



METROPOLITAN PLANNING COMMISSION AGENDA

Thursday, June 14, 2012

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

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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 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 MAY 24, 2012 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
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- E. ITEMS FOR DEFERRAL / WITHDRAWAL
-

4. 2012Z-004TX-001
SIGN CONSISTENCY TEXT AMENDMENT

7. 2012Z-009TX-001
BOAT STORAGE

14. 2012S-062-001
MADISON CHURCH OF CHRIST

F. CONSENT AGENDA

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. 2011Z-007TX-002
ALTERNATIVE ZONING DISTRICTS AMENDMENT

8. 2012Z-010TX-001
ON-SITE AGRICULTURAL SALES

9. 2012Z-012TX-001
HISTORIC ZONING COMMISSION MEMBERSHIP

11a. 96P-016-001
WESTWOOD TRACE

11b. 2012SP-013-001
STEPHENS VILLAGE - WEST

12a. 2012Z-014PR-001
PRESIDENTS RESERVE AT BRENTWOOD

12b. 2004P-021-001
PRESIDENTS RESERVE AT BRENTWOOD

13. 2008S-036-001
SUMMIT HILLS, 1ST REV

- 15.** Resolution authorizing the expenditure of up to an additional \$5000 from the Advance Planning and Research Fund to the Nashville Area MPO to obtain specialized consultant expertise to develop and implement community surveying for the Nashville-Davidson County General Plan Update. The purpose is to ensure all Metro Council and Planning Commission members are surveyed as part of the General Plan process.

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

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.

Subdivision: Final Plats

1. 2011S-046-002

FAIRLANE PARK, RESUB LOT 264, REV 1
Map 148-13, Parcel(s) 158
Council District 30 (Jason Potts)
Staff Reviewer: Greg Johnson

Current Status
Not on consent
Public Hearing
Open

A request for plat revision including a sidewalk variance along a portion of Fairlane Drive and Packard Drive bordering 301 Fairlane Drive, at the southwest corner of Fairlane Drive and Packard Drive, for a final plat previously approved by the Planning Commission on July 28, 2011 for three lots, and where the plat has not yet been recorded (0.96 acres), zoned R10, requested by Thomas Mattingly and Jerry Thurman, owners, Delle Land Surveying, surveyor.

Staff Recommendation: DISAPPROVE

Subdivision: Performance Bonds

2. 2007B-028-003

CAMBRIDGE FOREST, PHASE 6
Map 149-15-A, Parcel(s) 423-452
Council Districts 28 (Duane Dominy) and 32 (Jacobia Dowell)
Staff Reviewer: David Edwards

Current Status
Not on consent
Public Hearing
Open

A request to extend the subdivision performance bond for one year for Cambridge Forest, Phase 6, located off of Bridgecrest Drive, zoned R15 and Residential PUD, requested by Austin Daniel, Danco Property Investments, LLC, developer.

Staff Recommendation: APPROVE

3. 2006B-081-003

CAMBRIDGE FOREST, PHASE 10
Map 149-15-A, Parcel(s) 388-421
Council District 32 (Jacobia Dowell)
Staff Reviewer: David Edwards

Current Status
Not on consent
Public Hearing
Open

A request to extend the subdivision performance bond for one year for Cambridge Forest, Phase 10, located off of Bromley Way, Wellenstein Way, and Welshcrest Court, zoned R15 and Residential PUD, requested by Austin Daniel, Danco Property Investments, LLC, developer.

Staff Recommendation: APPROVE

Zoning Text Amendments

4. 2012Z-004TX-001

BL2012-107 / JOHNSON
SIGNS: SIGN CONSISTENCY
Staff Reviewer: Jennifer Regen

Current Status
Not on consent
Public Hearing
Open

A request to amend the Metro Zoning Code, Section 17.40.500.E (Modification to Building Signs within Multi-Tenant Developments) to require building signs to be consistent with other signage on the property as to materials, lighting, and size, requested by Councilmember Karen Johnson.

Staff Recommendation: DEFER INDEFINITELY

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

5a. 2012CP-005-001

EAST NASHVILLE PLAN AMENDMENT

Map 071-07, Parcel(s) 260 Map 071-10, Parcel(s) 200
Council District 05 (Scott Davis)
Staff Reviewer: Anita Mccaig

Current Status
Not on consent
Public Hearing
Open

A request to amend the East Nashville Community Plan: 2006 Update to change the Land Use Policy from Neighborhood Urban (NU) to District Industrial (D-IN) policy for properties located at 2050 Lucas Lane and Lucas Lane (unnumbered), approximately 1,000 feet west of Dickerson Pike (31.96 acres), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant, Jenkins Properties, L.P., owner. (See also Specific Plan Case # 2012SP-015-001).

