



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**Thursday, January 10, 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  
p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

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**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](http://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](http://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](mailto: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](http://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](http://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](http://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](mailto: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.

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# MEETING AGENDA

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. APPROVAL OF DECEMBER 13, 2012 MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
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- G. PREVIOUSLY DEFERRED ITEMS
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## Specific Plans

### 1. 2012SP-028-001

#### GREEN AND LITTLE

Map 117-10, Parcel(s) 115-116

Map 117-14, Parcel(s) 042

Council District 25 (Sean McGuire)

Staff Reviewer: Greg Johnson

A request to rezone from OR20 to SP-MU zoning for properties located at 2400 Crestmoor Road and at 3813 and 3815 Cleghorn Avenue, at the southwest corner of Crestmoor Road and Cleghorn Avenue (2.09 acres), permitting all uses of the MUG-A district except those uses specified on the plan as prohibited, and utilizing most bulk standards of the MUG-A district, requested by Gresham Smith and Partners, applicant, Green & Little, L.P. Et Al and GLCZ Cleghorn, L.P., owners.

**MPC Action: Approve with conditions, including the revised condition from the Public Works Department, and disapprove without all conditions. 7-0-2**

## Zone Changes

### 2a. 2012Z-031PR-001

#### MURFREESBORO PIKE (UNNUMBERED)

Map 164, Parcel(s) 121

Council District 33 (Robert Duvall)

Staff Reviewer: Greg Johnson

A request to rezone from AR2a to CS zoning for property located at Murfreesboro Pike (unnumbered), at the southeast corner of Murfreesboro Pike and Pin Hook Road (1.6 acres), requested by Stephen J. Kozy, owner.

**MPC Action: Approve. Disapprove without the associated urban design overlay. 8-0**

**2b. 2013UD-001-001**

**MURFREESBORO PIKE/PIN HOOK ROAD**

Map 164, Parcel(s) 121  
Council District 33 (Robert Duvall)  
Staff Reviewer: Greg Johnson

A request to create an Urban Design Overlay District to establish building and site design standards at the eastern corner of Murfreesboro Pike and Pin Hook Road, zoned AR2a and proposed for CS, requested by the Metro Planning Department, applicant, Steven J. Kozy, owner (See also associated case # 2012Z-031PR-001).

**MPC Action: Approve, including a correction in the document to reflect the 30 foot tree spacing requirement within the perimeter landscape strip. 8-0**

**Subdivision: Final Plats**

**3. 2012S-130-001**

**NOELTON**

Map 118-09, Parcel(s) 180  
Council District 25 (Sean McGuire)  
Staff Reviewer: Duane Cuthbertson

A request for final plat approval to create five lots on property located at 3400 Lealand Lane, at the southeast corner of Lealand Lane and Noelton Avenue (1.42 acres), zoned R10, requested by Clifford O. Richmond, owner, Patrick Coode and Company, LLC, surveyor.

**MPC Action: Defer Indefinitely. 8-0**

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**H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES**

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**Community Plan Amendments**

**4. 2012CP-010-003**

**GREEN HILLS-MIDTOWN PLAN AMENDMENT**

Map 093-13, Parcel(s) 297  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Greg Claxton

A request to amend the Edgehill Neighborhood Design Plan within the Green Hills-Midtown Community Plan: 2005 Update to change the Land Use Policy from Mixed Housing in Neighborhood General (MH in NG) to Transition Buffer in Neighborhood General (TB in NG) for property located at 1208 Hawkins Street, approximately 210 feet west of 12th Avenue South (0.25 acres), requested by the Metro Planning Department, applicant, New Hope Missionary Baptist Church, owner.

**MPC Action: Approve 8-0**

**5a. 2013CP-012-001**

**SOUTHEAST NASHVILLE PLAN AMENDMENT**

Map 181, Parcel(s) 091-092, 094  
Council District 04 (Brady Banks)  
Staff Reviewer: Tifinie Capehart

A request to amend the Southeast Community Plan: 2004 Update to change the Land Use Policy from Natural Conservation (NCO), Residential Low Medium Density (RLM) and Corridor General (CG) policies to T3 Suburban Neighborhood Evolving, T3 Suburban Neighborhood Center and Natural Conservation policies for properties located at 6415, 6419 & 6435 Holt Road, at the southwest corner of Holt Road and Nolensville Pike (38.97 acres), requested by Ragan-Smith-Associates, Inc., applicant, Jack Byrd, Sara McKee Allen and Lunette Pharr, owners.

