



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED AGENDA**

**Thursday, March 22, 2012**

**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**

Greg Adkins  
Stewart Clifton  
Judy Cummings  
Derrick Dalton

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

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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, 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](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.

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## 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)

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## 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/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 Commission's 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)

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## 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.

# MEETING AGENDA

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. APPROVAL OF MARCH 8, 2012 MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
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- E. ITEMS FOR DEFERRAL / WITHDRAWAL
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## No Cases on this Agenda

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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.

- 2. **2012CP-000-002**  
COMMUNITY CHARACTER MANUAL AMENDMENT
- 3. **2012CP-010-001**  
GREEN HILLS-MIDTOWN PLAN AMENDMENT
- 4. **2012CP-000-003**  
GREEN HILLS-MIDTOWN (MCSP AMENDMENT)
- 5. **2008SP-011G-04**  
CORNERSTONE CHURCH
- 6. **2012Z-006PR-001**  
1119 MORROW AVENUE
- 8. Employee contract renewal for Richard Bernhardt.

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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.

### Subdivision: Final Plats

#### 1. 2012S-019-001

**BEAUMONT PLACE, RESUB LOT 37**  
Map 083-06, Parcel(s) 127  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Brenda Bernards

Current Status  
Not on consent  
Public Hearing  
Open

A request for final plat approval to create two lots on property located at 215 Manchester Avenue, at the southwest corner of Manchester Avenue and Benjamin Street, zoned R6 (0.24 acres), requested by Tammi Rhoton, owner, Campbell, McRae & Associates Surveying, Inc., surveyor.

**Staff Recommendation: DEFER INDEFINITELY or DISAPPROVE**

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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).

### Community Plan Amendments

#### 2. 2012CP-000-002

**COMMUNITY CHARACTER MANUAL AMENDMENT**  
Staff Reviewer: Cynthia Wood

Current Status  
Consent  
Public Hearing  
Open

A request to update the Community Character Manual, adopted by the Metropolitan Planning Commission in 2008, to make necessary changes to the document and to apply the updated CCM to all community plans and amendments developed using the CCM.

**Staff Recommendation: APPROVE**

#### 3. 2012CP-010-001

**GREEN HILLS-MIDTOWN PLAN AMENDMENT**  
Staff Reviewer: Kathryn Withers

Current Status  
Consent  
Public Hearing  
Open

A request to amend a portion of the Green-Hills Midtown Community Plan, updating the land use policies applied in 2005 to 952 acres (including parcels and right-of-way) contained within the Green-Hills Midtown Community, also referred to as Subarea 10. Midtown is generally the area bounded by I-40 to the east, Broadway/21st Avenue/West End Avenue to the south, I-440 to the west and Charlotte Avenue to the north, requested by the Metropolitan Planning Department on behalf of various owners.

**Staff Recommendation: APPROVE, including the Historic Resources Map**

#### 4. 2012CP-000-003

**GREEN HILLS-MIDTOWN (MCSP AMENDMENT)**  
Staff Reviewer: Michael Briggs

Current Status  
Consent  
Public Hearing  
Open

A request to amend the adopted Major and Collector Street Plan designations for the Midtown area, requested by the Metro Planning Department, applicant.

**Staff Recommendation: APPROVE**

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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.

### Specific Plans

#### 5. 2008SP-011G-04

##### CORNERSTONE CHURCH

Map 042, Parcel(s) 013

Council District 08 (Karen Bennett)

Staff Reviewer: Brian Sexton

##### Current Status

Consent

##### Public Hearing

Open

The periodic review of an approved Specific Plan (IND) district known as "Cornerstone Church", to determine its completeness pursuant to Section 17.40.106.l of the Metro Zoning Code (Review of a Development Plan), for property located at 535 Boyds Hilltop Drive (1.06 acres), approved for a 3,000 square foot warehouse via Council Bill BL2007-88 adopted on February 5, 2008, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP INACTIVE and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.**

### Zone Changes

#### 6. 2012Z-006PR-001

##### 1119 MORROW AVENUE

Map 117-16, Parcel(s) 186

Council District 25 (Sean McGuire)

Staff Reviewer: Greg Johnson

##### Current Status

Consent

##### Public Hearing

Open

A request to rezone from the R10 to CN district property located at 1119 Morrow Avenue, approximately 50 feet east of Granny White Pike (0.17 acres), and within the Lipscomb University Institutional Overlay District, requested by Debra and Raouf Mattin, owners.

**Staff Recommendation: APPROVE**

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## J. PLANNING COMMISSION ACTIONS

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

### No Cases on this Agenda

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## K. RECOMMENDATIONS TO BOARD OF ZONING APPEALS

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The Planning Commission will make a recommendation to the Board of Zoning Appeals. The Board of Zoning Appeals will make the final decision on the items below.

### Planned Unit Developments: variances

#### 7. 158-77P-002

##### ABBINGTON HEIGHTS

Map 163, Part of Parcel(s) 291

Council District 32 (Jacobia Dowell)

Staff Reviewer: Greg Johnson

##### Current Status

Not on consent

##### Public Hearing

Open

A request for a variance from Section 17.32.080.B.5 of the Metro Zoning Code for a portion of property located at 500 Hickory Hollow Terrace within a Residential Planned Unit Development Overlay District, approximately 850 feet north of Bell Road, zoned R8 (4.39 acres), to permit at the driveway entrance to this nursing home a new ground sign with a height of approximately 20 feet where the maximum height of a ground sign permitted by the Zoning Code is six feet, requested by Good Samaritan Health and Rehab Center, applicant, for Goodhope LLC, owner.

**Staff Recommendation: DISAPPROVE**

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## L. OTHER BUSINESS

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8. Employee contract renewal for Richard Bernhardt.
9. Request for a rehearing by Ms. Pamela K. Ward for Case Nos. 2012CP-013-001 (Antioch Priest Lake Plan Amendment) and 2012SP-002-001 (Hickory MC Investments, G.P. Property--Franklin Limestone Road Asphalt Plant SP), originally heard on the January 26, 2012, Planning Commission meeting. (Information only)
10. Report on Urban Agriculture and Food Systems Planning APA Webinar
11. Historic Zoning Commission Report
12. Board of Parks and Recreation Report
13. Executive Committee Report
14. Executive Director Report
15. Legislative Update

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## M. MPC CALENDAR OF UPCOMING MATTERS

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**March 22, 2012**

MPC Meeting

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

**April 5, 2012**

Community Meeting

6pm, Lakeshore Christian Church, 5434 Bell Forge Lane

Topic: Antioch/Priest Lake Community Plan

**April 12, 2012**

MPC Meeting

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

**April 16, 2012**

Community Meeting

6pm, Lakeshore Christian Church, 5434 Bell Forge Lane

Topic: Economic Development & Retail Centers

**April 19, 2012**

Community Meeting

3pm, Southeast Branch Library, 2325 Hickory Highlands Drive

Topic: Hands-On Design Workshop

**April 24, 2012**

MPC Meeting

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

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## N. ADJOURNMENT

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March 22, 2012 Meeting

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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