



# METROPOLITAN PLANNING COMMISSION AGENDA

**Thursday, March 10, 2011**

**REVISED**

**4:00 pm Regular Meeting**

**700 Second Avenue South**

(between Lindsley Avenue and Middleton Street)

Howard Office Building, Sonny West Conference Center (1st Floor)

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## **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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March 10, 2011 Meeting

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

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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 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

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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

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If you want to appear in-person before the Commission, view our tips on presentations on-line at [www.nashville.gov/mpc/pdfs/imp\\_mtg\\_presentation\\_tips.pdf](http://www.nashville.gov/mpc/pdfs/imp_mtg_presentation_tips.pdf) and our summary regarding how Planning Commission public hearings are conducted at [www.nashville.gov/mpc/pdfs/main/RulesSummary.pdf](http://www.nashville.gov/mpc/pdfs/main/RulesSummary.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

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**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 FEBRUARY 24, 2011 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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## E. ITEMS FOR DEFERRAL I WITHDRAWAL

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- 1. **2011CP-000-001**  
MAJOR STREET & COLLECTOR PLAN UPDATE
- 2. **2011CP-008-001**  
RS2011-1548 / HARRISON, GILMORE, LANGSTER  
NORTH NASHVILLE COMMUNITY PLAN UPDATE
- 3. **2011Z-001TX-001**  
MAJOR STREET AND COLLECTOR PLAN
- 8. **2011SP-006-001**  
CENTRAL PIKE NORTH
- 12a. **2011Z-003PR-001**  
STONE BROOK DRIVE
- 12b. **89P-032-001**  
BRENTWOOD SKYLINE
- 14. **117-84P-002**  
LIGHTHOUSE CHRISTIAN PRE-SCHOOL

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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.

- 6. **2011Z-004TX-001**  
SIGNS: ALLEYS
- 9. **2011SP-007-001**  
DOLLAR GENERAL
- 10. **2011SP-008-001**  
AUTO MASTERS
- 15. **2008S-061U-12**  
BRENTWOOD BRANCH ESTATES
- 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.**

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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.

### **Community Plan Amendments**

#### **1. 2011CP-000-001**

##### **MAJOR STREET & COLLECTOR PLAN UPDATE**

Staff Reviewer: Michael Briggs

##### **Current Status**

Not on consent

##### **Public Hearing**

Closed

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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

#### **2. 2011CP-008-001**

RS2011-1548 | HARRISON, GILMORE, LANGSTER

##### **NORTH NASHVILLE COMMUNITY PLAN UPDATE**

Staff Reviewer: Tifinie Adams

##### **Current Status**

Not on Consent

##### **Public Hearing**

Open

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.

**Staff Recommendation: APPROVE if the Major and Collector Street Plan is approved, defer if the Major and Collector Street Plan is deferred.**

#### **3. 2011Z-001TX-001**

##### **MAJOR STREET AND COLLECTOR PLAN**

Staff Reviewer: Rebecca Ratz

##### **Current Status**

Not on Consent

##### **Public Hearing**

Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS, including the deletion of Diagram 17.04F and the modification of Section 17.12.030 A. Measurement of Street Setbacks if the Major and Collector Street Plan is approved, defer if the Major and Collector Street Plan is deferred.**

### **Zoning Text Amendments**

#### **4. 2010Z-024TX-001**

BL2010-827 | HOLLIN

##### **CASH ADVANCE, CHECK CASHING, TITLE LOAN AND PAWNSHOP**

Staff Reviewer: Jennifer Regen

##### **Current Status**

Not on consent

##### **Public Hearing**

Open

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.

**Staff Recommendation: DISAPPROVE**

## 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

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS and recommend to the Council that the Belmont University IO remain in place and the "Residential Buffer Zone" be more clearly defined.**

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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).

### No Cases on this Agenda

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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.

### 6. 2011Z-004TX-001

#### SIGNS: ALLEYS

Staff Reviewer: Jason Swaggart

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE**

### 7. 2011SP-003-001

#### 605 26TH AVENUE NORTH

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

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

## Specific Plans

### 8. 2011SP-006-001

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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

### 9. 2011SP-007-001

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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

### 10. 2011SP-008-001

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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

## Zone Changes

### 11. 2011Z-002PR-001

**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.

**Staff Recommendation: DISAPPROVE**

### 12a. 2011Z-003PR-001

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

Current Status  
Not on consent  
Public Hearing  
Open

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).

**Staff Recommendation: DEFER to the March 24, 2011, Planning Commission meeting**

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**12b. 89P-032-001**

**BRENTWOOD SKYLINE**

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

Current Status  
Not on consent  
Public Hearing  
Open

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).

**Staff Recommendation: DEFER to the March 24, 2011, Planning Commission meeting**

**Planned Unit Developments**

**13. 2005P-028-001**

**CARILLON (Amend #1)**

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

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

**J. PLANNING COMMISSION ACTIONS**

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

**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

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: DISAPPROVE. If Stormwater conditions are met prior to the meeting, approve with conditions.**

**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

Current Status  
Consent  
Public Hearing  
Open

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

**Staff Recommendation: APPROVE**

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## **K. OTHER BUSINESS**

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- 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.**
- 17. Letters of Support for Riverfront Improvements**
- 18. Historical Commission Report**
- 19. Board of Parks and Recreation Report**
- 20. Executive Committee Report**
- 21. Executive Director Report**
- 22. Legislative Update**

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## **L. MPC CALENDAR OF UPCOMING MATTERS**

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### **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**

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March 10, 2011 Meeting

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