**MPC Action: Defer to the February 14, 2013, Planning Commission meeting 8-0**

**5b. 2013SP-005-001**

**THE VILLAGES AT HOLT ROAD**

Map 181, Parcel(s) 091-092, 094  
Council District 04 (Brady Banks)  
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to Specific Plan-MU on properties located at 6435, 6415 and 6419 Holt Road , at the southwest corner of Nolensville Road and Holt Road (40.06 Acres), to permit a mixed-use development, requested by Ragan, Smith and Associates, Inc., applicant for Jack Richard Byrd, Lunette Allen Pharr and Sara Mckee Allen, owners.

**MPC Action: Defer to the February 14, 2013, Planning Commission meeting 8-0**

**I. RECOMMENDATIONS TO METRO COUNCIL**

**Specific Plans**

**6. 2006SP-162G-04**

**THORNTON'S MYATT DRIVE**

Map 043-07, Parcel(s) 069-070  
Council District 09 (Bill Pridemore)  
Staff Reviewer: Amy Diaz-Barriga

The periodic review of an approved Specific Plan (C) district known as "Thorton's Myatt Drive", 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 the southeast corner of Anderson Lane and Myatt Drive (1.87 acres), approved for a 3,740 square foot automobile convenience market with seven gas pumps via Council Bill BL2007-1512 adopted on July 23, 2007, and amended to permit a 3,755 square foot automobile convenience market with eight gas pumps via Council Bill BL2008-316 adopted on November 24, 2008, review initiated by the Metro Planning Department.

**MPC Action: Find the SP District complete 8-0**

**7. 2008SP-021U-10**

**1800 WEST END MIXED USE DEVELOPMENT**

Map 092-12, Parcel(s) 470, 472, 477 Map 092-16, Parcel(s) 156  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Amy Diaz-Barriga

The periodic review of an approved Specific Plan (MU) district known as "1800 West End Mixed Use Development", 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 1800 and 1806 West End Avenue and at 1801 and 1807 Hayes Street, at the northwest corner of West End Avenue and 18th Avenue North (1.36 acres), to permit the development of a 190,033 square foot, 8-story mixed-use building containing hotel, restaurant and financial institution space via Council Bill BL2008-329 adopted on November 24, 2008, review initiated by the Metro Planning Department.

**MPC Action: Find the SP District active 8-0**

**8. 2008SP-023U-13**

**BAKERTOWN COMMUNITY**

Map Various, Parcel Various  
Council District 28 (Duane Dominy)  
Staff Reviewer: Amy Diaz-Barriga

The periodic review of an approved Specific Plan (MU) district known as "Bakertown Community", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for various properties located along Antioch Court, Antioch Pike, Bakertown Road, Cherokee Court, Cherokee Hills Drive, Cherokee Place, Ezell Road, Gasser Drive, Haystack Lane, Jansing Drive, Luna Drive, Rader Drive, and Spann Court (87.79 acres), to establish development and sign standards, and regulate land uses, via Council Bill BL2008-314 adopted on November 24, 2008, review initiated by the Metro Planning Department.

**MPC Action: Find the SP District active 8-0**

**9. 2008SP-027U-14**

**AMERIPLEX AT ELM HILL**

Map 106, Part of Parcel(s) 172  
Council District 15 (Phil Claiborne)  
Staff Reviewer: Amy Diaz-Barriga

The periodic review of an approved Specific Plan (IND) district known as "Ameriplex at Elm Hill", 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 Elm Hill Pike (unnumbered), approximately 2,400 feet west of Massman Drive (3.9 acres), to permit an access drive to Elm Hill Pike via Council Bill BL2008-317 adopted on November 24, 2008, review initiated by the Metro Planning Department.

