



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, July 25, 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 JUNE 27, 2013 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
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- E. ITEMS FOR DEFERRAL / WITHDRAWAL
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- 1. **2013SP-022-001**
KIRTLAND COTTAGES

 - 7. **2013Z-019PR-001**

 - 15. **2013S-112-001**
YOUNG-WOODS, RESUB LOT 6

 - 16. **2013S-109A-001**
ABBOTT MARTIN ESTATES, LOTS 1 & 2 AMENDMENT
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F. CONSENT AGENDA

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.

- 4. **2013Z-011TX-001**
SPECIFIC PLAN

 - 5. **2008SP-024G-12**
JENNINGS SPRINGS

 - 6. **2013SP-024-001**
NORTH 11TH & SCOVEL

 - 8. **2013Z-024PR-001**
BL2013-495 \ LANGSTER

 - 9. **2013Z-025PR-001**
BL2013-497 \ DUVALL

 - 11. **2013UD-002-001**
BL2013-489 \ 29(JOHNSON), 32(DOWELL), 33(DUVALL)
MURFREESBORO ROAD
-

- 12. 1-74P-005**
SOUTHEAST DAVIDSON COMMUNITY CENTER (PUD REVISION)
- 13. 2013S-054-001**
BRENTWOOD KNOLL, PH 1, RESUB OPEN SPACE
- 14. 2013S-111-001**
FIRST REVISION OF EASTLAND OAKS, RESERVE PARCEL & EASTLAND ACRES, PARCEL A
- 17. Employee contract renewal for Lou Edwards.**
- 18. Contract amendment No. 2 to between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and NCDC authorizing additional work on the development of booklets stemming from NCDC/UTK studio work.**

G. PREVIOUSLY DEFERRED ITEMS

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. 2013SP-022-001

KIRTLAND COTTAGES

Map 131-02, Parcel(s) 144

Council District 25 (Sean McGuire)

Staff Reviewer: Greg Johnson

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from R15 to SP-R zoning for property located at 4201 Kirtland Road, at the southwest corner of Kirtland Road and Overhill Drive (0.45 acres), to permit up to six residential dwelling units, requested by Dewey Estes Engineering, applicant; Ardavan Afrakhteh, owner.

Staff Recommendation: Defer to the August 8, 2013, Planning Commission meeting.

Subdivision: Final Plats

2. 2013S-089-001

WILLIAM WHITE LANDS, RESUB PART OF LOT 4

Map 071-12, Parcel(s) 343-345

Council District 05 (Scott Davis)

Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Closed

A request for final plat approval to create four lots on properties located at 1701, 1703 and 1705 Lischey Avenue, approximately 1,330 feet south of East Trinity Lane, zoned RS5 (0.8 acres), requested by Rodney and Virginie Jenkins, owners; Byrd Surveying, Inc., applicant.

Staff Recommendation: Approve

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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

3a. 2013CP-010-001

GREEN HILLS-MIDTOWN PLAN AMENDMENT

Map 104-08, Parcel(s) 172-173

Council District 18 (Burkley Allen)

Staff Reviewer: Cynthia Wood

Current Status

Not on Consent

Public Hearing

Open

A request to amend the Green Hills - Midtown Community Plan: 2005 Update to change the Land Use Policy from Neighborhood General (NG) to T4 Urban Neighborhood Evolving Policy for various properties located between Wedgewood Avenue to the north, Belcourt Avenue to the south, 19th Avenue South to the west, and Magnolia Boulevard to the east (2.35 acres), requested by Barge, Waggoner, Sumner, and Cannon, Inc., applicant; John Holland, Jared Danford, and Mary R. Smith, owners.

Staff Recommendation: Approve

3b. 2013SP-023-001

19TH & BELCOURT

Map 104-08, Parcel(s) 172-173
Council District 18 (Burkley Allen)
Staff Reviewer: Greg Johnson

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RM40 to SP-R zoning for properties located at 1708 and 1710 19th Avenue South, at the northeast corner of Belcourt Avenue and 19th Avenue South (0.44 acres), to permit up to 36 residential units, requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; John Holland, Jared Danford and Mary Smith, owners.

Staff Recommendation: Defer indefinitely for the proposal to be redesigned to be consistent with the Community Plan, or disapprove.

