



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, January 24, 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

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 JANUARY 10, 2013 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

G. PREVIOUSLY DEFERRED ITEMS

No Cases on this Agenda

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

No Cases on this Agenda

I. RECOMMENDATIONS TO METRO COUNCIL

Zoning Text Amendments

1. 2013Z-001TX-001

BL2013-354 / CLAIBORNE
SPECIAL EVENTS CENTER
Staff Reviewer: Brenda Bernards

A request to amend Title 17 of the Metropolitan Code, Zoning Regulations, by amending Sections 17.04.060, 17.08.030, 17.16.070, 17.16.160 and 17.20.30 to delete "Historic Home Events" as a use and to add "Special Events Center" as a new use to be permitted in certain zoning districts and permitted with conditions in certain zoning districts, requested by the Metro Planning Department, applicant.

MPC Action: Defer Indefinitely. 8-0

2. 2013Z-007TX-001

NONCONFORMING LOT AREA
Staff Reviewer: Brenda Bernards

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.

MPC Action: Defer to the February 28, 2013, Planning Commission meeting. 9-0

Zone Changes

3. 2013Z-001PR-001

1934 OLD MURFREESBORO PIKE
Map 135, Parcel(s) 134
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Duane Cuthbertson

A request to rezone from OL and CS to IWD zoning property located at 1934 Old Murfreesboro Pike, approximately 150 feet north of Smith Springs Road (4.77 acres), requested by Galyon Northcutt Surveying, applicant, Mitchell Whitson, owner.
MPC Action: Withdraw. 8-0

4. 2013Z-004PR-001

BL2013-348 / LANGSTER
MR: MIDTOWN REZONING (No. 2)
Map: Various, Parcel: Various
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Greg Johnson

A request to rezone from MUL-A, CF and ORI to MUG-A (28.58 acres) and MUI-A (53.12 acres) zoning for various properties in Midtown between I-440 and I-40 (81.70 acres in total), requested by the Metro Planning Department, applicant, various property owners.
MPC Action: Defer to the April 25, 2013, Planning Commission meeting. 8-0

Specific Plan

5. 2013SP-001-001

WORTHY & WORTHY
Map 081-15, Parcel(s) 365-366
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Greg Johnson

A request to rezone from RS5 to SP-R zoning and for final site plan approval for properties located at 1729 and 1731 Knowles Street, at the southeast corner of Knowles Street and Dr. D.B. Todd Jr. Boulevard, (0.34 acres), to permit a maximum of five residential units, requested by Artmas L. Worthy and the Metro Planning Department, applicants.
MPC Action: Defer to the February 14, 2013, Planning Commission meeting. 8-0

J. PLANNING COMMISSION ACTIONS

Subdivision: Concept Plans

6. 2006S-055G-06

TRAVIS PLACE
Map 126, Parcel(s) 566, 568-570 Map 140, Parcel(s) 207
Council District 35 (Bo Mitchell)
Staff Reviewer: Jason Swaggart

A request to extend preliminary approval for Travis Place Subdivision which was approved for 140 single-family residential lots and a variance from Section 1-9.2 of the Subdivision Regulations which prohibits the extension of a preliminary plat approved under the old Subdivision Regulations adopted March 21, 1991, requested by Civil Site Design Group, applicant.
MPC Action: Approve and grant a variance to Section 1-9.2 of the Subdivision Regulations to allow the plat extension.

7. 2013S-003-001

WOODMONT ESTATES

Map 116-08, Parcel(s) 168, 185
Council District 25 (Sean McGuire)
Staff Reviewer: Greg Johnson

A request for concept plan approval to create five lots and open space for up to six residential units on properties located at 3721 and 3731 Woodmont Boulevard, at the southeast corner of Woodmont Boulevard and Estes Road, zoned One and Two Family Residential (R20) (3.35 acres), requested by Dewey-Estes Engineering, LLC, applicant, Robert Bell, Margery Bell, and Richard Cohen, owners.

MPC Action: Defer to the February 14, 2013, Planning Commission meeting. The public hearing is closed. 8-0

K. OTHER BUSINESS

8. 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. (Deferred from the January 10, 2013, Planning Commission meeting)

MPC Action: Approved. 8-0

9. Contract between the Metropolitan Government of Nashville and Davidson County and Gresham, Smith and Partners for Professional Services Related to the Conduct of the Southeast Area Transportation and Land Use Study

MPC Action: Approved. 8-0

10. New Employee Contract for Carrie Logan

MPC Action: Approved. 8-0

11. MPC Retreat Discussion

12. Historic Zoning Commission Report

13. Board of Parks and Recreation Report

14. Executive Committee Report

15. Executive Director Report

16. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

January 24, 2013

MPC Meeting

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

January 28, 2013

Fairgrounds Master Plan Phase 2 Public Presentation. Phase 2 provides the market analysis and economic projections for a mixed-use development at the fairgrounds site.

6:00 pm to 8:00 pm, 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

January 24, 2013 Meeting

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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

February 14, 2013

MPC Meeting

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

February 16, 2013

General Plan Meeting

The Leadership and Role of Cities in Tomorrow's World- Gov. Parris Glendening (SGA)

11:00 am, 615 Church Street, Nashville Main Library Auditorium

M. ADJOURNMENT

January 24, 2013 Meeting

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