**MPC Action: Find the SP District complete 8-0**

**10. 2013SP-002-001**

BL2013-355 / PARDUE

**PRICE'S COLLISION CENTERS**

Map 034-09, Parcel(s) 174  
Council District 10 (Doug Pardue)  
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 1535 Gallatin Pike, approximately 3,000 feet south of Myatt Drive (3.0 acres), to permit automobile repair, automobile sales (used), automobile service, vehicular rental/leasing and all other uses permitted within the MUL zoning district, requested by Dale & Associates, applicant, Richland South, LLC, owner.

**MPC Action: Approve with conditions, including the condition to permit a sign no taller than 30 feet with a maximum 100 square feet of display area, and disapprove without all conditions. 9-0**

**11. 2013SP-003-001**

**502 SOUTHGATE AVENUE**

Map 105-11, Parcel(s) 027  
Council District 17 (Sandra Moore)  
Staff Reviewer: Greg Johnson

A request to rezone from R6 to SP-R zoning property located at 502 Southgate Avenue, approximately 245 feet west of Rains Avenue (0.7 acres), to permit nine residential dwelling units, requested by Dale & Associates, applicant, Michael W. Krabousanos, owner.

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

**12. 2013SP-004-001**

**HIGHWAY 12 MOTORSPORTS**

Map 067, Parcel(s) 145  
Council District 01 (Lonnell Matthews, Jr.)  
Staff Reviewer: Brenda Bernards

A request to rezone from CL to SP-A zoning and for final site plan approval for property located at 5110 Ashland City Highway, at the northwest corner of Ashland City Highway and Old Hickory Boulevard (4.42 acres), to permit motorcycle sales, automobile sales, and all uses permitted by the CL zoning district, requested by Thomas L. Anderson Architect, Inc., applicant, Phillip E. Chamblee, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. 8-0**

**Zone Changes**

**13. 2012Z-030PR-001**

BL2013-349 / BAKER

**5104 ILLINOIS AVENUE**

Map 091-11, Parcel(s) 055  
Council District 20 (Buddy Baker)  
Staff Reviewer: Duane Cuthbertson

A request to rezone from R6 to MUL zoning property located at 5104 Illinois Avenue, approximately 115 feet west of 51<sup>st</sup> Avenue North (0.17 acres), requested by Janice and Stephen Matheny, owners.

**MPC Action: Defer Indefinitely. 8-0**

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## J. PLANNING COMMISSION ACTIONS

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### Planned Unit Developments: Final Site Plans

#### 14. 239-84P-002

##### CANTER CHASE COMMERCIAL

Map 135, Parcel(s) 385

Council District 28 (Duane A. Dominy)

Staff Reviewer: Duane Cuthbertson

A request to revise the preliminary plan and for final approval for a portion of the Canter Chase Commercial Planned Unit Development Overlay District on property located at 1915 Murfreesboro Pike, approximately 380 feet east of Harding Place (0.94 acres), zoned CL, to permit a 1,245 square foot addition for automobile service to an existing automobile convenience facility, requested by Stevens Design, applicant, SAMCO Partnership, owner.

**MPC Action: Approve with conditions. 8-0**

#### 15. 55-85P-001

##### SUMMIT COMMERCIAL

Map 160, Parcel(s) 224

Council District 04 (Brady Banks)

Staff Reviewer: Greg Johnson

A request to revise the preliminary plan and for final approval for a portion of the Summit Commercial Planned Unit Development Overlay District on property located at 789 Old Hickory Boulevard, at the southwest corner of Old Hickory Boulevard and Stone Brook Drive (0.72 acres), zoned CL, to permit a 7,200 square foot medical office building, replacing a 1,950 square foot fast food restaurant, requested by Civil Site Design Group, applicant, Middle Tennessee Imaging, LLC, owner.

**MPC Action: Approve with conditions. 8-0**

### Neighborhood Landmark Overlays: Final Site Plans

#### 16. 2013NL-001-001

##### WADE SCHOOL

Map 067, Parcel(s) 056

Council District 01 (Lonnell Matthews, Jr.)

Staff Reviewer: Jason Swaggart

A request for approval of a Neighborhood Landmark Development Plan for property located at 5022 Old Hydes Ferry Pike, approximately 200 feet west of Old Hickory Boulevard (8.76 acres), zoned RS20, to permit a general office use within the existing building, requested by Millar Rich Properties, LLC, owner.