Staff Recommendation: DISAPPROVE

5b. 2012SP-015-001

LKQ-LUCAS LANE

Map 071-07, Parcel(s) 260 Map 071-10, Parcel(s) 200
Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

Current Status
Not on consent
Public Hearing
Open

A request to rezone from IWD to SP-IND zoning properties located at 2050 Lucas Lane and at Lucas Lane (unnumbered), approximately 1,000 feet west of Dickerson Pike (31.96 acres) and located partially within the Floodplain Overlay District, to permit scrap operation, retail and all other uses permitted by the IWD zoning district, requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant, Jenkins Properties, L.P., owner (See also Community Plan Amendment Case # 2012CP-005-001).

Staff Recommendation: 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

6. 2011Z-007TX-002

ALTERNATIVE ZONING DISTRICTS HOUSEKEEPING AMENDMENT

Staff Reviewer: Kathryn Withers

Current Status
Consent
Public Hearing
Open

A request to amend various sections of Title 17 of the Metropolitan Code to refine standards of the alternative zoning districts relating to building placement and bulk standards, requested by the Metro Planning Department, applicant.

Staff Recommendation: APPROVE WITH AMENDMENTS

7. 2012Z-009TX-001

BL2012-158 / STITES

BOAT STORAGE

Staff Reviewer: Jennifer Regen

Current Status
Not on consent
Public Hearing
Open

A request to amend the Metro Zoning Code, Chapters 17.04 (Definitions), 17.08 (Zoning Land Use Table), and 17.16 (Land Use Development Standards) to create a new land use called "Boat Storage" and to allow it as a use permitted by right (P) in the CS, CA, CF, SCC, SCR, IWD, IR, and IG zoning districts and permitted with conditions (PC) in the CL zoning district, requested by Councilmember Josh Stites, applicant.

Staff Recommendation: DISAPPROVE

8. 2012Z-010TX-001

BL2012-182 / HOLLEMAN, DOWELL, JOHNSON
ON-SITE AGRICULTURAL SALES
Staff Reviewer: Jennifer Regen

Current Status
Consent
Public Hearing
Open

A request to amend the Metro Zoning Code, Sections 17.04.060 (Definitions), 17.08.030 (District Land Use Tables), and Section 17.16.130 (Land Use Development Standards - Uses Permitted with Conditions: Other Uses), and Section 17.32.040 (Exempt Signs), to create a new land use called "On-Site Agricultural Sales" to be permitted with conditions in the AG and AR2a zoning districts, requested by Councilmembers Jason Holleman, Jacobia Dowell, Karen Johnson and Fabian Bedne, applicants.

Staff Recommendation: APPROVE WITH AMENDMENT

9. 2012Z-012TX-001

BL2012-181 / CLAIBORNE
HISTORIC ZONING COMMISSION MEMBERSHIP
Staff Reviewer: Jennifer Regen

Current Status
Consent
Public Hearing
Open

A request to amend the Metro Zoning Code, Section 17.40.400 (Historic Zoning Commission: Membership) modifying the downtown Nashville membership of the Historic Zoning Commission, requested by the Metro Historical Commission, applicant.

Staff Recommendation: APPROVE WITH AMENDMENT

Specific Plans

10. 2012SP-012-001

STEPHENS VILLAGE - EAST
Map 169, Parcel(s) 067
Council District 35 (Bo Mitchell)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RS40 to SP-MR zoning property located at Highway 100 (unnumbered), at the southeast corner of Highway 100 and Pasquo Road (17.39 acres), to permit nursing home, assisted-living and residential uses, requested by Ragan-Smith-Associates Inc., applicant, W.E. Stephens Jr., owner.

Staff Recommendation: APPROVE WITH CONDITIONS AND DISAPPROVE WITHOUT ALL CONDITIONS

11a. 96P-016-001

WESTWOOD TRACE
Map 169, Parcel(s) 058
Council District 35 (Bo Mitchell)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to cancel the Westwood Trace Residential Planned Unit Development Overlay District located at 8423 Highway 100 approved previously for 37 single-family lots (CB O96-539), at the southeast corner of Highway 100 and Natchez Trace Parkway, zoned RS30 and CL and proposed for SP-MU (19.2 acres), requested by Ragan-Smith-Associates Inc., applicant, for W.E. Stephens Jr., Trustee of Stephens Christian Trust, owner. (See also Specific Plan Case # 2012SP-013-001).

