



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED 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

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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 JANUARY 10, 2013 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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## E. ITEMS FOR DEFERRAL / WITHDRAWAL

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- 1. **2013Z-001TX-001**  
BL2013-354 / CLAIBORNE  
SPECIAL EVENTS CENTER
- 3. **2013Z-001PR-001**  
1934 OLD MURFREESBORO PIKE
- 5. **2013SP-001-001**  
WORTHY & WORTHY

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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.

- 6. **2006S-055G-06**  
TRAVIS PLACE
- 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)
- 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
- 10. New Employee Contract for Carrie Logan

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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.

### No Cases on this Agenda

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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).

### No Cases on this Agenda

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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.

### Zoning Text Amendments

#### 1. 2013Z-001TX-001

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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Defer Indefinitely**

#### 2. 2013Z-007TX-001

**NONCONFORMING LOT AREA**  
Staff Reviewer: Brenda Bernards

Current Status  
Not on 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**

## 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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Withdraw**

### 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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Approve**

## 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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Defer to the February 14, 2013, Planning Commission meeting.**

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## J. PLANNING COMMISSION ACTIONS

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

### 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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: 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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Approve with conditions including revised conditions from the Fire Marshal.**

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## K. OTHER BUSINESS

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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)
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
10. New Employee Contract for Carrie Logan
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

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## L. MPC CALENDAR OF UPCOMING MATTERS

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### 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

**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

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## **M. ADJOURNMENT**

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January 24, 2013 Meeting

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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