



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED 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  
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 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](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 Commissions 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

# MEETING AGENDA

---

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF MAY 26, 2011 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

---

## E. ITEMS FOR DEFERRAL / WITHDRAWAL

---

2a. **2011CP-013-002**  
ANTIOCH PRIEST LAKE COMMUNITY PLAN AMENDMENT

2b. **2011Z-002PR-001**  
BL2011-935 / WILHOITE  
2631 SMITH SPRINGS ROAD

---

## 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. **53-84P-001**  
HICKORY HEIGHTS VILLAS

4a. **2011CP-008-002**  
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

4b. **2011Z-016PR-001**  
BL2011-929 / LANGSTER  
21ST AVENUE & SPRUCE STREET

6. **2011Z-010TX-001**  
BL2011-923 / TOLER  
COTTAGE DEVELOPMENT, SINGLE-FAMILY DEFINITION TEXT AMENDMENT

7. **2011Z-015PR-001**  
BL2011-925 / MATTHEWS  
3941 & 3945 STEWARTS LANE

9. **88P-009-001**  
AUTUMN OAKS, PHASE 10A

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.**

---

## **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-006-001**

##### **CP 6: BELLEVUE COMMUNITY PLAN AMENDMENT**

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

##### **Current Status**

Not on consent

##### **Public Hearing**

Open

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).

**Staff Recommendation: APPROVE WITH CONDITION**

#### **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

##### **Current Status**

Not on consent

##### **Public Hearing**

Open

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).

**Staff Recommendation: APPROVE WITH CONDITIONS with approval of the associated community plan amendment; DISAPPROVE if the associated plan amendment is disapproved**

#### **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

##### **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**

#### **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

##### **Current Status**

Not on consent

##### **Public Hearing**

Open

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**

## Planned Unit Developments

### 3. 53-84P-001

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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

---

## 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

#### 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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE**

#### 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

Current Status  
Consent  
Public Hearing  
Open

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.

**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.

### Zoning Text Amendments

#### 5. 2010Z-025TX-002

BL2011-924 / JAMESON  
**HOME OCCUPATION**  
Staff Reviewer: Jennifer Regen

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE**

**6. 2011Z-010TX-001**

BL2011-923 / TOLER  
**COTTAGE DEVELOPMENT, SINGLE-FAMILY DEFINITION TEXT AMENDMENT**  
Staff Reviewer: Rebecca Ratz

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE**

**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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE**

**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

Current Status  
Not on consent  
Public Hearing  
Open

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.

**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**

**9. 88P-009-001**

**AUTUMN OAKS, PH 10A**  
Map 181, Part of Parcel(s) 274  
Council District 31 (Parker Toler)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

---

## 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.
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

---