



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, June 27, 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 13, 2013 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
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- E. ITEMS FOR DEFERRAL / WITHDRAWAL
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No Cases on this Agenda

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.

1. **2013CP-003-001**
BORDEAUX WHITES CREEK PLAN AMENDMENT
2. **2009SP-022-007**
THE MANSION AT FONTANEL (AMENDMENT)
3. **2009SP-036-001**
607 & 612 10TH AVENUE NORTH
4. **2013SP-022-001**
KIRTLAND COTTAGES
5. **2013HL-001-001**
BL2013-468 \ STANLEY
305 KENT ROAD
6. **2004P-013-004**
MILL CREEK TOWNE CENTRE (TACO BELL)
7. **37-79P-001**
CROSSINGS AT HICKORY HOLLOW (ENTERPRISE)
8. **45-86P-001**
GRANWOOD VILLAGE (SPEEDWAY)
9. **2013S-089-001**
WILLIAM WHITE LANDS, RESUB PART OF LOT 4
10. **2013S-090-001**
COTTAGES OF IDAHO

11. Employee contract renewals for Jennifer Higgs, David Kline, John Broome, Michael Skipper, Leslie Meehan, Chin-Cheng Chen, Max Baker, and Nick Lindeman.
12. Resolution authorizing the expenditure of up to \$29,000 from the FY2013 Advance Planning and Research Fund to purchase access to MetroQuest digital engagement software for necessary research associated with the Nashville-Davidson County General Plan. The research will involve obtaining community response to scenario and development options developed during the planning process. The total of this authorization and the total committed in Planning Commission Resolutions RS2012-214, RS2013-17 and RS2013-112 shall not exceed \$50,000.
13. Resolution authorizing the continued funding of the research specified in MPC resolutions RS2012-214, RS2013-17 and RS2013-112 and the previous item on this Agenda (subject to MPC approval) from the FY2014 Advance Planning and Research Fund. The total of this authorization shall not exceed \$50,000 from FY2014 funding.
14. Resolution authorizing the expenditure of up to \$20,000 from the FY2014 Advance Planning and Research Fund to study Revitalization Strategies in Historic Black Business Districts and an associated market study for the Jefferson Street market area for necessary research for the Nashville-Davidson County General Plan. The total of this authorization and the funding authorized on the previous item on this Agenda (subject to MPC approval) shall not exceed \$50,000.

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.

No Cases on this Agenda

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

1. 2013CP-003-001

BORDEAUX WHITES CREEK PLAN AMENDMENT

Map 049, Parcel(s) 200.01, 140, 319

Council District 03 (Walter Hunt)

Staff Reviewer: Cynthia Wood

Current Status

Consent

Public Hearing

Open

A request to amend the Bordeaux Whites Creek Community Plan: 2003 Update by changing the Land Use policy from Natural Conservation/Rural policy to a special policy for properties located at 4105, 4125 and 4225 Whites Creek Pike, approximately 1,000 feet north of Lloyd Road and located within the Floodplain Overlay District (136.04 acres), requested by EDGE Planning, Landscape Architecture and Urban Design, applicant; Fontanel Properties, LLC, owner.

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

2. 2009SP-022-007

THE MANSION AT FONTANEL (AMENDMENT)

Map 049, Parcel(s) 200.01, 140, 319

Council District 03 (Walter Hunt)

Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to amend the Mansion at Fontanel Specific Plan District for properties located at 4105, 4125, and 4225 Whites Creek Pike, approximately 1,000 feet north of Lloyd Road (136.04 acres) and located within the Floodplain Overlay District, to permit a rural resort with lodging for up to 140 rooms, requested by EDGE Planning, Landscape Architects, applicant; Fontanel Properties LLC, owner.

Staff Recommendation: Approve with conditions and disapprove without all staff conditions if the Commission approves the associated policy amendment. Disapprove if the associated policy amendment is not approved by the Planning Commission.

3. 2009SP-036-001
607 & 612 10TH AVENUE NORTH
Map 093-01, Parcel(s) 033-034
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Amy Diaz-Barriga

Current Status
Consent
Public Hearing
Open

The periodic review of an approved Specific Plan district, 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 607 and 612 10th Avenue North, (6.66 acres), approved via Council Bill BL2009-395 on May 22, 2009, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active.

