



METROPOLITAN PLANNING COMMISSION ACTION AGENDA

Thursday, January 27, 2011

4:00 pm Regular Meeting

700 Second Avenue South

(between Lindsley Avenue and Middleton Street)

Howard Office Building, H.M. Howard 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

Stewart Clifton
Judy Cummings
Derrick Dalton
Ana Escobar

Tonya Jones
Phil Ponder
Councilmember Jim Gotto
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
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MEETING AGENDA

- A. CALL TO ORDER
 - B. ADOPTION OF AGENDA
 - C. APPROVAL OF JANUARY 13, 2011 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
-
- H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES
-

Community Plan Amendments

1. 2010CP-008-001

CP 8: NORTH NASHVILLE: 2010 UPDATE

Council District 2 (Frank Harrison), 19 (Erica Gilmore), 21 (Edith Taylor-Langster)

Staff Reviewer: Tifinie Adams

A request to amend the North Nashville Community Plan, updating the land use policies applied in 2002 to 4,838 acres (including parcels and right-of-way) contained in the North Nashville Community, also referred to as Subarea 8.

MPC Action: Approve with conditions, with the deletion of condition #3 (10-0)

I. RECOMMENDATIONS TO METRO COUNCIL

Zoning Text Amendments

2. 2009Z-032TX-001

BL2010-754 / STANLEY

HOME OCCUPATION: Beauty/Barber Shop

Staff Reviewer: Jennifer Regen

A request to amend Section 17.16.250 of the Metro Zoning Code to permit cosmetologists and barbers as home occupations in residential zoning districts, requested by Councilmember Bruce Stanley.

MPC Action: Approve (8-2)

3. 2010Z-022TX-001

COMMUNITY EDUCATION: Modify Size and Design Requirements

Staff Reviewer: Jennifer Regen

A request to modify the Metro Zoning Code, Section 17.16.040 (Uses Permitted with Conditions: Educational Uses) by deleting the minimum campus size standards, modifying the setback and street standards, and adding a minimum public street frontage for community education uses (elementary, middle, and high school), requested by the Metro Planning Department.

MPC Action: Defer to the February 10, 2011, Planning Commission meeting. (8-0)

4. 2010Z-024TX-001

BL2010-827 / HOLLIN

CASH ADVANCE, CHECK CASHING, TITLE LOAN AND PAWNSHOP

Staff Reviewer: Jennifer Regen

A request to amend Chapters 17.04, 17.08, and 17.16 of the Metropolitan Code by deleting the definitions of "cash advance", "check cashing", "pawnshop", and "title loan", and deleting such uses from the land use table and the land use development standards, requested by Councilmember Jamie Hollin.

MPC Action: Defer Indefinitely (8-0)

Specific Plans

5. 2010SP-019-001

BL2010-803 / Gotto
ALLEN AND JONES PROPERTY
Map 086-00, Parcel(s) 355
Council District 12 (Jim Gotto)
Staff Reviewer: Greg Johnson

A request to rezone from RM9 to SP-MU zoning property located at Old Hickory Boulevard (unnumbered), approximately 600 feet north of Central Pike (10.65 acres), to permit a mixture of commercial and/or medical uses along with a possible assisted-living facility and active senior living, requested by Anderson, Delk, Epps & Associates, Inc., applicant, Davco-O.H. Blvd Properties, owner; sponsored by Councilmember Jim Gotto.

MPC Action: Approve SP with conditions, including the deletion of condition Nos. 1 and 2, renumbering condition Nos. 3-11, adding a new condition No. 10, and recommend that the Council to fully vet, before this item is voted on at Third Reading, whether age restrictions can be applied to the multi-family residential component of the SP, or approve MUL. (7-3)

Zone Changes

6. 2010Z-033PR-001

731 MCFERRIN AVENUE
Map 082-08, Parcel(s) 307
Council District 05 (Jamie Hollin)
Staff Reviewer: Brenda Bernards

A request to rezone from RS5 to MUN zoning for property located at 731 McFerrin Avenue, at the southeast corner of McFerrin Avenue and Chicamauga Avenue within the Greenland Neighborhood Conservation Overlay (0.32 acres), requested by Design House 1411 LLC, applicant, Brinkman Holding LLC, owner.

