



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, February 28, 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
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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 14, 2013 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

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. **2013Z-007TX-001**
NONCONFORMING LOT AREA
- 2. **2007SP-081G-06**
MT LAUREL RESERVE
- 3. **2008SP-030U-10**
ABE'S GARDEN AT PARK MANOR
- 4. **2008SP-031U-11**
MERCURY NORTH
- 5. **2013SP-008-001**
CATHEDRAL HOMES PARK
- 7. **2013Z-003PR-001**
BL2013-372 / GILMORE
- 8. **2013NHC-001-001**
BL2013-370 / GILMORE
SALEMTOWN NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
- 9. **15-82P-001**
JACKSON BUSINESS PARK
- 10. **80-77P-001**
NASHVILLE CHRISTIAN TOWERS
- 11. **2008S-061U-12**
BRENTWOOD BRANCH ESTATES (CONCEPT PLAN EXTENSION #4)

12. 2013S-023-001
PLEASANT HILL, RESUB RESERVE PARCEL B

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

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

1. 2013Z-007TX-001

NONCONFORMING LOT AREA

Staff Reviewer: Carrie Logan

Current Status

Consent

Public Hearing

Open

A request to amend Title 17 of the Metropolitan Code, Zoning Regulations, by amending Section 17.40.670, pertaining to bulk standards for single-family structures on lots containing less than the minimum required lot area and adding a reference to Table 17.12.020.D, requested by the Metro Planning Department, applicant.

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.

Specific Plans

2. 2007SP-081G-06

MT LAUREL RESERVE

Map 128, Parcel(s) 038

Council District 22 (Sheri Weiner)

Staff Reviewer: Amy Diaz-Barriga

Current Status

Consent

Public Hearing

Open

The periodic review of an approved Specific Plan (R) district known as "Mt. Laurel Reserve", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at Hicks Road (unnumbered), (36.25 acres), approved to permit the development of 129 townhomes via Council Bill BL2008-321 approved on January 22, 2009, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District inactive and direct staff to prepare a report to the Council recommending the property be rezoned to RS80

3. 2008SP-030U-10

ABE'S GARDEN AT PARK MANOR

Map 116-03, Parcel(s) 015, 027
Council District 24 (Jason Holleman)
Staff Reviewer: Amy Diaz-Barriga

Current Status
Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (MR) district known as "Abe's Garden at Park Manor", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for properties located at 115 Woodmont Boulevard, (7.41 acres), approved for an independent living, assisted-care and nursing home facility comprised of a proposed 2-story south building containing a senior day-care facility and 80 beds, an existing 7-story central tower containing 32 beds and 85 units, and a proposed 10-story north tower containing 99 units via Council Bill BL2008-364 approved on January 22, 2009, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active

4. 2008SP-031U-11

MERCURY NORTH

Map 106-01, Parcel(s) 055, 057
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Amy Diaz-Barriga

Current Status
Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (R) district known as "Mercury North", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for properties located at 811 Elm Hill Pike and at 416 Murfreesboro Pike, (0.37 acres), approved for a boarding house with 32 living units with kitchens in an existing 32 room motel facility via Council Bill BL2008-363 approved on January 22, 2009, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District complete

5. 2013SP-008-001

CATHEDRAL HOMES PARK

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

Current Status
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: Approve with conditions

6. 2013SP-011-001

WATTS LANE

Map 103-01, Parcel(s) 153
Council District 20 (Buddy Baker)
Staff Reviewer: Greg Johnson

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R6 to SP-MU, and for final site plan for property located at 813 Watts Lane, approximately 120 feet west of Neighborly Avenue (1.57 acres), to permit light manufacturing and single-family residential uses, requested by Larry Maxwell and Miriam Richardson, owners.

Staff Recommendation: Disapprove

Zone Changes

7. 2013Z-003PR-001

BL2013-372 / GILMORE
Map 092-16, Parcel(s) 057
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to rezone from CF to MUI-A zoning for property located at 2007 Terrace Place, approximately 175 feet west of 20th Avenue South (0.97 acres), requested by the Metro Planning Department, applicant, Vanderbilt University, owner.

Staff Recommendation: Approve

Neighborhood Conservation Overlays

8. 2013NHC-001-001

BL2013-370 / GILMORE
SALEMTOWN NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
Council District 19 (Erica Gilmore)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to apply the provisions of the Salemtown Neighborhood Conservation Overlay District to properties located along 3rd Avenue North, 4th Avenue North, 5th Avenue North, 6th Avenue North, 7th Avenue North, Buchanan Street, Coffee Street, Garfield Street and Hume Street (71.0 acres), requested by the Metro Historic Zoning Commission and Councilmember Erica Gilmore, applicants, various property owners.

Staff Recommendation: Approve with amended boundary and disapprove without amended boundary

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: Final Site Plans

9. 15-82P-001

JACKSON BUSINESS PARK
Map 175, Parcel(s) 143
Council District 33 (Robert Duvall)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Jackson Business Park Commercial Planned Unit Development Overlay District located at 3001 Owen Drive, at the southwest corner of Owen Drive and Old Hickory Boulevard (5.99 acres), zoned AR2a, to permit a 32,000 square foot addition to an existing distributive/wholesale business, requested by Lukens Engineering Consultants, applicant, for Athens Distributing Co. of Nashville, owner.

Staff Recommendation: Approve with conditions

10. 80-77P-001

NASHVILLE CHRISTIAN TOWERS
Map 106, Parcel(s) 113
Council District 16 (Tony Tenpenny)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for the Nashville Christian Towers Residential Planned Unit Development Overlay District located at 100 Foothill Court, approximately 1,040 feet south of Plus Park Boulevard (3.15 acres), zoned RM40, to permit the construction of a parking deck, requested by Perry Engineering, LLC, applicant, for Nashville Christian Towers, Inc., owner.

Staff Recommendation: Defer to the March 14, 2013, Planning Commission meeting. Approve with conditions if the application approved by Metro Stormwater and Water Services prior to the February 28, 2013, Planning Commission meeting.

Subdivision: Concept Plans

11. 2008S-061U-12

BRENTWOOD BRANCH ESTATES (CONCEPT PLAN EXTENSION #4)
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, 2013, 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 February 28, 2014

Subdivision: Final Plats

12. 2013S-023-001

PLEASANT HILL, RESUB RESERVE PARCEL B
Map 033-14, Parcel(s) 102 Map 042, Parcel(s) 057
Council District 03 (Walter Hunt)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create one lot and remove the reserve status on property located at Green Acres Drive (unnumbered) and on a portion of property at 249 Green Acres Drive, opposite Nella Drive, zoned RS20 (0.48 acres), requested by Shirley Arnold, owner, Weatherford & Associates, LLC, surveyor.

Staff Recommendation: Approve

K. OTHER BUSINESS

13. Historic Zoning Commission Report
14. Board of Parks and Recreation Report
15. Executive Committee Report
16. Executive Director Report
17. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

February 25, 2013

General Plan Meeting- NashvilleNext Speakers' Series

The Opportunities and Challenges of 21st Century Demographics- Mitch Silver, President American Planning Association
5:30 pm, 1008 19th 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

March 11, 2013

General Plan Meeting-NashvilleNext Speakers' Series

Modern Cities as Engines of Economic Opportunity and Social Progress- Dr. Henry Cisneros, Chairman, CityView

5:30 pm, 25 Middleton Street, Nashville Children's Theater

M. ADJOURNMENT
