



# **METROPOLITAN PLANNING COMMISSION AGENDA**

**Thursday, June 28, 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  
p: (615) 862-7190; f: (615) 862-7130

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## Notice to Public

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### 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](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

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

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 Commission's 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

**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 Hopgood of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Ron Deardoff at (615) 862-6640

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# MEETING AGENDA

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. APPROVAL OF JUNE 14, 2012 MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
  - E. ITEMS FOR DEFERRAL / WITHDRAWAL
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- 1. 2012Z-010PR-001  
18 FERN AVENUE
  
  - 8. 2012Z-001PR-001  
24 LINCOLN STREET
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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.

- 3a. 2012CP-014-001  
DONELSON-HERMITAGE-OLD HICKORY PLAN AMENDMENT
  
  - 3b 2012SP-016-001  
RAYON CITY INVESTORS
  
  - 4. 2006SP-159U-03  
FERN AVENUE LOFTS
  
  - 5. 2006SP-183U-09  
BROADWAY HOTEL
  
  - 6. 2008SP-006U-06  
H2O
  
  - 7a. 2007P-005-001  
THE SHOPPES AT RIDGEVIEW
  
  - 7b. 2012SP-018-001  
CAR WASH USA
  
  - 10. Contract Renewal for Ann Hammond
  
  - 11. Reappointment of Commissioner Ponder to the Board of Parks and Recreation
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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.

### Zone Changes

#### 1. 2012Z-010PR-001

18 FERN AVENUE  
Map 071-14, Parcel(s) 317  
Council District 05 (Scott Davis)  
Staff Reviewer: Greg Johnson

Current Status  
Not on Consent  
Public Hearing  
Closed

A request to rezone from the RS5 to R6 district property located at 18 Fern Avenue, approximately 225 feet east of Whites Creek Pike (0.14 acres), requested by LaShaunda Bryant, owner.

**Staff Recommendation: Defer to July 26, 2012 Planning Commission meeting**

### Zoning Text Amendments

#### 2. 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**

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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 cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

### Community Plan Amendments

#### 3a. 2012CP-014-001

DONELSON-HERMITAGE-OLD HICKORY PLAN AMENDMENT  
Map 044, Parcel(s) 041-042  
Council District 11 (Darren Jernigan)  
Staff Reviewer: Anita McCaig

Current Status  
Consent  
Public Hearing  
Open

A request to amend the Donelson-Hermitage-Old Hickory: 2004 Update to change the Land Use Policy from Mixed Use in Community Center (MU in CC) to District Industrial (D-IN) and T3 Suburban Community Center policy for properties located at 915, 921, and 932 Robinson Road, at the northeast corner of Robinson Road and Industrial Drive (28.82 acres), requested by Hawkins Development Company, applicant, Rayon City Investors, owner. (See also Specific Plan Case # 2012SP-016-001).

**Staff Recommendation: Approve**

**3b 2012SP-016-001**

**RAYON CITY INVESTORS**  
BL2012-191 / JERNIGAN  
Map 044, Parcel(s) 041-042  
Council District 11 (Darren Jernigan)  
Staff Reviewer: Brenda Bernards

Current Status  
Consent  
Public Hearing  
Open

A request to rezone from CS to SP-MU zoning for properties located at 915 and 921 Robinson Road, at the northeast corner of Robinson Road and Industrial Drive (27.81 acres), to permit a mixed use development, requested by Hawkins Development Company, applicant, Rayon City Investors, owner (See also Community Plan Amendment Case # 2012CP-014-001).

**Staff Recommendation: Approve with conditions including the revised conditions from the Public Works Department and disapprove without all conditions.**

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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**

**4. 2006SP-159U-03**

**FERN AVENUE LOFTS**  
Map 071-14, Parcel(s) 029, 031, 059  
Council District 02 (Frank R. Harrison)  
Staff Reviewer: Brenda Bernards

Current Status  
Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (R) district known as "Fern Avenue Lofts", to determine its completeness pursuant to Section 17.40.106.l of the Metro Zoning Code (Review of a Development Plan), for properties located at 1204 and 1206 Brick Church Pike and 40 Evergreen Avenue (1.3 acres), to permit 45 units via Council Bill BL2006-1228 approved on November 21, 2006, and amended to permit 64 units via Council Bill BL2008-145 approved on May 20, 2008, 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 either continue the implementation of the development plan as adopted or rezone to MUL-A or MUG-A zoning district.**

**5. 2006SP-183U-09**

**BROADWAY HOTEL**  
Map 093-06-2, Parcel(s) 097-098  
Map 093-06-4, Parcel(s) 041-043, 045-047, 049, 050, 056-057  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Brenda Bernards

Current Status  
Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (MU) district known as "Broadway Hotel", to determine its completeness pursuant to Section 17.40.106.l of the Metro Zoning Code (Review of a Development Plan), for properties located at 203, 205, 207, 209, 215, 217 and 221 Broadway, 109, 113 and 119 2nd Avenue South and at 110 and 116 3rd Avenue South (1.11 acres), to permit a 375-room hotel with retail and restaurant uses and 48 condominiums via Council Bill BL2006-1296 approved on March 20, 2007, and amended to permit a hotel with a maximum of 475 rooms and associated parking, conference space, and retail via Council Bill BL2008-188 approved on May 20, 2008, review initiated by the Metro Planning Department.