**MPC Action: Approve with conditions. 8-0**

### Subdivision: Concept Plans

#### 17. 2013S-001-001

##### BRADLEY POINTE

Map 053-12, Parcel(s) 163

Council District 11 (Darren Jernigan)

Staff Reviewer: Duane Cuthbertson

A request for concept plan approval to create five lots on property located at 3007 Lakeshore Drive, approximately 330 feet north of Sandy Cove, zoned RS5 (1.37 acres), requested by Lukens Engineering Consultants, applicant, The Susie and Tom Bradley Living Trust, owners.

**MPC Action: Defer to the February 14, 2013, Planning Commission meeting. 8-0**

## Subdivision: Final Plats

### 18. 2012S-171-001

#### GREEN HILLS, RESUB LOT 3

Map 117-16, Parcel(s) 012

Council District 25 (Sean McGuire)

Staff Reviewer: Duane Cuthbertson

A request for final plat approval to create two lots and for a variance from the requirements of Section 3-5.3 of the subdivision regulations for a shared access drive on lots with less than 50 feet of frontage on property located at 1606 North Observatory Drive, approximately 300 feet west of Belmont Boulevard, zoned RS10 (.52 acres), requested by JLT Investments LLC, owner, Campbell, McRae & Associates, surveyor.

**MPC Action: Approve with a condition and grant a variance to Section 3-5.3 of the Subdivision Regulations for shared access. 8-0**

## Urban Design Overlays: Modifications

### 19. 2005UD-007-002

#### LENOX VILLAGE (MINOR SIGN MODIFICATION)

Map 172-12, Parcel(s) 106

Council District 31 (Fabian Bedne)

Staff Reviewer: Scott Morton

A request to modify the sign standards of the Lenox Village Urban Design Overlay (UDO) district to allow for the installation of way finding signs at certain intersections within the UDO, requested by Lenox Village Lifestyle Center, LLC, applicant.

**MPC Action: Approve with conditions. 8-0**

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## K. OTHER BUSINESS

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20. Exclusion of, including parent companies and subsidiaries of, American Safety Casualty Insurance Company, American Southern Insurance Company, Bond Safeguard Insurance Company, Lexon Insurance Company, and National Grange Mutual Insurance Company, from providing surety bonds for one year pursuant to Section 6-1.2.d of the Metro Subdivision Regulations.

**MPC Action: Defer to the January 24, 2013, Planning Commission meeting. 8-0**

21. Resolution authorizing the expenditure of up to \$30,000 from the Advance Planning and Research Fund for necessary research associated with the Nashville-Davidson County General Plan through a Speaker Series and associated expenses. The total of this authorization and the \$35,000 authorized in Resolution RS2012-214 shall not exceed \$50,000.

**MPC Action: Approve 8-0**

22. Amendment to the 2012-2013 to 2017-2018 Capital Improvements Budget

**MPC Action: Approve 8-0**

23. A federal grant contract, by and between the Tennessee Department of Transportation and the Metropolitan Government of Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area Metropolitan Planning Organization, for the provision transportation planning and coordination for Davidson, Williamson, Wilson, Sumner and Rutherford Counties in Tennessee outside of the Nashville Urbanized Area. Federal contract amount of \$1,158,588 through FY 2015. Funds will be used for consultant activities related to regional transportation planning.

**MPC Action: Approve 8-0**

24. Historic Zoning Commission Report

25. Board of Parks and Recreation Report

26. Executive Committee Report



27. Executive Director Report

28. Legislative Update

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## L. MPC CALENDAR OF UPCOMING MATTERS

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### January 10, 2013

#### MPC Meeting

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

### January 16, 2013

#### American Planning Association web-based seminar – Zoning for Small Scale Businesses

3pm to 4:30pm, 800 Second Ave. South, 2<sup>nd</sup> Floor, Metro Office Building, Nashville Conference Room

### January 24, 2013

#### MPC Meeting

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

### January 29, 2013

Fairgrounds Master Plan Phase 2 Presentation to joint meeting of Planning Commissioners, Parks and Recreation Commissioners, and Board of Fair Commissioners. Phase 2 provides the market analysis and economic projections for a mixed-use development at the fairgrounds site

11:30 am to 1:30 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

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## M. ADJOURNMENT

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

January 10, 2013 Meeting

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