I. RECOMMENDATIONS TO METRO COUNCIL

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

4. 2013Z-011TX-001

SPECIFIC PLAN

Staff Reviewer: Carrie Logan

Current Status
Consent
Public Hearing
Open

A request to amend Sections 17.40.105 and 17.40.106 of the Metropolitan Zoning Code pertaining to Specific Plan Districts, requested by the Metro Planning Department, applicant.

Staff Recommendation: Approve

Specific Plans

5. 2008SP-024G-12

JENNINGS SPRINGS

Map 187, Parcel(s) 009, 154, 155, 178
Council District 31 (Fabian Bedne)
Staff Reviewer: Amy Diaz-Barriga

Current Status
Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (MR) district known as "Jennings Springs", 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 6943 and 6947 Burkitt Road and Burkitt Road (unnumbered), (46.63 acres), approved for 64 single-family units, 80 attached cottage units, and 40 townhome units via Council Bill BL2008-322 approved on June 2, 2009, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active.

6. 2013SP-024-001

NORTH 11TH & SCOVEL

Map 081-16, Parcel(s) 308
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to SP-R zoning for property located at 1112 11th Avenue North, at the southeast corner of 11th Avenue North and Scovel Street and located within the Phillips-Jackson Street Redevelopment District (0.27 acres), to permit up to six residential dwelling units, requested by Dale & Associates and the Metro Planning Department, applicants; Danny Newman, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

Zone Changes

7. 2013Z-019PR-001

Map 091-06, Parcel(s) 305
Council District 20 (Buddy Baker)
Staff Reviewer: Greg Johnson

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from CN to RM9-A zoning for property located at 5516 Kentucky Avenue, approximately 115 feet east of 56th Avenue North (0.21 acres), requested by Anthony Cherry, applicant; Stan Kinslow, owner.

Staff Recommendation: Defer to the August 22, 2013, Planning Commission meeting.

8. 2013Z-024PR-001

BL2013-495 \ LANGSTER
813 19TH AVENUE NORTH
Map 092-07, Parcel(s) 166
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to rezone from OR20 to OR20-A zoning for property located at 813 19th Avenue North, at the southwest corner of Herman Street and 19th Avenue North (0.18 acres), requested by the Metro Planning Department, applicant; Metro Government, owner.

Staff Recommendation: Approve

9. 2013Z-025PR-001

BL2013-497 \ DUVAL
Map 175, Parcel(s) 191
Council District 33 (Robert Duvall)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from SP-MU to MUG zoning for property located at 4235 Murfreesboro Pike, approximately 1,600 feet south of Hurricane Creek Boulevard and partially located within the Floodplain Overlay District (12.24 acres), requested by Dale & Associates, applicant; PNB Holding Co. 1, Inc., owner.

Staff Recommendation: Approve

10. 2013Z-026PR-001

BL2013-490 \ POTTS
Map 148-09, Parcel(s) 092-095, 100, 103-132, 136-144, 176
Map 148-10, Parcel(s) 029-132, 154 Map 148-13, Parcel(s) 039-053 Map 148-14, Parcel(s) 001-073, 338
Council District 30 (Jason Potts)
Staff Reviewer: Greg Johnson

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R10 to RS10 zoning for various properties located along Anton Drive, Creekside Drive, E. Ridge Drive, Haywood Lane, Keeley Drive, Locustwood Drive, Packard Drive and W. Valley Drive, between Haywood Lane and Packard Drive, (130.74 acres), requested by Councilmember Jason Potts, applicant; various property owners.

Staff Recommendation: Disapprove

Urban Design Overlays

11. 2013UD-002-001

BL2013-489 \ 29(JOHNSON), 32(DOWELL),33(DUVALL)
MURFREESBORO PIKE UDO
Map Various, Parcel(s) Various
Council District 29 (Karen Y. Johnson); 32 (Jacobia Dowell); 33 (Robert Duvall)
Staff Reviewer: Benjamin Miskelly

Current Status
Consent
Public Hearing
Open

A request to apply the Murfreesboro Pike Urban Design Overlay to various properties located along Anderson Road, Bell Road, Forest View Drive, Hamilton Church Road, Hamilton Crossings, Hobson Pike, Hurricane Creek Boulevard, Logistics Way, Maxwell Road, Morris Gentry Boulevard, Mountain Springs Road, Mt. View Circle, Mt. View Road, Murfreesboro Pike, Old Hickory Boulevard, Parks Retreat Drive, Pin Hook Road, Rural Hill Road and Summercrest Boulevard, (1,304.49 acres), requested by Councilmembers Karen Johnson, Jacobia Dowell and Robert Duvall, applicants; various property owners.