**Staff Recommendation: Find the SP active**

**6. 2008SP-006U-06**

**H2O**

Map 102, Parcel(s) 017, 088  
Council District 20 (Buddy Baker); 35 (Bo Mitchell)  
Staff Reviewer: Brenda Bernards

Current Status  
Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (MU) district known as "H2O", to determine its completeness pursuant to Section 17.40.106.l of the Metro Zoning Code (Review of a Development Plan), for properties located at 6950 Charlotte Pike and at Cabot Drive (unnumbered) (23.93 acres), to permit an urban waterfront district consisting of a mixed-use development containing retail, office, residential, hotel, boathouses and various civic spaces with associated parking structures, garages and lots via Council Bill BL2008-190 approved on May 20, 2008, review initiated by the Metro Planning Department.

**Staff Recommendation: Find the SP district inactive and direct staff to prepare a report to the Council recommending the property be rezoned to MUL and AR2a.**

**7a. 2007P-005-001**

**THE SHOPPES AT RIDGEVIEW**

Map 163, Part of Parcel(s) 412  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
Public Hearing  
Open

A request to cancel a portion of The Shoppes at Ridgeview Commercial Planned Unit Development Overlay District located on a portion of property at Eagle View Boulevard (unnumbered) and approved previously for approximately 6,900 square feet of retail uses, approximately 575 feet east of Bell Forge Lane, zoned MUL and proposed for SP-A (0.9 acres), requested by SEC, Inc., applicant, for PNB Holding Co. 2, Inc., owner. (See also Specific Plan Case # 2012SP-018-001).

**Staff Recommendation: Approve with conditions**

**7b. 2012SP-018-001**

**CAR WASH USA**

Map 163, Part of Parcel(s) 412  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
Public Hearing  
Open

A request to rezone from MUL to SP-A district for a portion of property located at Eagle View Boulevard (unnumbered), approximately 575 feet east of Bell Forge Lane (0.9 acres), to permit a carwash, requested by SEC, Inc., applicant for PNB Holding Co. 2, Inc., owner. (See also Planned Unit Development Case #2007P-005-001).

**Staff Recommendation: Approve with conditions and disapprove without all conditions**

**Zone Changes**

**8. 2012Z-001PR-001**

BL2012-175 / MOORE  
**24 LINCOLN STREET**  
Map 105-04, Parcel(s) 009  
Council District 17 (Sandra Moore)  
Staff Reviewer: Greg Johnson

Current Status  
Not on Consent  
Public Hearing  
Open

A request to rezone from SP to the R6 district property located at 24 Lincoln Street, at the northwest corner of Lincoln Street and Perkins Street (0.26 acres), requested by the Metro Planning Department, applicant, Lafayette Market Inc., owner.

**Staff Recommendation: Approve**

**9. 2012Z-015PR-001**

**2721 SHACKLETT DRIVE, 555, 559 & 561 UPSHAW DRIVE**

Map 108-01, Parcel(s) 019-022  
Council District 15 (Phil Claiborne)  
Staff Reviewer: Jason Swaggart

Current Status  
Not on Consent  
Public Hearing  
Open

A request to rezone from the R10 to CS district properties located at 2721 Shacklett Drive and at 555, 559 and 561 Upshaw Drive, at the southeast corner of Shacklett Drive and Upshaw Drive (1.63 acres), requested by Dale & Associates, applicant, TPS Parking Nashville, LLC, owner.

**Staff Recommendation: Disapprove**

**J. PLANNING COMMISSION ACTIONS**

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

**No Cases on this Agenda**

**K. OTHER BUSINESS**

- 10. Contract Renewal for Ann Hammond
- 11. Reappointment of Commissioner Ponder to the Board of Parks and Recreation
- 12. Historic Zoning Commission Report
- 13. Board of Parks and Recreation Report
- 14. Executive Committee Report
- 15. Executive Director Report
- 16. Legislative Update

**L. MPC CALENDAR OF UPCOMING MATTERS**

**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 23, 2012**

Redevelopment of the State Fairgrounds

5pm to 8 pm , 700 Second Avenue South, Howard Office Building, ,Sonny West Conference Center.

**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

**August 11, 2012**

Planning Commission Retreat

8:30 am to 1 pm, 800 Second Ave. South, 2<sup>nd</sup> Floor, Metro Office Building, Nashville Conference Room

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## **M. ADJOURNMENT**

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June 28, 2012 Meeting

**Page 8 of 8**

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