MPC Action: Defer to the February 10, 2011 MPC meeting. (8-0)

7. 2010Z-034PR-001

250 & 260 CUMBERLAND BEND
Map 071-13, Parcel(s) 014, 017
Council District 02 (Frank R. Harrison)
Staff Reviewer: Brenda Bernards

A request to rezone from IWD to OG zoning for properties located at 250 and 260 Cumberland Bend, approximately 500 feet east of Great Circle Road (2.22 acres), requested by In-Form Smallwood + Nickle LLC, applicant, Marilyn Joan Wright Rev. Trust and J. Douglas Wright, Jr. Rev. Trust, owners.

MPC Action: Approve (9-0)

J. PLANNING COMMISSION ACTIONS

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

Urban Design Overlays

8. 200IUD-002-001

MUSIC ROW UDO (BEAMAN TOYOTA SIGN)
Map 093-09, Parcel(s) 215
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Joni Priest

A request for a modification to the sign standards of the Music Row Urban Design Overlay District to allow Beaman Automotive to relocate an existing historic sign (Pontiac American Indian) from one building to another building on property located at 1503 McGavock Street, requested by the Metro Planning Department, applicant.

MPC Action: Approve (9-0)

K. OTHER BUSINESS

9. A resolution approving a proposed plan of services for the extension of the boundaries of the Urban Services District to include property located at the southeast corner of Highway 70 South and Old Hickory Boulevard.
MPC Action: Approve (9-0)

10. Reinstatement of CNA (American Casualty Company of Reading, PA), which was excluded from providing surety bonds for one year pursuant to Section 6-1.2.d of the Metro Subdivision Regulations at the January 13, 2011 Planning Commission meeting, to be permitted to provide surety bonds.
MPC Action: Approve (9-0)

11. Metro Planning Commission consideration of the Economic Development Incentive - Sponsoring Qualifying Zone Change Requests in Economically Disadvantaged Areas
MPC Action: Approve (9-0)

12. Employee contract renewal for Kyle Lampert.
MPC Action: Approve (9-0)

13. Historical Commission Report

14. Board of Parks and Recreation Report

15. Executive Committee Report

16. Executive Director Report

17. Discussion: Update of the General Plan
MPC Action: Approve (8-0), including a recommendation to put the General Plan Update in the budget for the next fiscal year.

18. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

January 27, 2011

Work Session: Cottage Developments, Conservation Subdivisions
2:30 pm, Nashville Room

MPC Meeting

4 pm, H.M Howard Conference Center
Public hearing: North Nashville Community Plan Update

February 2, 2011

Staff presentation for development community on proposed amendments to Subdivision Regulations
2 pm, Nashville Room

February 8, 2011

Staff presentation for public and stakeholders on proposed amendments to Subdivision Regulations
1 pm, repeated at 4 pm, Nashville Room

February 10, 2011

Work Session: Metro Legal briefing on responsibilities, powers, and obligations of the Commission
2:15 pm, Nashville Room

January 27, 2011 Meeting

Consent = Consent Agenda
Closed = Public Hearing was previously held and
Defer = closed

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

MPC Meeting
4 pm, H.M Howard Conference Center

February 24, 2011

Work Session: proposed amendments to Subdivision Regulations
2:15 pm, Nashville Room

MPC Meeting
4 pm, H.M Howard Conference Center
Public Hearing: Major and Collector Street Plan

March 10, 2011

MPC Meeting
4 pm, H.M Howard Conference Center

March 24, 2011

MPC Meeting
4 pm, H.M Howard Conference Center
Public Hearing: proposed amendments to the Subdivision Regulations
Text Amendment: alley sign standards for commercial districts

M. ADJOURNMENT

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.