Staff Recommendation: Approve

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

12. 1-74P-005

SOUTHEAST DAVIDSON COMMUNITY CENTER (PUD REVISION)
Map 163, Parcel(s) 255-257
Council District 32 (Jacobia Dowell)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary and for final approval for a portion of the Hickory Hollow Mall Planned Unit Development Overlay District for properties located at 5260 Hickory Hollow Parkway, 5178 Mt. View Road and Mt. View Road (unnumbered), approximately 1,520 feet west of Bell Road (19.5 acres), zoned SCR, to permit the development of a cultural center, recreation center and park, requested by Lose & Associates, Inc., applicant; Metro Government and Global Mall Partnership, owners.

Staff Recommendation: Approve with conditions.

Subdivision: Final Plats

13. 2013S-054-001

BRENTWOOD KNOLL, PH 1, RESUB OPEN SPACE
Map 172-15-0-C, Parcel(s) 900
Council District 04 (Brady Banks)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request for final plat approval to remove 380 linear feet of sidewalk required along the south side of Brentwood Knoll Court and for a variance from Section 3-8 of the Subdivision Regulations for property located at 4048 Bryce Road, at the southeast corner of Brentwood Knoll Court and Bryce Road, zoned RS10 (0.48 acres), requested by Andre Jaeckle, owner; Dale & Associates, surveyor.

Staff Recommendation: Approve with conditions.

14. 2013S-111-001

FIRST REVISION OF EASTLAND OAKS, RESERVE PARCEL & EASTLAND ACRES, PARCEL A

Map 083-07, Parcel(s) 230, 343
Council District 06 (Peter Westerholm)
Staff Reviewer: Duane Cuthbertson

A request for final plat approval to remove the reserve status from two parcels and to create one lot on properties located at Dalebrook Court (unnumbered), approximately 330 feet west of Dalebrook Lane (0.35 acres), zoned R10, requested by Southwest Reality Investment Group, Inc., owner; Tommy E. Walker, applicant.

Staff Recommendation: Approve with a condition.

Current Status

Consent

Public Hearing

Open

15. 2013S-112-001

YOUNG-WOODS, RESUB LOT 6

Map 131-01, Parcel(s) 010
Council District 34 (Carter Todd)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots on property located at 3304 Hobbs Road, approximately 175 feet east of Vailwood Drive, zoned R20 (0.91 acres), requested by James Conrad Camp, owner; Campbell, McRae & Associates Surveying, Inc., applicant.

Staff Recommendation: Defer indefinitely.

Current Status

Not on Consent

Public Hearing

Open

Subdivision: Amendments

16. 2013S-109A-001

ABBOTT MARTIN ESTATES, LOTS 1 & 2 AMENDMENT

Map 117-13, Parcel(s) 136-137
Council District 34 (Carter Todd)
Staff Reviewer: Greg Johnson

A request to amend the recorded plat to permit duplexes on properties located at 2311 and 2313 Warfield Lane, opposite Caylor Drive, (0.95 acres), zoned R20., requested by John G. Brittle, Jr., applicant; Darren Cioffi, owner.

Staff Recommendation: Defer to August 8, 2013. Approve with a condition if Metro Water Services recommends approval prior to the July 25, 2013, Planning Commission meeting.

Current Status

Not on Consent

Public Hearing

Open

K. OTHER BUSINESS

- 17. Employee contract renewal for Lou Edwards.
- 18. Contract amendment No. 2 to between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and NCDC authorizing additional work on the development of booklets stemming from NCDC/UTK studio work.
- 19. Historic Zoning Commission Report
- 20. Board of Parks and Recreation Report
- 21. Executive Committee Report
- 22. Executive Director Report
- 23. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

July 23, 2013

General Plan Meeting-NashvilleNext- "Nashville Next Mayor"
5:30 pm, 2231 26th Avenue North 37208, North Police Precinct

July 25, 2013

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

July 27, 2013

General Plan Meeting-NashvilleNext- "Nashville Next Mayor"
9:30am, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

August 8, 2013

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

M. ADJOURNMENT
