



METROPOLITAN PLANNING COMMISSION AGENDA

Thursday, February 9, 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 JANUARY 26, 2012 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. ITEMS FOR DEFERRAL / WITHDRAWAL
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2. **2011Z-016TX-001**

BL2011-30 / JOHNSON

SIGN: TRI-FACE BILLBOARDS

6. **2012S-019-001**

BEAUMONT PLACE, RESUBDIVISION

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. **2004P-028-001**

OLD HICKORY COMMONS

4. **2012Z-001TX-001**

NON-CONFORMING USES AND STRUCTURES: NATURAL DISASTERS

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

1a. **2011CP-013-004**

ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE

Map 149, Parcel(s) 026

Council District 28 (Duane A. Dominy)

Staff Reviewer: Tifine Capehart

Current Status

Not on consent

Public Hearing

Open

A request to amend the Antioch-Priest Lake Community Plan: 2003 Update to change the land use policy from Residential Low-Medium Density (RLM) to T3 Neighborhood Evolving (NE) and Conservation (CO) for property located at 2158 Una Antioch Pike, requested by Anderson, Delk, Epps and Associates, Inc., applicant, Pamela Meadows, owner. (See also Specific Plan Case # 2011SP-024-001).

Staff Recommendation: DISAPPROVE

1b. 2011SP-024-001

MEADOWS DOWNS

Map 149, Parcel(s) 026
Council District 28 (Duane A. Dominy)
Staff Reviewer: Greg Johnson

Current Status

Not on consent

Public Hearing

Open

A request to rezone from R10 to SP-MR zoning property located at 2158 Una Antioch Pike, approximately 1,915 feet south of Murfreesboro Pike (8.9 acres) and within the Floodplain Overlay District, to permit a maximum of 70 dwelling units within an assisted living and/or nursing facility, requested by Anderson, Delk, Epps and Associates Inc., applicant, Pamela Meadows, owner. (See also Community Plan Amendment Case # 2011CP-013-004)

Staff Recommendation: DISAPPROVE

Zoning Text Amendments

2. 2011Z-016TX-001

BL2011-30 / JOHNSON
SIGN: TRI-FACE BILLBOARDS
Staff Reviewer: Brenda Bernards

Current Status

Not on consent

Public Hearing

Open

A request to amend Chapter 17.40 of the Metro Zoning Code to prohibit the conversion of nonconforming static billboards to tri-face billboards, requested by Councilmember Karen Johnson, applicant.

Staff Recommendation: WITHDRAW

Planned Unit Developments

3. 2004P-028-001

OLD HICKORY COMMONS

Map 175-02-0-B, Parcel(s) 075-086, 088-101, 119-126, 128-130, 208-215, 903, 905, 908-909
Council District 32 (Jacobia Dowell)
Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request to revise the preliminary plan and for final approval for a portion of the Old Hickory Commons Residential Planned Unit Development Overlay District located on various properties along Sprucedale Drive, between Beaver Creek Way and Saddle Creek Way (2.11 acres), zoned RM6, to permit 23 detached multi-family units where 47 attached multi-family units were previously approved, requested by Anderson, Delk, Epps & Associates Inc., applicant, for Old Hickory Commons LLC, owner. (See also Subdivision Case # 2011S-016-001).

Staff Recommendation: Approve PUD revision and final PUD with conditions, including all Public Works conditions.

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

- 4. 2012Z-001TX-001**
NON-CONFORMING USES AND STRUCTURES: NATURAL DISASTERS
Staff Reviewer: Jennifer Regen

Current Status
Consent
Public Hearing
Open

A request to amend the Metro Zoning Code, Chapter 17.40 (Administration and Procedures) regarding the period of inactivity for nonconforming uses and nonconforming structures damaged by a natural disaster or event where persons or businesses receive major disaster assistance from the federal and/or state government, requested by Councilmember Duane Dominy.

Staff Recommendation: APPROVE WITH AMENDMENTS

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

- 5. 68-87P-001**
NORTHSIDE STATION
Map 069, Parcel(s) 235
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Jason Swaggart

Current Status
Not on consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Northside Station Residential and Commercial Planned Unit Development Overlay District, located at Clarksville Pike (unnumbered), north of West Hamilton Avenue (6.93 acres), zoned RM15, to permit a revision to the layout for 66 multi-family units, where 66 multi-family units were previously approved, requested by T-Square Engineering, applicant, for Quality Properties Asset Management Co., owner.

Staff Recommendation: APPROVE WITH CONDITIONS including Public Works conditions included in the staff report and updated Stormwater conditions.

Subdivision: Final Plats

- 6. 2012S-019-001**
BEAUMONT PLACE, RESUBDIVISION
Map 083-06, Parcel(s) 127
Council District 06 (Peter Westerholm)
Staff Reviewer: Brenda Bernards

Current Status
Not on consent
Public Hearing
Open

A request for final plat approval to create two lots on property located at 215 Manchester Avenue, at the southwest corner of Manchester Avenue and Benjamin Street, zoned R6 (0.24 acres), requested by Tammi Rhoton, owner, Campbell, McRae & Associates Surveying, Inc., surveyor.

Staff Recommendation: DEFER or DISAPPROVE

K. OTHER BUSINESS

7. Historic Zoning Commission Report
8. Board of Parks and Recreation Report
9. Executive Committee Report
10. Executive Director Report
11. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

February 9, 2012

MPC Meeting

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

February 23, 2012

MPC Meeting

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

March 8, 2012

MPC Meeting

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

M. ADJOURNMENT

Consent = Consent Agenda
Closed = Public Hearing was previously held and closed
Defer = Applicant requests to defer 1 or 2 meetings

February 9, 2012 Meeting

Defer Indef = Applicant requests to defer indefinitely
Open = Public hearing is to be held
Withdraw = Applicant requests to withdraw application