



# **METROPOLITAN PLANNING COMMISSION 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**

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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

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## 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 schedu

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## Writing to the Commission

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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)

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## Speaking to the Commission

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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)

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## Legal Notice

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**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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- E. ITEMS FOR DEFERRAL / WITHDRAWAL
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## No Cases on this Agenda

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## F. CONSENT AGENDA

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**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. **2012SP-028-001**  
GREEN AND LITTLE
  
- 2. **2013UD-001-001**  
MURFREESBORO PIKE/PIN HOOK ROAD
  
- 2. **2012Z-031PR-001**  
MURFREESBORO PIKE (UNNUMBERED)
  
- 4. **2012CP-010-003**  
GREEN HILLS-MIDTOWN PLAN AMENDMENT
  
- 6. **2006SP-162G-04**  
THORNTON'S MYATT DRIVE (4-YEAR REVIEW)

7. **2008SP-021U-10**  
1800 WEST END MIXED USE DEVELOPMENT (4-YEAR REVIEW)
  
8. **2008SP-023U-13**  
BAKERTOWN COMMUNITY (4-YEAR REVIEW)
  
9. **2008SP-027U-14**  
AMERIPLEX AT ELM HILL (4-YEAR REVIEW)
  
10. **2013SP-002-001**  
PRICE'S COLLISION CENTERS (PRELIM & FINAL)
  
12. **2013SP-004-001**  
HIGHWAY 12 MOTORSPORTS
  
13. **2012Z-030PR-001**  
BL2013-349 / BAKER  
5104 ILLINOIS AVENUE
  
14. **239-84P-002**  
CANTER CHASE COMMERCIAL
  
15. **55-85P-001**  
SUMMIT COMMERCIAL (MEDICAL OFFICE BUILDING REVISION)
  
16. **2013NL-001-001**  
WADE SCHOOL (FINAL)
  
18. **2012S-171-001**  
GREEN HILLS, RESUB LOT 3
  
19. **2005UD-007-002**  
LENOX VILLAGE (MINOR SIGN MODIFICATION)

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## G. 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. 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 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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

##### Current Status

Consent

##### Public Hearing

Open

### Zone Changes

#### 2. 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 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.

**Staff Recommendation: DISAPPROVE**

##### Current Status

Consent

##### Public Hearing

Open

#### 2. 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/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).

##### Current Status

Consent

##### Public Hearing

Open

## **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.

**Staff Recommendation: DEFER**

#### **Current Status**

Not on consent

#### **Public Hearing**

Open

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

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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**

### **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. (See also Zone Change Proposal No. 2012Z-019PR-001).

#### **Current Status**

Consent

#### **Public Hearing**

Open

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

#### **SOUTHEAST NASHVILLE PLAN AMENDMENT**

Map 181, Parcel(s) 091-092, 094

Council District 04 (Brady Banks)

Staff Reviewer: Tifine 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.

#### **Current Status**

Not on consent

#### **Public Hearing**

Open

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

**THE VILLAGES AT HOLT ROAD**  
Map 181, Parcel(s) 091-092, 094  
Council District 04 (Brady Banks)  
Staff Reviewer: Jason Swaggart

Current Status  
Not on consent  
Public Hearing  
Open

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.

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**I. RECOMMENDATIONS TO METRO COUNCIL**

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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**

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

**THORNTON'S MYATT DRIVE (4-YEAR REVIEW)**  
Map 043-07, Parcel(s) 069-070  
Council District 09 (Bill Pridemore)  
Staff Reviewer: Amy Diaz-Barriga

Current Status  
Consent  
Public Hearing  
Open

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.

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

**1800 WEST END MIXED USE DEVELOPMENT (4-YEAR REVIEW)**  
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

Current Status  
Consent  
Public Hearing  
Open

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.

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

**BAKERTOWN COMMUNITY (4-YEAR REVIEW)**

Council District 28/Duane Dominy  
Staff Reviewer: Amy Diaz-Barriga

Current Status

Consent

Public Hearing

Open

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.

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

**AMERIPLEX AT ELM HILL (4-YEAR REVIEW)**

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

Current Status

Consent

Public Hearing

Open

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.

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

**PRICE'S COLLISION CENTERS (PRELIM & FINAL)**

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

Current Status

Consent

Public Hearing

Open

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.

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

**502 SOUTHGATE AVENUE**

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

Current Status

Not on consent

Public Hearing

Open

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.



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

**HIGHWAY 12 MOTORSPORTS**

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

**Current Status**

Consent

**Public Hearing**

Open

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 (used), and all other uses permitted by the CL zoning district, requested by Thomas L. Anderson Architect, Inc., applicant, Phillip E. Chamblee, owner.

**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

**Current Status**

Consent

**Public Hearing**

Open

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

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**J. PLANNING COMMISSION ACTIONS**

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

**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

**Current Status**

Consent

**Public Hearing**

Open

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.

**15. 55-85P-001**

**SUMMIT COMMERCIAL (MEDICAL OFFICE BUILDING REVISION)**

Map 160, Parcel(s) 224  
Council District 04 (Brady Banks)  
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 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.

## Neighborhood Landmark Overlays: final site plans

### 16. 2013NL-001-001

#### WADE SCHOOL (FINAL)

Map 067, Parcel(s) 056

Council District 01 (Lonnell Matthews, Jr.)

Staff Reviewer: Jason Swaggart

#### Current Status

Consent

#### Public Hearing

Open

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.

## Subdivision: Concept Plans

### 17. 2013S-001-001

#### BRADLEY POINTE

Map 053-12, Parcel(s) 163

Council District 11 (Darren Jernigan)

Staff Reviewer: Duane Cuthbertson

#### Current Status

Not on consent

#### Public Hearing

Open

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.

## 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

#### Current Status

Consent

#### Public Hearing

Open

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.

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## **K. RECOMMENDATIONS TO BOARD OF ZONING APPEALS**

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The Planning Commission will make a recommendation to the Board of Zoning Appeals. The Board of Zoning Appeals will make the final decision on the items below.

## Urban Design Overlays: variances

### 19. 2005UD-007-002

#### LENOX VILLAGE (MINOR SIGN MODIFICATION)

Map 172-12, Parcel(s) 106

Council District 31 (Fabian Bedne)

Staff Reviewer: Scott Morton

#### Current Status

Consent

#### Public Hearing

Open

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.

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## L. OTHER BUSINESS

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- 20. Historic Zoning Commission Report
- 21. Board of Parks and Recreation Report
- 22. Executive Committee Report
- 23. Executive Director Report
- 24. Legislative Update

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## M. MPC CALENDAR OF UPCOMING MATTERS

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## N. ADJOURNMENT

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