



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, July 28, 2011

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
Hunter Gee, Vice-Chair

Stewart Clifton
Judy Cummings
Derrick Dalton
Ana Escobar

Jeff Haynes
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
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
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Notice to Public

Please remember to turn off your cell phones.

The Commission is a 10-member body; nine are appointed by the Metro Council, and one 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 Commissions 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 Shirley Sims-Saldana or Denise Hopgood of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Ron Deardoff at (615) 862-6640

MEETING AGENDA

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. APPROVAL OF JUNE 23, 2011 MINUTES**
- D. RECOGNITION OF PLANNING COMMISSIONERS**

RECOGNITION OF COUNCILMEMBERS

G. PREVIOUSLY DEFERRED ITEMS

Community Plan Amendments

1a. 2011CP-013-002

ANTIOCH PRIEST LAKE COMMUNITY PLAN AMENDMENT

Map 135, Parcel(s) 205-211, 214, 215, 340

Map 136, Parcel(s) 034-039, 042-049

Council District 29 (Vivian Wilhoite)

Staff Reviewer: Tifinie Adams

A request to amend the Antioch – Priest Lake Community Plan: 2003 Update to change the Land Use Policy from Neighborhood General (NG) to Neighborhood Center (NC) for various properties located along Smith Springs Road and Bell Road between Old Smith Springs road and Bell Road (16.16 acres), requested by the Metropolitan Planning Department, applicant.

MPC Action: DISAPPROVE (8-1)

1b. 2011SP-017-001

BL2011-935 / WILHOITE

2631 SMITH SPRINGS ROAD

Map 136, Parcel(s) 043

Council District 29 (Vivian Wilhoite)

Staff Reviewer: Jason Swaggart

A request to rezone from R10 to SP-MU zoning and for final site plan approval for property located at 2631 Smith Springs Road, approximately 760 feet west of Bell Road (0.36 acres), to permit residential and low intensity non-residential uses including a single-family residential dwelling unit, a two-family residential dwelling unit, personal care instruction (limited to a maximum of 2,000 square feet), general office (limited to a maximum of 2,000 square feet), and/or medical office (limited to a maximum of 2,000 square feet), requested by Keith Jordan, owner (Formerly case # 2011Z-002PR-001).

MPC Action: DISAPPROVE (8-1)

Specific Plans

2. 2011SP-016-001

BL2011-932 / MATTHEWS

4608 ASHLAND CITY HIGHWAY

Map 068, Parcel(s) 062

Council District 01 (Lonnell Matthews, Jr.)

Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP-MU zoning and for final site plan approval for property located at 4608 Ashland City Highway, approximately 3,450 feet west of Briley Parkway (5.61 acres), to permit Building Contractor Supply and all uses permitted in the AR2a zoning district, requested by Charles Huddleston, owner.

MPC Action: DEFER INDEFINITELY (8-0)

I. RECOMMENDATIONS TO METRO COUNCIL

Specific Plans

3. 2005SP-139G-12

CAMBRIDGE PARK AT BARNES BEND

Map 173, Parcel(s) 005

Council District 31 (Parker Toler)

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (R) district known as "Cambridge Park at Barnes Bend", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 1160 Barnes Road (19.33 acres), approved for 77 single-family lots via Council Bill BL2007-1352 effective on June 11, 2007, review initiated by the Metro Planning Department.

MPC Action: FIND THE SP DISTRICT ACTIVE (8-0)

J. PLANNING COMMISSION ACTIONS

Planned Unit Developments: final site plans

4. 175-75P-001

HARPETH TRACE ESTATES

Map 143-03-0-D, Parcel(s) 150-152, 157

Council District 35 (Bo Mitchell)

Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a portion of the Harpeth Trace Estates Residential Planned Unit Development Overlay, located at Harpeth Trace Drive, approximately 675 feet north of Highway 100, zoned R15, to permit a 25 foot guyed telephone tower and a 12 foot by 20 foot equipment shelter on the roof of an existing five story condominium complex, requested by New Cingular Wireless PCS LLC, applicant, for Harpeth Trace Condominium HOA c/o McGarr & Associates, Inc., owner.

MPC Action: APPROVE WITH CONDITIONS (8-0)

Subdivision: Concept Plans

5. 2011S-052-001

DUNCANWOOD RESERVE

Map 131-08, Part of Parcel(s) 018

Council District 25 (Sean McGuire)

Staff Reviewer: Greg Johnson

A request for concept plan approval to create 15 clustered lots on a portion of property located at 1120 Glendale Lane, on the southern side of Duncanwood Drive (8.11 acres), zoned R20, requested by Monroe Harding Childrens Home, owner, Nicky Wells, engineer.

MPC Action: DEFER INDEFINITELY at the request of the applicant; Keep the Public Hearing open (8-0)

Subdivision: Final Plats

6. 2011S-046-001

FAIRLANE PARK, RESUB LOT 264

Map 148-13, Parcel(s) 158

Council District 30 (Jim Hodge)

Staff Reviewer: Greg Johnson

A request for final plat approval to create three lots on property located at 301 Fairlane Drive, at the northwest corner of Fairlane Drive and Packard Drive (0.96 acres), zoned R10, requested by Thomas Mattingly and Jerry Thurman, owners, Delle Land Surveying, surveyor.

MPC Action: APPROVE WITH A CONDITION (8-0)

K. OTHER BUSINESS

7. Policy memo to clarify which Alternative Zoning Districts are appropriate in which Land Use and Community Character Policies

MPC Action: APPROVE (6-0)

8. Policy memo to clarify that Alternative Zoning Districts may be appropriate to use in Economic Development Incentive Areas

MPC Action: APPROVE WITH AN AMENDMENT to replace “an” with “one of the” after the phrase “or the request may utilize”. (6-0)

9. Distribution of the Draft Southeast Infrastructure Deficiency Exception

A workshop has been scheduled for August 11, 2011, at 2:15pm. Public Works staff will be invited to attend.

10. Employee contract renewal for John Broome.

MPC Action: APPROVE (8-0)

11. Employee contract amendment for Jennifer Higgs and Hilary Kahnle.

MPC Action: APPROVE (8-0)

12. Discussion of the Planning Commissioners' Retreat

13. Historical Commission Report

14. Board of Parks and Recreation Report

15. Executive Committee Report

16. Executive Director Report

17. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

August 11, 2011

IDA Work Session

2:15pm, Nashville Room, Metro Office Building, 800 2nd Avenue South

MPC Meeting

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

August 18, 2011

Bellevue Community Meeting

6-8pm, Cross Point Church, 7675 Hwy 705

Bellevue Community Plan Update: Centers, Corridors, and Districts

August 22, 2011

Lakewood Community Meeting

6pm, DuPont-Hadley Middle School Auditorium

Topic: Overview of process and first draft of converted Lakewood Zoning

August 25, 2011

MPC Meeting

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

August 29, 2011

Lakewood Community Meeting

6pm, DuPont-Hadley Middle School Auditorium

Topic: First draft of Lakewood Community Plan and second draft of Lakewood Zoning

September 12, 2011

Lakewood Community Meeting

6pm, DuPont-Hadley Middle School Auditorium

Topic: Final discussion of Lakewood Community Plan and Zoning

September 15, 2011

Bellevue Community Meeting

6-8pm, Harpeth Heights Baptist Church, 8063 Hwy 100

Bellevue Community Plan Update: Plan Implementation, transportation, open spaces

M. ADJOURNMENT
