



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, June 9, 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

Tonya Jones
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 MAY 26, 2011 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

G. PREVIOUSLY DEFERRED ITEMS

Community Plan Amendments

1a. 2011CP-006-001

CP 6: BELLEVUE COMMUNITY PLAN AMENDMENT

Map 155, Parcel(s) 088
Council District 35 (Bo Mitchell)
Staff Reviewer: Anita Mccaig

A request to amend the Bellevue Community Plan: 2003 Update by changing the current Land Use Policy from Residential Low Medium density (RLM) to Office Transition Policy (OT) for property located at 7836 Old Harding Pike, at the intersection of Learning Lane and Old Harding Pike (1.26 acres), requested by Barge Cauthen & Associates Inc., applicant, Corporate Investors Partnership VIII LLC, owner (See also Specific Plan Case # 2011SP-011-001).

MPC Action: APPROVE the Office Transition Land Use Policy contingent upon the approval of 2011SP-011-001 by Metro Council. (7-0)

1b. 2011SP-011-001

BL2011-933 / MITCHELL
THE ACADEMY OF BELLEVUE
Map 155, Parcel(s) 088
Council District 35 (Bo Mitchell)
Staff Reviewer: Greg Johnson

A request to rezone from RS40 to SP-INS zoning and for final site plan approval for property located at 7836 Old Harding Pike, at the intersection of Learning Lane and Old Harding Pike(1.26 acres), to permit a daycare center for a maximum of 190 individuals, requested by Barge Cauthen & Associates Inc., applicant, Corporate Investors Partnership VIII LLC, owner (See also Community Plan Amendment Case # 2011CP-006-001).

MPC Action: APPROVE WITH CONDITIONS. (7-0)

2a. 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

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.

MPC Action: DEFER to the June 23, 2011, Planning Commission meeting. (6-0)

2b. 2011Z-002PR-001

BL2011-935 / WILHOITE
2631 SMITH SPRINGS ROAD
Map 136, Parcel(s) 043
Council District 29 (Vivian Wilhoite)
Staff Reviewer: Jason Swaggart

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) .
MPC Action: DEFER to the June 23, 2011, Planning Commission meeting. (6-0)

Planned Unit Developments

3. 53-84P-001

HICKORY HEIGHTS VILLAS
Map 161, Parcel(s) 093
Council District 31 (Parker Toler)
Staff Reviewer: Greg Johnson

A request to revise a portion of the preliminary plan for the Hickory Heights Residential Planned Unit Development Overlay located at Swiss Avenue (unnumbered), approximately 750 feet west of Zermatt Avenue (3.87 acres), zoned RM15, to permit 195 multi-family dwelling units with structured parking within two buildings, requested by Wamble & Associates, applicant, for McL-R Partnership, owner.
MPC Action: APPROVE WITH CONDITIONS. (6-0-1)

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

Community Plan Amendments

4a. 2011CP-008-002

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT
Map 092-07, Parcel(s) 338-339, 341, 407, 424
Map 092-11, Parcel(s) 025, 027.01, 027
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Tifinie Adams

A request to amend the North Nashville Community Plan: 2010 Update to change the Land Use Policy from District Industrial (D IN) to T4 Mixed Use Neighborhood (T4 MU) for multiple properties located at 21st Avenue North and Clifton Avenue, zoned OR20, OR40, MUG, and IR district (6.59 acres), requested by the Metropolitan Planning Department, applicant.
MPC Action: APPROVE (6-0)

4b. 2011Z-016PR-001

BL2011-929 / LANGSTER
21ST AVENUE & SPRUCE STREET
Map 092-07, Parcel(s) 338-339
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Greg Johnson

A request to rezone from IR to MUG-A zoning for property located at 615 Spruce Street and 21st Avenue North (unnumbered), north of Charlotte Pike (2.06 acres), requested by Jeff Heider, applicant, for John L. and Inarae P. Combs, owners.
MPC Action: APPROVE (6-0)

I. RECOMMENDATIONS TO METRO COUNCIL

Zoning Text Amendments

5. 2010Z-025TX-002

BL2011-924 / JAMESON

HOME OCCUPATION

Staff Reviewer: Jennifer Regen

A request to amend Title 17 of the Metro Zoning Code to modify standards applicable to a "Home Occupation" and create a new land use with standards called "Home Business", requested by Councilmember Mike Jameson.

