



# **METROPOLITAN PLANNING COMMISSION 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  
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 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](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

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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

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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 Commissions 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

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**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 Shirley Sims-Saldana or Denise Hoppood of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Ron Deardoff at (615) 862-6640

# MEETING AGENDA

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

## RECOGNITION OF COUNCILMEMBERS

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## E. ITEMS FOR DEFERRAL / WITHDRAWAL

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- 2. **2011SP-016-001**  
BL2011-932 / MATTHEWS  
4608 ASHLAND CITY HIGHWAY

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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.

- 3. **2005SP-139G-12**  
CAMBRIDGE PARK AT BARNES BEND (4-YEAR REVIEW)
- 4. **175-75P-001**  
HARPETH TRACE ESTATES (AT&T TELEPHONE SERVICES TOWER)
- 6. **2011S-046-001**  
FAIRLANE PARK, RESUB LOT 264
- 7. Policy memo to clarify which Alternative Zoning Districts are appropriate in which Land Use and Community Character Policies
- 8. Policy memo to clarify that Alternative Zoning Districts may be appropriate to use in Economic Development Incentive Areas
- 9. Distribution of the Draft Southeast Infrastructure Deficiency Exception
- 10. Employee contract renewal for John Broome.
- 11. Employee contract amendment for Jennifer Higgs and Hilary Kahnle.

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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.

### **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

##### **Current Status**

Not on consent

##### **Public Hearing**

Open

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.

**Staff Recommendation: DISAPPROVE**

#### **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

##### **Current Status**

Not on consent

##### **Public Hearing**

Open

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).

**Staff Recommendation: DISAPPROVE**

### **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

##### **Current Status**

Not on consent

##### **Public Hearing**

Open

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.

**Staff Recommendation: DISAPPROVE**

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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 case(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.

### **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

##### **Current Status**

Consent

##### **Public Hearing**

Open

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.

**Staff Recommendation: FIND THE SP DISTRICT ACTIVE**

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## **J. PLANNING COMMISSION ACTIONS**

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

### **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

##### **Current Status**

Consent

##### **Public Hearing**

Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

### **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

##### **Current Status**

Not on consent

##### **Public Hearing**

Open

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.

**Staff Recommendation: DISAPPROVE**

## **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

#### **Current Status**

Consent

**Public Hearing**

Open

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.

**Staff Recommendation: APPROVE WITH A CONDITION**

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## **K. OTHER BUSINESS**

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- 7. Policy memo to clarify which Alternative Zoning Districts are appropriate in which Land Use and Community Character Policies**
- 8. Policy memo to clarify that Alternative Zoning Districts may be appropriate to use in Economic Development Incentive Areas**
- 9. Distribution of the Draft Southeast Infrastructure Deficiency Exception**
- 10. Employee contract renewal for John Broome.**
- 11. Employee contract amendment for Jennifer Higgs and Hilary Kahnle.**
- 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**

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## **L. MPC CALENDAR OF UPCOMING MATTERS**

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### **August 11, 2011**

#### IDA Work Session

2:15pm, Nashville Room, Metro Office Building, 800 2<sup>nd</sup> 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

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July 28, 2011 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

**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

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**M. ADJOURNMENT**

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