Staff Recommendation: APPROVE

11b. 2012SP-013-001

STEPHENS VILLAGE - WEST
Map 169, Parcel(s) 058, 060
Council District 35 (Bo Mitchell)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from AR2a, RS40, RS30 and CL to SP-MU zoning (portion within PUD Overlay and proposed for cancellation), properties located at 8423 Highway 100 and 5948 Pasquo Road, at the southeast corner of Highway 100 and Natchez Trace Parkway (35.31 acres), to permit residential and various non-residential uses, requested by Ragan-Smith-Associates Inc., applicant, W.E. Stephens and W.E. Stephens Jr., Trustee, Stephens Christian Trust, owners. (See also PUD cancellation case # 96P-016-001).

Staff Recommendation: APPROVE WITH CONDITIONS AND DISAPPROVE WITHOUT ALL CONDITIONS

Zone Changes

12a. 2012Z-014PR-001

PRESIDENTS RESERVE AT BRENTWOOD

Map 160, Parcel(s) 286
Map 160-15-0-F, Parcel(s) 001-006, 900
Council District 04 (Brady Banks)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to rezone from the MUN to OL district for properties located at 673 Old Hickory Boulevard and at Old Hickory Boulevard (unnumbered), approximately 425 feet east of Cloverland Drive (1.24 acres), requested by OHB Development Group, Inc., owner. (See also Planned Unit Development Overlay Proposal No. 2004P-021-001).

Staff Recommendation: APPROVE

12b. 2004P-021-001

PRESIDENTS RESERVE AT BRENTWOOD (AMEND # 1)

Map 160, Parcel(s) 286
Map 160-15-0-F, Parcel(s) 001-006, 900
Council District 04 (Brady Banks)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to amend a portion of the Presidents Reserve at Brentwood Commercial Planned Unit Development Overlay District and for final approval for property located at 673 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 425 feet east of Cloverland Drive, zoned MUN and proposed for OL, (1.24 acres), to permit an 11,080 square foot medical office, general office, and outpatient clinic building where a 12,960 square foot office building was previously approved, requested by Delta Associates, Inc., applicant, OHB Development Group, Inc., owner (See also Zone Change Proposal No. 2012Z-014PR-001).

Staff Recommendation: APPROVE WITH CONDITIONS

J. PLANNING COMMISSION ACTIONS

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

Subdivision: Final Plats

13. 2008S-036-001

SUMMIT HILLS, 1ST REV

Map 091-13, Parcel(s) 368-375, 377-384
Council District 20 (Buddy Baker)
Staff Reviewer: Brenda Bernards

Current Status
Consent
Public Hearing
Open

A request for final plat approval for properties located at 400, 404, 405, 408, 409, 412, 413, 416, 417, 420, 421, 424, 425, 428, 429, 433, and 437 Newton Court, at the southeast corner of Newton Court and Newton Avenue, zoned R8 (1.7 acres), requested by Affordable Housing Resources on behalf of various owners, Wamble & Associates, surveyor.

Staff Recommendation: APPROVE

14. 2012S-062-001

MADISON CHURCH OF CHRIST

Map 043-10, Parcel(s) 056
Council District 09 (Bill Pridemore)
Staff Reviewer: Greg Johnson

Current Status
Not on consent
Public Hearing
Open

A request for final plat approval to create five lots on property located at 596 N. Dupont Avenue, approximately 1,675 feet east of Delaware Avenue, zoned RM20 (5.78 acres), requested by Madison Church of Christ, Trustee, owner, Ragan-Smith Associates, Inc., surveyor.

Staff Recommendation: DEFER TO THE JULY 26, 2012, PLANNING COMMISSION MEETING OR DISAPPROVE.

K. OTHER BUSINESS

15. Resolution authorizing the expenditure of up to an additional \$5000 from the Advance Planning and Research Fund to the Nashville Area MPO to obtain specialized consultant expertise to develop and implement community surveying for the Nashville-Davidson County General Plan Update. The purpose is to ensure all Metro Council and Planning Commission members are surveyed as part of the General Plan process.
16. Discussion the 2012 Planning Commission Retreat
17. Historic Zoning Commission Report
18. Board of Parks and Recreation Report
19. Executive Committee Report
20. Executive Director Report
21. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

June 22, 2012

General Plan Workshop

11am to 5 pm, Trevecca University

June 26, 2012

Antioch plan update - draft policy recommendations and implementation

6pm, 5434 Bell Forge Lane East, Lakeshore Christian Church

June 27, 2012

American Planning Association web-based seminar -- 2012 Planning Law Review

3pm to 4:30pm, 800 Second Ave. South, 2nd Floor, Metro Office Building, Nashville Conference Room

June 28, 2012

MPC Meeting

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

June 29, 2012

General Plan Workshop

11am to 5 pm, Lipscomb University

July 26, 2012

Work Session

Topic: Major and Collector Street Plan

2:30pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

MPC Meeting

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

M. ADJOURNMENT