MPC Action: APPROVE (6-1)

6. 2011Z-010TX-001

BL2011-923 / TOLER

COTTAGE DEVELOPMENT, SINGLE-FAMILY DEFINITION TEXT AMENDMENT

Staff Reviewer: Rebecca Ratz

A request to amend Chapters 17.04 and 17.12 of Title 17 of the Metro Zoning Code to amend the definition of "Cottage Development, single-family" and the standards for Single-Family cottage developments, requested by the Metro Planning Department, applicant.

MPC Action: APPROVE (6-0)

Zone Changes

7. 2011Z-015PR-001

BL2011-925 / MATTHEWS

3941 & 3945 STEWARTS LANE

Map 069, Parcel(s) 109-110

Council District 01 (Lonnell Matthews, Jr.)

Staff Reviewer: Greg Johnson

A request to rezone from AR2a to IWD zoning property located at 3941 and 3945 Stewarts Lane, approximately 3,100 feet south of Ashland City Highway (4.44 acres), requested by Tony R. Clouse, owner.

MPC Action: APPROVE (6-0)

Neighborhood Conservation Overlays

8. 2011NHC-001-001

BL2011-920 / HOLLEMAN

PARK-ELKINS NEIGHBORHOOD CONSERVATION OVERLAY

Map 091-15, Parcel(s) 207-220, 227-229, 265-267, 269-274, 276-282, 327-347, 373

Map 091-15-0-A, Parcel(s) 001-006

Map 091-16, Parcel(s) 019, 021-086, 170, 177-181, 183-201, 204-214, 374, 375, 380

Map 091-16-0-A, Parcel(s) 100-115

Council District 24 (Jason Holleman)

Staff Reviewer: Brenda Bernards

A request to make applicable the provisions of Neighborhood Conservation Overlay District to properties located south of Interstate 40 along 43rd Avenue North, 44th Avenue North, 47th Avenue North, 48th Avenue North, 50th Avenue North, 51st Avenue North, Elkins Avenue, Park Avenue and Sylvan Glen Court (36.39 acres), requested by Councilmember Jason Holleman on behalf of various property owners.

MPC Action: APPROVE (6-0)

J. PLANNING COMMISSION ACTIONS

Planned Unit Developments: final site plans

9. 88P-009-001

AUTUMN OAKS, PH 10A

Map 181, Part of Parcel(s) 274

Council District 31 (Parker Toler)

Staff Reviewer: Jason Swaggart

A request for a revision to the preliminary PUD phasing plan and for final PUD approval for 21 single-family homes in the Autumn Oaks Planned Unit Development on a portion of property located at Autumn Crossing Way (unnumbered), at the terminus of Oakfield Grove (4.1 acres), zoned R20, requested by Civil Site Design Group PLLC, for FAPAO LLC, owner.

MPC Action: APPROVE WITH CONDITIONS (6-0)

K. OTHER BUSINESS

- 10.** Contract between MPC and Code Studio. The amendment reappropriates \$3,160 from fiscal year 2011 to fiscal year 2012 and provides an additional expenditure of \$6,670 from the Advance Planning and Research Fund in fiscal year 2012 to extend the contract for specialized consultant expertise to develop appropriate design standards and regulations for on-premise signage in Downtown Nashville.

MPC Action: APPROVE (6-0)

- 11.** Historical Commission Report

- 12.** Board of Parks and Recreation Report

- 13.** Executive Committee Report

- 14.** Executive Director Report

- 15.** Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

June 9, 2011

MPC Meeting

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

June 23, 2011

MPC Meeting

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

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.

July 28, 2011

MPC Meeting

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

M. ADJOURNMENT
