



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, March 10, 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
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March 10, 2011 Meeting

Consent = Consent Agenda
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MEETING AGENDA

- A. CALL TO ORDER
 - B. ADOPTION OF AGENDA
 - C. APPROVAL OF FEBRUARY 24, 2011 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
-
- G. PREVIOUSLY DEFERRED ITEMS
-

Community Plan Amendments

1. 2011CP-000-001

MAJOR STREET & COLLECTOR PLAN UPDATE

Staff Reviewer: Michael Briggs

A request to adopt Implementing Complete Streets: Major and Collector Street Plan of Metropolitan Nashville, A Component of Mobility 2030, which updates the plan for major and collector streets for Metro Nashville-Davidson County. The Major and Collector Street Plan was last updated and adopted in 1992.

MPC Action: Defer to the April 14, 2011, Planning Commission meeting at the request of the applicant. (7-0)

2. 2011CP-008-001

RS2011-1548 | HARRISON, GILMORE, LANGSTER

NORTH NASHVILLE COMMUNITY PLAN UPDATE

Staff Reviewer: Tifinie Adams

A request to amend the North Nashville Community (Subarea 8) Transportation Plan to include recommendations from the adopted Implementing Complete Streets: Major and Collector Street Plan of Metropolitan Nashville, A Component of Mobility 2030 for major streets in the North Nashville Community, requested by Metro Planning Department.

MPC Action: Defer to the April 14, 2011, Planning Commission meeting at the request of the applicant. (7-0)

3. 2011Z-001TX-001

MAJOR STREET AND COLLECTOR PLAN

Staff Reviewer: Rebecca Ratz

A request to amend Metro Zoning Code, Chapters 17.04 (Definitions) and 17.12 (District Bulk Regulations) by revising the definitions associated with street designations to reflect new Major and Collector Street Plan terminology; and by modifying the measurement of street setbacks for multi-family and non-residential districts and non-residential uses in the AG, AR2a, R and RS districts, consistent with these new designations, requested by the Metro Planning Department.

MPC Action: Defer to the April 14, 2011, Planning Commission meeting at the request of the applicant. (7-0)

Zoning Text Amendments

4. 2010Z-024TX-001

BL2010-827 | HOLLIN

CASH ADVANCE, CHECK CASHING, TITLE LOAN AND PAWNSHOP

Staff Reviewer: Jennifer Regen

A request to amend the Metro Zoning Code, Section 17.04.060 (Definitions) and 17.08.030 (Zoning Land Use Table) by removing the definitions and land uses "cash advance", "check cashing", "pawnshop" and "title loan" as amending Chapter 17.16 relative to "financial institution" and "pawnshop", requested by Councilmember Jamie Hollin.

MPC Action: Defer Indefinitely. (7-0)

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Institutional Overlays: final site plans

5. 2006IN-002-005

BELMONT UNIVERSITY

Map 105-09, Part of Parcels 008-010, 058, 059
Council District 18 (Kristine LaLonde)
Staff Reviewer: Brenda Bernards

A request for final approval for a portion of the Belmont University Institutional Overlay district located at 1419, 1500, 1501, 1502, 1503, 1504 and 1505 Acklen Avenue, 1812 15th Avenue South, and at 15th Avenue South (unnumbered), zoned RM20, to permit the construction of off-site roadway improvements for Belmont School of Law, requested by Littlejohn Engineering Associates Inc., applicant, for Belmont University, owner.

MPC Action: Defer to March 24 and direct staff to:

1. Provide additional details regarding proposed on-street parking of 15th Avenue and examine any options to increase the amount of parking on 15th Ave including use of Belmont owned property;
2. Provide the Commission with the landscape plan for the lot north of Acklen Avenue;
3. Further clarification of the Residential Buffer Zone, including a review of the legislative intent;
4. Provide a historical and legislative analysis of the establishment of the Institutional Overlay; and
5. Request that Public Works and the applicant's traffic engineer attend the March 24, 2011 meeting to discuss the roadway design. (7-0)

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

No Cases on this Agenda

I. RECOMMENDATIONS TO METRO COUNCIL

6. 2011Z-004TX-001

SIGNS: ALLEYS

Staff Reviewer: Jason Swaggart

A request to amend the Metro Zoning Code, Chapters 17.04 (Definitions) and 17.32 (Signs) by adding a definition and standards for "Alley Sign", modifying the definition for "hanging sign" and providing provisions for alley signs, requested by the Metro Planning Department.

