



METROPOLITAN PLANNING COMMISSION AGENDA

REVISED

Thursday, March 24, 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
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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 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/Impc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/pdfs/main/ImpcRulesSummary.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

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 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

March 24, 2011 Meeting

Consent	=	Consent Agenda	Defer Indef	=	Applicant requests to defer indefinitely
Closed	=	Public Hearing was previously held and closed	Open	=	Public hearing is to be held
Defer	=	Applicant requests to defer 1 or 2 meetings	Withdraw	=	Applicant requests to withdraw application

MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF MARCH 10, 2011 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 3. 2011Z-002PR-001
2631 SMITH SPRINGS ROAD
- 4a. 2011Z-003PR-001
STONE BROOK DRIVE
- 4b. 89P-032-001
BRENTWOOD SKYLINE

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.

- 1. 2006SP-135U-08
CLIFTON AVENUE TOWNHOMES
- 5. 117-84P-002
LIGHTHOUSE CHRISTIAN PRE-SCHOOL
- 8. 2011CP-001-001
JOELTON COMMUNITY PLAN UPDATE
- 10. 2011Z-002TX-001
DOWNTOWN CODE SIGNAGE COMPLIANCE
- 11. 2011Z-004PR-001
2905 & 2907 ELM HILL PIKE
- 12. 2011NL-001-001
5305 PENNSYLVANIA AVENUE
- 13a. 32-86P-001
THE CROSSINGS
- 13b. 2009UD-001-003
DOWNTOWN DONELSON UDO
- 14. 5-73P-001
MUSIC VALLEY
- 15. 2011S-001R-001
SUBDIVISION REGULATIONS

16. Reinstate Travelers Casualty and Surety Company of America, 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. Employee contract amendment for David Edwards.
18. Employee contract renewal for Brian Sexton and Michael Skipper.

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.

Specific Plans

1. 2006SP-135U-08

CLIFTON AVENUE TOWNHOMES

Map 091-12, Parcel(s) 197-198
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Brenda Bernards

Current Status
Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (R) district known as "Clifton Avenue Townhomes", to determine its completeness pursuant to Section 17.40.106.1 of the Metro Zoning Code (Review of a Development Plan), for properties located at 711 and 713 40th Avenue North (0.54 acres), approved for ten units via Council Bill BL2006-1253 effective on January 19, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP ACTIVE

2. 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 1nc., applicant, CDT New Hope and Central Pike Preuett, owners.

Staff Recommendation: APPROVE WITH CONDITIONS

Zone Changes

3. 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

4a. 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 April 14, 2011, Planning Commission meeting

4b. 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 April 14, 2011, Planning Commission meeting

Planned Unit Developments

5. 117-84P-002

LIGHTHOUSE CHRISTIAN PRE-SCHOOL

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

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan 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 One and Two-Family Residential (R8), to permit a one-story, 4,435 square foot addition where a 4,180 square foot addition was previously approved for an existing day-care center, requested by Barge Cauthen & Associates, applicant, for Lighthouse Baptist Church, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

6. 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 452 multi-family dwelling units, where 165,200 square feet of retail and office and 170 multi-family dwelling units were previously approved., requested by Ragan-Smith-Associates Inc., applicant, Carillon II Investment Partners, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

Institutional Overlays

7. 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
Closed

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 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

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

8. 2011CP-001-001

JOELTON COMMUNITY PLAN UPDATE

Staff Reviewer: Tifinie Adams

Current Status

Consent

Public Hearing

Open

A request to amend the Joelton Community Plan: 2003 Update to add Special Policies to the existing Rural Land Use Policy to identify the properties located near 7000 Harper Road as a Mixed Use Center, requested by Metro Planning Department applicant, for various property owners.

Staff Recommendation: APPROVE

9a. 2011CP-014-001

DONELSON HERMITAGE COMMUNITY PLAN AMENDMENT

Map 086, Parcel(s) 157, 160-162;

Map 087, Parcel(s) 121, 087, 088;

Map 098, Parcel 073

Council District 12 (Jim Gotto)

Staff Reviewer: Anita Mccaig

Current Status

Not on consent

Public Hearing

Open

A request to amend the Donelson-Hermitage-Old Hickory Community Plan: 2004 Update by changing the current Land Use Policy Corridor General (CG) to Community Character Policy T3 Suburban Community Center (T3 CC) for property located along the south side of Central Pike, west of the intersection with South New Hope Road, requested by Anderson, Delk, Epps & Associates, Inc., applicant, Various owners (see also Specific Plan Case # 2011SP-005-001)

Staff Recommendation: APPROVE, if the associated rezoning, 2011SP-005-001, is approved.

9b. 2011SP-005-001

CENTRAL PIKE SOUTH

Map 086, Parcel(s) 157, 160-162;

Map 098, Parcel 073

Council District 12 (Jim Gotto)

Staff Reviewer: Greg Johnson

Current Status

Not on consent

Public Hearing

Open

A request to rezone from Single Family Residential (RS15) to Specific Plan Mixed Use (SP-MU) zoning for properties located at 4124, 4140, 4144 and 4156 Central Pike and at 6002 S. New Hope Road, approximately 1,200 feet west of S. New Hope Road (25.93 acres), to permit a mixed-use development consisting of office, retail, commercial, restaurant, multi-family and live/work uses, requested by Anderson, Delk, Epps & Associates Inc., applicant, Chris Pardue, Donna and Bobby Cloyd and Central Pike Church, owners.

