



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, March 14, 2013

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

Notice to Public

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 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 Commission's 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 Caroline Blackwell of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
 - B. ADOPTION OF AGENDA
 - C. APPROVAL OF FEBRUARY 28, 2013 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
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- E. ITEMS FOR DEFERRAL / WITHDRAWAL
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- 1a. 2013SP-005-001
THE VILLAGES AT HOLT ROAD
- 1b. 2013CP-012-001
SOUTHEAST NASHVILLE PLAN AMENDMENT

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.

- 2. 2013SP-001-001
WORTHY & WORTHY
- 3. 2013SP-010-001
GLEN ECHO COTTAGES
- 4. 2013Z-006PR-001
12629 OLD HICKORY BOULEVARD
- 5. 2013Z-007PR-001
0 WHITES CREEK PIKE

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. 2013CP-012-001

SOUTHEAST NASHVILLE PLAN AMENDMENT

Map 181, Parcel(s) 091-092, 094
Council District 04 (Brady Banks)
Staff Reviewer: Tifinie Capehart

Current Status

Not on Consent
Public Hearing
Open

A request to amend the Southeast Community Plan: 2004 Update to change the Land Use Policy from Natural Conservation (NCO), Residential Low Medium Density (RLM) and Corridor General (CG) policies to T3 Suburban Neighborhood Evolving, T3 Suburban Neighborhood Center and Natural Conservation policies for properties located at 6415, 6419 & 6435 Holt Road, at the southwest corner of Holt Road and Nolensville Pike (38.97 acres), requested by Ragan-Smith-Associates, Inc., applicant, Jack Byrd, Sara McKee Allen and Lunette Pharr, owners.

Staff Recommendation: Withdrawal

1b. 2013SP-005-001

THE VILLAGES AT HOLT ROAD

Map 181, Parcel(s) 091-092, 094
Council District 04 (Brady Banks)
Staff Reviewer: Jason Swaggart

Current Status

Not on Consent
Public Hearing
Open

A request to rezone from AR2a to Specific Plan-MU on properties located at 6435, 6415 and 6419 Holt Road, at the southwest corner of Nolensville Road and Holt Road (40.06 Acres), to permit a mixed-use development, requested by Ragan, Smith and Associates, Inc., applicant for Jack Richard Byrd, Lunette Allen Pharr and Sara Mckee Allen, owners.

Staff Recommendation: Withdrawal

Specific Plans

2. 2013SP-001-001

WORTHY & WORTHY

Map 081-15, Parcel(s) 365-366
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Greg Johnson

Current Status

Consent
Public Hearing
Open

A request to rezone from RS5 to SP-R zoning for properties located at 1729 and 1731 Knowles Street, at the southeast corner of Knowles Street and Dr. D.B. Todd Jr. Boulevard, (0.34 acres), to permit a maximum of four residential units, requested by Artmas L. Worthy and the Metro Planning Department, applicants.

Staff Recommendation: Approve the preliminary SP with conditions and disapprove without all 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).

No Cases on this Agenda

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.

Specific Plans

3. 2013SP-010-001

GLEN ECHO COTTAGES

Map 117-15, Parcel(s) 067-069
Council District 25 (Sean McGuire)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from R10 to SP-R zoning for properties located at 1701, 1705, and 1709 Glen Echo Road, opposite Hillmont Drive (1.04 acres), to permit up to 8 residential units, requested by Dewey-Estes Engineering, applicant, Nancy Shipley and Ruth Baker, owners.

Staff Recommendation: Approve the SP with conditions and disapprove without all conditions.

Zone Changes

4. 2013Z-006PR-001

Map 175, Parcel(s) 201
Council District 33 (Robert Duvall)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from OR20 and IWD to CS zoning for property located at 12629 Old Hickory Boulevard, at the southeast corner of Hobson Pike and Old Hickory Boulevard (2.27 Acres), requested by Anderson, Delk, Epps and Associates, Inc., applicant, Harold E. Crye Trustee, owner.

Staff Recommendation: Approve

5. 2013Z-007PR-001

0 WHITES CREEK PIKE

Map 022, Parcel(s) 030
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to rezone from RS40 to MUL zoning for property located at Whites Creek Pike (unnumbered), approximately 590 feet south of Eatons Creek Road, requested by Dale & Associates, applicant, Suzanne McGehee, Guy Bates, Jr., and Mary B. George, owners.

Staff Recommendation: Approve

J. PLANNING COMMISSION ACTIONS

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

No Cases on this Agenda

K. OTHER BUSINESS

6. Historic Zoning Commission Report
7. Board of Parks and Recreation Report
8. Executive Committee Report
9. Executive Director Report
10. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

March 11, 2013

General Plan Meeting-NashvilleNext Speakers' Series

Modern Cities as Engines of Economic Opportunity and Social Progress- Dr. Henry Cisneros, Chairman, CityView
5:30 pm, 25 Middleton Street, Nashville Children's Theater

March 14, 2013

MPC Meeting

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

March 25, 2013

General Plan Meeting-NashvilleNext Speakers' Series

Sustainable Urbanism and Community Livability- Doug Farr, President, Farr Associates
5:30 pm, 1008 19th Ave. South, Harambee Auditorium, Scarritt-Bennett Center

March 28, 2013

MPC Meeting

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

M. ADJOURNMENT

Consent = Consent Agenda
Closed = Public Hearing was previously held and closed
Defer = Applicant requests to defer 1 or 2 meetings

March 14, 2013 Meeting

Defer Indef = Applicant requests to defer indefinitely
Open = Public hearing is to be held
Withdraw = Applicant requests to withdraw application