



METROPOLITAN PLANNING COMMISSION AGENDA

Thursday, June 23, 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 appointed by the Metro Council. 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 9, 2011 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. ITEMS FOR DEFERRAL / WITHDRAWAL
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- 1a. **2011CP-013-002**
ANTIOCH PRIEST LAKE COMMUNITY PLAN AMENDMENT
- 1b. **2011Z-002PR-001**
BL2011-935 / WILHOITE
2631 SMITH SPRINGS ROAD
- 9. **2011SP-016-001**
BL2011-932 / MATTHEWS
4608 ASHLAND CITY HIGHWAY

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.

- 3. **2006SP-007U-10**
GLEN ECHO
- 4. **2007SP-007G-06**
CEDAR PLACE TOWNHOMES
- 5. **2007SP-038G-10**
GRANNY WHITE PIKE
- 6. **2007SP-048U-03**
ZION HILL
- 7. **2007SP-064U-14**
PRICE'S COLLISION CENTER
- 8. **2010SP-015-002**
BL2011-937 / MOORE
SOUTHVIEW ON 2ND
- 10. **68-82P-001**
MYRTLEWOOD, SEC 8
- 12. **2011S-033-001**
METRO COMMERCE PARK

13. FY 2012 – FY 2013 PL contract grant between TDOT and the Metropolitan Planning Commission of Metropolitan Government of Nashville & Davidson County on behalf of the Nashville Area Metropolitan Planning Organization (MPO)

14. Employee contract renewals for David Kline, Nick Lindeman, Max Baker, and Jennifer Regen.

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.

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. 2011Z-002PR-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

Closed

A request to rezone from R10 to OR20 district property located at 2631 Smith Springs Road, approximately 760 feet west of Bell Road (.36 acres), requested by Keith Jordan, owner (Associated Community Plan Amendment 2011CP-013-002) .

Staff Recommendation: DISAPPROVE

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

2. 2011CP-005-001

EAST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 082-08, Parcel(s) 307-308

Council District 05 (Jamie Hollin)

Staff Reviewer: Anita Mccaig

Current Status

Not on Consent

Public Hearing

Open

A request by the Metro Planning Commission to amend the East Nashville Community Plan: 2005 Update by changing the current Land Use Detailed Policy Mixed Housing in Neighborhood General (MH in NG) to Mixed Use in Neighborhood Center (MxU in NC) for property located at 731 McFerrin Avenue and 904 Chicamauga Avenue within the Greenwood Neighborhood Conservation Overlay.

Staff Recommendation: APPROVE

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.

Specific Plans

3. 2006SP-007U-10

GLENN ECHO

Map 117-15-0-G, Parcel(s) 001-016, 900
Council District 25 (Sean McGuire)
Staff Reviewer: Brenda Bernards

Current Status

Consent

Public Hearing

Open

The periodic review of an approved Specific Plan (R) district known as "Glen Echo", 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 300, 301, 304 and 305 Chateau Glen Place, and at 1731, 1743 and 1749 Glen Echo Road and at 396, 397, 398, 399, 400, 401, 404, 408, 412 and 413 Glen West Drive (4.04 acres), approved for 12 lots single-family lots via Council Bill BL2006-957 effective on April 1, 2006, and amended to add four additional single-family lots for a total of 16 single-family lots via Council Bill BL2007-1395 effective on May 19, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active

4. 2007SP-007G-06

CEDAR PLACE TOWNHOMES

Map 114, Parcel(s) 099, 340
Council District 22 (Eric Crafton)
Staff Reviewer: Brenda Bernards

Current Status

Consent

Public Hearing

Open

The periodic review of an approved Specific Plan (R) district known as "Cedar Place Townhomes", 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 Sawyer Brown Road (unnumbered) (7.8 acres), approved for 31 townhouse units via Council Bill BL2007-1353 effective on May 19, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District Inactive and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.

5. 2007SP-038G-10

GRANNY WHITE PIKE

Map 159-10-0-B, Parcel(s) 011-016, 902
Council District 34 (Carter Todd)
Staff Reviewer: Brenda Bernards

Current Status

Consent

Public Hearing

Open

The periodic review of an approved Specific Plan (R) district known as "Granny White Pike", 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 907, 909, 911, 913, 915 and 919 Dorset Drive and at Granny White Pike (unnumbered) (3.23 acres), approved for six single-family lots via Council Bill BL2007-1419 effective on May 19, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active

6. 2007SP-048U-03

ZION HILL

Map 070, Parcel(s) 041
Council District 02 (Frank R. Harrison)
Staff Reviewer: Brenda Bernards

Current Status

Consent

Public Hearing

Open

The periodic review of an approved Specific Plan (MU) district known as "Zion Hill", 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 2433 Buena Vista Pike (5.01 acres), approved for 23 multifamily units and a 250 seat religious institution within a two-story, 27,000 square foot building via Council Bill BL2007-1411 effective on May 19, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District Inactive and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.