Staff Recommendation: APPROVE WITH CONDITIONS, including the revised Public Works conditions if the associated Community Plan Amendment is approved.

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

10. 2011Z-002TX-001

DOWNTOWN CODE SIGNAGE COMPLIANCE

Staff Reviewer: Rebecca Ratz

Current Status

Consent

Public Hearing

Open

A request to amend the Metro Zoning Code, Section 17.37 (Downtown Code) by revising the Signage Compliance deadline, requested by Metro Planning Department.

Staff Recommendation: APPROVE

Zone Changes

11. 2011Z-004PR-001

2905 & 2907 ELM HILL PIKE

Map 108-02, Parcel(s) 078-079

Council District 14 (James Bruce Stanley)

Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request to rezone from R10 to CL district properties located at 2905 and 2907 Elm Hill Pike, approximately 2,480 feet east of Donelson Pike (1.82 acres), requested by Barge Cauthen & Associates Inc., applicant, Metropolitan Nashville Airport Authority, owner.

Staff Recommendation: APPROVE

Neighborhood Landmark Overlays

12. 2011NL-001-001

5305 PENNSYLVANIA AVENUE

Map 091-07, Parcel(s) 022

Council District 20 (Buddy Baker)

Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to establish a Neighborhood Landmark District and for approval of the Neighborhood Landmark Development Plan for property located at 5305 Pennsylvania Avenue, approximately 125 feet east of 54th Avenue North (0.52 acres), zoned R6, to permit a single-family residence and a music recording studio (Multimedia Productions) within an existing structure, requested by Dale & Associates, applicant, West Nashville Baptist Church, owner.

Staff Recommendation: Approve Neighborhood Landmark District, Approve with conditions the Neighborhood Landmark Development Plan

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

13a. 32-86P-001

THE CROSSINGS (PUBLIX)

Map 095-03, Parcel(s) 013

Council District 15 (Phil Claiborne)

Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request for a revision to the preliminary and for final approval for The Crossings Commercial Planned Unit Development Overlay located at 2296 Lebanon Pike (15.97 acres), zoned SCC and within the Donelson Urban Design Overlay District, to permit 148,770 square feet of restaurant and retail uses where 148,770 square feet of retail and restaurant uses was previously approved, requested by Barge Cauthen & Associates, applicant, for Boyle Crossings LLC, owner (Please see also UDO case # 2009UD-001-003).

Staff Recommendation: APPROVE WITH CONDITIONS

13b. 2009UD-001-003

DOWNTOWN DONELSON UDO

Map 095-03, Parcel(s) 013

Council District 15 (Phil Claiborne)

Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request for a modification to the Downtown Donelson Urban Design Overlay (UDO) district sign standards, located at 2296 Lebanon Pike, zoned SCC, to allow Publix and future tenants with lease areas over 12,000 square feet and facades taller than 26 feet to vary from requirements of the UDO in order to increase the permitted signage display area, requested by H. Michael Hindman Architects, PC., applicant, for Boyle Crossings LLC, owner (Please see also PUD # 32-86P-001).

Staff Recommendation: APPROVE WITH CONDITIONS

14. 5-73P-001

MUSIC VALLEY (LOGAN'S ROADHOUSE)

Map 062, Parcel(s) 169
Council District 15 (Phil Claiborne)
Staff Reviewer: Brian Sexton

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan and for final approval for a portion of the Music Valley Commercial Planned Unit Development Overlay located at 2506 Music Valley Drive (2.19 acres), approximately 2,500 feet north of McGavock Pike, zoned CA, to permit a 6,505 square foot restaurant where a 12,000 square foot restaurant was previously approved, requested by Logan's Roadhouse Inc., applicant, for William and Dorothy Oakes et al, owners.

Staff Recommendation: APPROVE WITH CONDITIONS

Subdivision: Regulations Amendments

15. 2011S-001R-001

SUBDIVISION REGULATIONS

Staff Reviewer: Brenda Bernards

Current Status
Consent
Public Hearing
Open

A request to amend certain sections of Chapters 2, 3, 4, 6, 7, and 8 of the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on January 28, 2010, requested by the Metro Planning Department.

Staff Recommendation: APPROVE

K. OTHER BUSINESS

- 16. Reinstate Travelers Casualty and Surety Company of America, 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. Employee contract amendment for David Edwards.
- 18. Employee contract renewal for Brian Sexton and Michael Skipper.
- 19. Historical Commission Report
- 20. Board of Parks and Recreation Report
- 21. Executive Committee Report
- 22. Executive Director Report
- 23. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

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

March 28, 2011

1:30 pm, Metro Southeast, 1417 Murfreesboro Pike
Community members and Council candidates

4 pm, Metro Southeast, 1417 Murfreesboro Pike
Council, Board of Education, and Planning Commission members

March 30, 2011

1:30 pm, Sonny West Conference Center
Council, Board of Education, and Planning Commission members

4 pm, Sonny West Conference Center
Community members and Council candidates

March 31, 2011

MPC Special Meeting
4 pm, Metro Southeast, 1417 Murfreesboro Pike
Topic: Consideration of new district boundaries

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

M. ADJOURNMENT

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