Earhart Road, at the northeast corner of Hessey Road and Earhart Road, (44.8 acres), to permit up to 155 single-family residential dwelling units, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Campbell Carter and Chris Pardue, owners.

MPC Action: Defer to the April 24, 2014, Planning Commission meeting. (9-0)

I. 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

J. 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. 2014Z-002TX-001

PERSONAL INSTRUCTION IN INDUSTRIAL DISTRICTS

Staff Reviewer: Jason Swaggart

A request to amend Title 17 of the Metropolitan Code, Zoning Regulations, to replace the definition for "Personal instruction" and permit the uses in the IWD, IR and IG zoning districts, requested by the Metro Planning Department and the Metro Codes Administration Department, applicants.

MPC Action: Approve (9-0)

3. 2014Z-004TX-001

BL2014-651 \ ALLEN

REGULATION OF TEMPORARY MUSIC EVENTS

Staff Reviewer: Jason Swaggart

A request to amend Chapters 17.04, 17.08, and 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the regulation of small outdoor music events, requested by Councilmember Burkley Allen, applicant.

MPC Action: Defer to the March 27, 2014, Planning Commission meeting. (8-1)

4. 2014Z-006TX-001

BL2014-685 \ HUNT

POSTING OF PUBLIC HEARING SIGNS

Staff Reviewer: Carrie Logan

A request to amend Section 17.40.730 of the Metropolitan Zoning Code to modify the general requirements of public notice signs, requested by the Metro Planning Department, applicant.

MPC Action: Approve (9-0)

5. 2014Z-007TX-001

BL2014-684 \ HUNT

DETACHED ACCESSORY DWELLING UNITS

Staff Reviewer: Benjamin Miskelly

A request to amend Chapters 17.04 and 17.16 of the Metropolitan Code pertaining to the definition and conditions for detached accessory dwelling units, requested by the Metro Planning Department, applicant.

MPC Action: Approve (9-0)

Specific Plans

6. 2014SP-013-001

PORTER ROAD PLACE

Map 083-03, Parcel(s) 109-110

Council District 07 (Anthony Davis)

Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for properties located at 1421 Porter Road and Porter Road (unnumbered), approximately 500 feet south of McKennell Drive (0.61 Acres), to permit up to six detached dwelling units, requested by Dale & Associates, applicant; Christopher Carter, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (9-0)

Zone Changes

7. 2014Z-014PR-001

BL2014-675 \ S. DAVIS
Map 082-14, Parcel(s) 056
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

A request to rezone from IR to MUG zoning for property located at 30 Oldham Street, approximately 275 feet west of N. 1st Street and located within the Floodplain Overlay District (3.74 acres), requested by Hetzel Family Partners, owner.

MPC Action: Approve MUG or MUG-A. (8-0-1)

8. 2014Z-015PR-001

BL2014-677 \ A.DAVIS
Map 072-07, Parcel(s) 236-237
Council District 07 (Anthony Davis)
Staff Reviewer: Duane Cuthbertson

A request to rezone from MUN-A to RS10 zoning for properties located at 2212 and 2216 Riverside Drive, approximately 190 feet south of McGavock Pike (0.60 acres), requested by the Metro Planning Department, applicant; James V. Mims et ux, owners.

MPC Action: Approve. (9-0)

Urban Design Overlays

9. 2014UD-001-001

BL2014-682 \ MOORE
CLAYTON AVENUE UDO
Various Maps Various Parcels
Council District 17 (Sandra Moore)
Staff Reviewer: Benjamin Miskelly

A request to apply the Clayton Avenue Urban Design Overlay to various properties located on Clayton Avenue, Craig Avenue and Lealand Lane east of Lealand Lane (21.27 acres), zoned R10, to apply design standards regarding building height, setbacks, frontage, and driveways, requested by Councilmember Sandra Moore, applicant; various property owners.

MPC Action: Approve. (9-0)

Planned Unit Developments

10. 158-75P-002

BAR-B-CUTIE (CANCEL)
Map 161-08, Parcel(s) 010
Council District 27 (Davette Blalock)
Staff Reviewer: Melissa Sajid

A request to cancel the Bar-B-Cutie Commercial Planned Unit Development Overlay District on property located at 5207 Nolensville Pike, approximately 120 feet north of Brewer Drive, zoned CS (1.77 acres), requested by James McFarland, owner.

MPC Action: Disapprove PUD cancellation. Approve PUD amendment to allow all uses permitted in Commercial Service (CS) with certain exceptions, including a condition to replace "all office uses" on the list of excluded uses with "cash advance, check cashing, financial institution and title loan." (9-0)

Neighborhood Landmark Overlays

11. 2014NL-001-001

BL2014-673 \ BENNETT
Map 061-07, Parcel(s) 128-130, 183-186, 242-247, 272-273
Map 061-11, Parcel(s) 084-085, 123-128, 131
Council District 08 (Karen Bennett)
Staff Reviewer: Duane Cuthbertson

A request to apply a Neighborhood Landmark Overlay District to various properties located along the west side of Gallatin Pike between Virginia Avenue and Broadmoor Drive, (17.22 acres), zoned OR20-A and RS7.5 and located within the Gallatin Pike Urban Design Overlay District, requested by the Metro Planning Department and Councilmember Karen Bennett, applicants; various property owners.

MPC Action: Approve (9-0)

K. PLANNING COMMISSION ACTIONS

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

Subdivision: Concept Plans

12. 2014S-021-001

VISTA CLUSTER LOT SUBDIVISION
Map 049, Part of Parcel(s) 154
Council District 03 (Walter Hunt)
Staff Reviewer: Duane Cuthbertson

A request for concept plan approval to create 43 clustered lots on a portion of property located at Whites Creek Pike (unnumbered), at the northeast corner of Whites Creek Pike and Green Lane, zoned R10 (11.81 acres), requested by Cornerstone Land Company, owner; Anderson, Delk, Epps & Associates, Inc., applicant.

MPC Action: Approve with conditions, including a condition limiting the lots to single-family only. (5-2)

Subdivision: Final Plats

13. 2014S-024-001

**WEST NASHVILLE, RESUB LOT 2 & PORTION OF ABANDONED
53RD AVENUE NORTH**
Map 091-11, Parcel 394 and part of Parcel 125
Council District 20 (Buddy Baker)
Staff Reviewer: Melissa Sajid

A request for final plat approval to create three lots on property located at 5219 Illinois Avenue, 5213 Illinois Avenue and on abandoned right-of-way located at 5213 Illinois Avenue, approximately 400 feet west of 52nd Avenue North, zoned R6 (0.28 acres), requested by XCel Land Surveying, applicant; Toni Rothfuss and Nicholas Perenich, owners.

MPC Action: Approve with conditions. (9-0)

L. OTHER BUSINESS

14. New employee contract for Anna Emerson.

MPC Action: Approve. (9-0)

15. Approval of Amended Planning Commission Rules and Procedures.

MPC Action: Approve, effective for the March 13, 2014, Planning Commission meeting. (9-0)

16. Historic Zoning Commission Report

- 17. Board of Parks and Recreation Report
- 18. Executive Committee Report
- 19. Accept the Director's Report and Approve Administrative Items.
MPC Action: Approve. (9-0)
- 20. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

March 4, 2014

Work Session

8:30am, 800 Second Ave. South, Metro Office Building, Nashville Room

March 13, 2014

MPC Meeting

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

March 27, 2014

MPC Meeting

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

April 10, 2014

MPC Meeting

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

April 24, 2014

MPC Meeting

5:30pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

N. ADJOURNMENT