MPC Action: Approve (7-0)

7. 2011SP-003-001

605 26TH AVENUE NORTH

Map 092-10, Parcel(s) 334
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Greg Johnson

A request to rezone from RS5 to SP-R zoning for property located at 605 26th Avenue North, approximately 315 feet north of Felicia Street (0.22 acres), to permit a two story, multi-family building consisting of a maximum of nine residential units, requested by Dale & Associates, applicant, Dong Lian Sun, owner.

MPC Action: Approve with conditions (7-0)

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Specific Plans

8. 2011SP-006-001

CENTRAL PIKE NORTH

Map 087, Parcel(s) 034, 038
Council District 12 (Jim Gotto)
Staff Reviewer: Greg Johnson

A request to rezone from RS15 to SP-MU zoning for properties located at 4161 and 4193 Central Pike, opposite S. New Hope Road (6.68 acres), to permit up to 135 multi-family units consisting of either live/work units, flats and/or townhomes with a proposed 78 units at 4161 Central Pike and 57 units at 4193 Central Pike, requested by Anderson, Delk, Epps & Associates Inc., applicant, CDT New Hope and Central Pike Preuett, owners.

MPC Action: Defer to the March 24, 2011, Planning Commission meeting at the request of the applicant. (7-0)

9. 2011SP-007-001

DOLLAR GENERAL

Map 043-09, Part of Parcel 002
Council District 04 (Michael Craddock)
Staff Reviewer: Brian Sexton

A request to rezone from CS and IWD to SP-C zoning for a portion of property located at 601 Gallatin Pike, approximately 500 feet north of Dupont Avenue (1.21 acres), to permit a 10,640 square foot retail establishment, requested by Ragan-Smith- Associates Inc., applicant, Union Planters National Bank, owner.

MPC Action: Approve with conditions (7-0)

10. 2011SP-008-001

AUTO MASTERS

Map 095-04, Parcel(s) 018
Council District 15 (Phil Claiborne)
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 2610 Lebanon Pike, at the northwest corner of Lebanon Pike and Shady Grove Road and located within the Downtown Donelson Urban Design Overlay District (0.56 acres), to permit automobile sales (new and used) and automobile service, requested by Dean Design Group, applicant, Thomas L. Goddard et ux, owners.

MPC Action: Approve with conditions (7-0)

Zone Changes

11. 2011Z-002PR-001

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.

MPC Action: Defer to the March 24, 2011, Planning Commission meeting at the request of the applicant. (7-0)

12a. 2011Z-003PR-001

STONE BROOK DRIVE

Map 171, Parcel(s) 159
Council District 31 (Parker Toler)
Staff Reviewer: Greg Johnson

A request to rezone from R10 to RM15 district property located at Stone Brook Drive (unnumbered), approximately 1,750 feet south of Old Hickory Boulevard (6.56 acres), requested by Lukens Engineering Consultants, applicant, Mt. View LLC, owner (see also PUD Amendment Case # 89P-032-001).

MPC Action: Defer to the March 24, 2011, Planning Commission meeting at the request of the applicant. (7-0)

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12b. 89P-032-001

BRENTWOOD SKYLINE

Map 171, Parcel(s) 159
Council District 31 (Parker Toler)
Staff Reviewer: Greg Johnson

A request to amend the Brentwood Skyline Planned Unit Development Overlay District for property located at Stone Brook Drive (unnumbered), approximately 1,750 feet south of Old Hickory Boulevard (6.56 acres), zoned R10 and proposed for RM15, to permit 86 multi-family units where a 129,600 square foot office building was previously approved, requested by Lukens Engineering Consultants, applicant, Mt. View LLC, owner (see also Zone Change Case # 2011Z-003PR-001).