4. 2013SP-022-001
KIRTLAND COTTAGES
Map 131-02, Parcel(s) 144
Council District 25 (Sean McGuire)
Staff Reviewer: Greg Johnson

Current Status
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: Approve with conditions and disapprove without all conditions.

Historic Landmark Overlays

5. 2013HL-001-001
BL2013-468 \ STANLEY
305 KENT ROAD
Map 096-09, Parcel(s) 119
Council District 14 (James Bruce Stanley)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request to apply a Historic Landmark Overlay District to property located at 305 Kent Road, at the southeast corner of Kent Road and Hastings Road (0.87 acres), zoned RS10, requested by the Metro Historical Commission and Councilmember James Bruce Stanley, applicants; Tennessee State Museum, property owner.

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

6. 2004P-013-004
MILL CREEK TOWNE CENTRE (TACO BELL)
Map 181, Part of Parcel(s) 255
Council District 31 (Fabian Bedne)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan and for final approval for a portion of the Mill Creek Town Centre Commercial Planned Unit Development Overlay District located on a portion of property at 6704 Nolensville Pike, approximately 800 feet north of Pettus Road, zoned SCC (0.679 acres), to permit the development of a 1,961 square foot fast restaurant, requested by Perry Engineering, LLC, applicant; Legg Investments-Nolensville LLC, owner.

Staff Recommendation: Approve with conditions.

7. 37-79P-001

CROSSINGS AT HICKORY HOLLOW (ENTERPRISE)

Map 163, Parcel(s) 387
Council District 32 (Jacobia Dowell)
Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Crossings at Hickory Hollow Commercial Planned Unit Development Overlay District on property located at 230 Crossings Place, at the southeast corner of Crossings Boulevard and Hickory Hollow Parkway (0.56 acres), zoned R10, to permit a 2,600 square foot car wash to be converted into a vehicular leasing facility, requested by Azimtech Engineering, applicant; Christopher and Hyun Chung, owners.

Staff Recommendation: Approve with conditions.

8. 45-86P-001

GRANWOOD VILLAGE (SPEEDWAY)

Map 064, Parcel(s) 116
Council District 11 (Darren Jernigan)
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 Granwood Village Commercial Planned Unit Development Overlay District on property located at Granwood Boulevard (unnumbered), at the northwest corner of Granwood Boulevard and Old Hickory Boulevard (1.81 acres), zoned R15, to permit an automobile convenience facility with seven fuel islands, requested by Speedway LLC, applicant; LEVOG, owner.

Staff Recommendation: Approve with conditions if Metro Stormwater recommends approval prior to the Planning Commission meeting and defer to the July 25, 2013, meeting if Stormwater recommends deferral.

Subdivision: Final Plats

9. 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

Consent

Public Hearing

Open

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 with conditions.

10. 2013S-090-001

COTTAGES OF IDAHO

Map 103-03, Parcel(s) 077, 079
Council District 24 (Jason Holleman)
Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create five lots on properties located at 207 51st Avenue North and 5100 Wyoming Avenue, at the southwest corner of 51st Avenue North and Wyoming Avenue, zoned RS7.5 (2.12 acres), requested by The Living Word International Church, owner; Scott Pulliam, applicant.

Staff Recommendation: Approve with conditions.

K. OTHER BUSINESS

11. Employee contract renewals for Jennifer Higgs, David Kline, John Broome, Michael Skipper, Leslie Meehan, Chin-Cheng Chen, Max Baker, and Nick Lindeman.

12. Resolution authorizing the expenditure of up to \$29,000 from the FY2013 Advance Planning and Research Fund to purchase access to MetroQuest digital engagement software for necessary research associated with the Nashville-Davidson County General Plan. The research will involve obtaining community response to scenario and development options developed during the planning process. The total of this authorization and the total committed in Planning Commission Resolutions RS2012-214, RS2013-17 and RS2013-112 shall not exceed \$50,000.
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15. Executive Director Report
16. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

June 26, 2013

American Planning Association web-based seminar – 2013 Planning Law Review

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

June 27, 2013

MPC Meeting

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

July 25, 2013

MPC Meeting

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

M. ADJOURNMENT