7. 2007SP-064U-14

PRICE'S COLLISION CENTER
Map 096-01, Parcel(s) 010
Council District 15 (Phil Claiborne)
Staff Reviewer: Brenda Bernards

Current Status
Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (A) district known as "Price's Collision Center", 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 2730 Lebanon Pike (1.49 acres), approved for automobile repair and all other uses permitted by the CS zoning district via Council Bill BL2007-1410 effective on May 19, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active

8. 2010SP-015-002

BL2011-937 / MOORE
SOUTHVIEW ON 2ND
Map 105-03, Parcel(s) 100-103, 106-107
Map 105-03-0-A, Parcel(s) 001-002, 900
Map 105-03-0-B, Parcel(s) 001-002, 900
Council District 17 (Sandra Moore)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to amend the Southview on 2nd Specific Plan and for final development plan approval from R6 and SP-R to SP-MR for properties located at 1064, 1066, 1068, 1070, 1072 A, B, and C, 1074, A, B and C, and 1078 2nd Avenue South and at 112 Mildred Shute Avenue, at the northeast corner of 2nd Avenue South and Mildred Shute Avenue (0.93 acres), to add 0.8 acres to the Specific Plan District and to permit the development of 19 dwelling units where three dwelling units were previously approved for a portion of the property through Council Bill BL2010-781, requested by FMBC Investments LLC, Robert Goldwire, Elroy Mikalov, and Evan Radish, owners.

Staff Recommendation: Approve the preliminary SP with conditions. If construction plans are approved by Metro Stormwater prior to the June 23, 2011 MPC meeting, approve preliminary and final SP with conditions.

9. 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

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

10. 68-82P-001

MYRTLEWOOD, SEC 8
Map 172, Parcel(s) 167
Council District 31 (Parker Toler)
Staff Reviewer: Brian Sexton

Current Status
Consent
Public Hearing
Open

A request to revise a portion of the preliminary plan and for final site plan approval of the residential Planned Unit Development located on property at Woodland Hills Drive (unnumbered), at the end of Woodland Hills Drive, classified R15 (11.97 acres), zoned One and Two-Family Residential (R15), to develop 17 single-family lots where 12 single-family lots were previously approved, requested by Dale & Associates, applicant, for Woodland Falls Subdivision L.P., owner.

Staff Recommendation: APPROVE WITH CONDITIONS

Subdivision: Concept Plans

11. 2011S-039-001

NELSON SUBDIVISION

Map 174, Parcel(s) 185
Council District 32 (Sam Coleman)
Staff Reviewer: Greg Johnson

Current Status

Not on Consent
Public Hearing
Open

A request for concept plan approval to create six lots on property located at 5700 Cane Ridge Road, opposite Blairfield Drive (5.49 acres), zoned RS20, requested by Richard Nelson, owner, Dale & Associates, surveyor.

Staff Recommendation: APPROVE WITH CONDITIONS

Subdivision: Final Plats

12. 2011S-033-001

METRO COMMERCE PARK

Map 107-01, Parcel(s) 007
Council District 15 (Phil Claiborne)
Staff Reviewer: Jason Swaggart

Current Status

Consent
Public Hearing
Open

A request for final plat approval to create three lots on property located at 730 Elm Hill Pike, at the northeast corner of Elm Hill Pike and Massman Drive (40.24 acres), zoned IR and partially located within the Floodplain Overlay District, requested by William H. Hawkins Trustee, owner, Cherry Land Surveying Inc., surveyor.

Staff Recommendation: APPROVE

K. OTHER BUSINESS

- 13. FY 2012 – FY 2013 PL contract grant between TDOT and the Metropolitan Planning Commission of Metropolitan Government of Nashville & Davidson County on behalf of the Nashville Area Metropolitan Planning Organization (MPO)**
- 14. Employee contract renewals for David Kline, Nick Lindeman, Max Baker, and Jennifer Regen.**
- 15. Historical Commission Report**
- 16. Board of Parks and Recreation Report**
- 17. Executive Committee Report**
- 18. Executive Director Report**
- 19. Legislative Update**

L. MPC CALENDAR OF UPCOMING MATTERS

June 29, 2011

Continuing Education: Planning Law Review 2011

3:00 – 4:30 PM, 800 Second Ave. South; Davidson Conference Room, Second Floor, Metro Office Building

June 30, 2011

Community Meeting

6-8 pm, Cross Point Church, 7675 Hwy 70S (former Circuit City building next to Home Depot)

Bellevue Community Plan Update

Discussion of community character policies as they apply to conservation, open space, and residential areas.

June 23, 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

July 28, 2011

MPC Meeting

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

M. ADJOURNMENT

June 23, 2011 Meeting

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