MPC Action: Defer to the March 24, 2011, Planning Commission meeting at the request of the applicant. (7-0)

Planned Unit Developments

13. 2005P-028-001

CARILLON (Amend #1)

Map 121, Parcel(s) 079
Council District 13 (Carl Burch)
Staff Reviewer: Jason Swaggart

A request to amend the Carillon Planned Unit Development Overlay District for property located at Bell Road (unnumbered), approximately 1,650 feet north of Couchville Pike (39.53 acres), zoned MUL and RM9, to permit 18,000 square feet of retail, 5,000 square feet of office, and 496 multi-family dwelling units, where 165,200 square feet of retail and office, 86 condominium units, and 84 townhomes were previously approved, requested by Ragan-Smith-Associates Inc., applicant, Carillon II Investment Partners, owner.

MPC Action: Defer to the March 24, 2011, Planning Commission meeting at the request of the applicant. (7-0)

J. PLANNING COMMISSION ACTIONS

Planned Unit Developments: final site plans

14. 117-84P-002

LIGHTHOUSE CHRISTIAN PRE-SCHOOL

Map 162, Part of Parcel 225
Council District 32 (Sam Coleman)
Staff Reviewer: Brian Sexton

A request for a revision to preliminary, and for final approval for a portion of the Lighthouse Christian School Planned Unit Development Overlay located at 5115 Blue Hole Road (.75 acres), at the southwest corner of Blue Hole Road and Tusculum Road, zoned R8, to permit a one-story, 4,435 square foot addition where a 4,180 square foot addition was previously approved to the existing day-care center, requested by Barge Cauthen & Associates, applicant, for Lighthouse Baptist Church, owner.

MPC Action: Defer to the March 24, 2011, Planning Commission meeting at the request of the applicant. (7-0)

Subdivision: Concept Plans

15. 2008S-061U-12

BRENTWOOD BRANCH ESTATES

Map 160, Parcel(s) 123
Map 160-08, Parcel(s) 046, 048
Map 160-08-0-A, Parcel(s) 010
Council District 26 (Greg Adkins)
Staff Reviewer: Jason Swaggart

A request to permit the extension of an approved concept plan for one year from its expiration date of March 27, 2011, for the Brentwood Branch Estates Subdivision for eight single-family clustered residential lots located at 501 Broadwell Drive, Hill Road (unnumbered) and at Trousdale Drive (unnumbered), zoned RS20 (4.42 acres), requested by Michael and Sharon Yates, owners

MPC Action: Approve (7-0)

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K. OTHER BUSINESS

16. Reinstate Developers Surety and Indemnity Company, which was excluded from providing surety bonds for one year pursuant to Section 6-1.2.d of the Metro Subdivision Regulations at the January 13, 2011 Planning Commission meeting, to be permitted to provide surety bonds.
MPC Action: Approve (7-0)
17. Letters of Support for Riverfront Improvements
MPC Action: Approve sending a joint letter from the Planning Commission supporting the Riverfront Improvements. (7-0)
18. Historical Commission Report
19. Board of Parks and Recreation Report
20. Executive Committee Report
21. Executive Director Report
MPC Action: Approve a Special Meeting for Redistricting Plan on March 31, 2011, at 4:00 p.m. (6-0)
22. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

March 10, 2011

Work Session

2:30 pm, Nash Room

Topic: MPW concerns with MCSP

MPC Meeting

4 pm, Sonny West Conference Center

Text Amendment: alley sign standards for commercial districts

March 24, 2011

Work Session

2:30 pm, Nash Room

Topic: Streets pulled from the MCSP

MPC Meeting

4 pm, Sonny West Conference Center

Public Hearing: proposed amendments to the Subdivision Regulations

April 14, 2011

Work Session

2:15 pm, Sonny West Conference Center (note change of location to accommodate Metro 3 recording of the session)

Topic: Commission's responsibilities, powers, and duties – rescheduled from Feb. 10

MPC Meeting

4 pm, Sonny West Conference Center

Capital Budget

April 28, 2011

MPC Meeting

4 pm, Sonny West Conference Center

Primrose UDO

Receive consultants' preliminary comments on Downtown Sign Standards

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M. ADJOURNMENT

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.

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