



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**Thursday, March 8, 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

## 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.

## 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/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)

## 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 FEBRUARY 23, 2012 MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
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- G. PREVIOUSLY DEFERRED ITEMS
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## Zoning Text Amendments

### 1. 2012Z-006TX-001

BL2012-109 / JOHNSON

**SIGNS: NON-CONFORMING STATIC BILLBOARD CONVERSION**

Staff Reviewer: Brenda Bernards

A request to amend the Metro Zoning Code, Chapter 17.40 to add requirements in the conversion of nonconforming static billboards to tri-face billboards, requested by Councilmember Karen Johnson.

**MPC Action: DISAPPROVE (7-0)**

## Subdivision: Final Plats

### 2. 2012S-019-001

**BEAUMONT PLACE, RESUB LOT 37**

Map 083-06, Parcel(s) 127

Council District 06 (Peter Westerholm)

Staff Reviewer: Brenda Bernards

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.

**MPC Action: DEFER to the March 22, 2012, Planning Commission meeting. (7-0)**

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## H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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### No Cases on this Agenda

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## I. RECOMMENDATIONS TO METRO COUNCIL

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### Specific Plans

#### 3. 2012SP-004-001

##### GALLATIN PIKE AUTO SALES

Map 051-11, Parcel(s) 072

Council District 08 (Karen Bennett)

Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-A zoning for property located at Gallatin Pike (unnumbered), approximately 1,590 feet north of Walton Lane (0.91 acres), to permit automobile sales (used), auto repair and all other uses permitted by the CS District, requested by Anthony Cherry, applicant, Sabah Badel and Ibrahim Suleiman, owners.

**MPC Action: APPROVE WITH CONDITIONS and disapprove without all conditions. (7-0)**

#### 4. 2012SP-007-001

##### DOLLAR GENERAL

Map 096, Parcel(s) 059-060

Council District 14 (James Bruce Stanley)

Staff Reviewer: Greg Johnson

A request to rezone from SP-MU to SP-C zoning properties located at 541 and 551 Stewarts Ferry Pike, approximately 1,130 feet west of Lauer Drive (4.57 acres), and within the Floodplain Overlay District, to permit a 12,480 square foot retail use, replacing 20 townhomes and a 4,000 square foot warehouse previously approved, requested by Dale & Associates, applicant, Heritage Bank, owner.

**MPC Action: APPROVE WITH CONDITIONS and disapprove without all conditions. (7-0)**

### Zone Changes

#### 5a. 2012Z-007PR-001

##### PERCY PRIEST DRIVE

Map 097-13, Part of Parcel(s) 034

Council District 13 (Josh Stites)

Staff Reviewer: Jason Swaggart

A request to rezone from the CL to CS district for a portion of property located at Percy Priest Drive (unnumbered), approximately 1,075 feet west of Bell Road (3.36 acres), requested by Klobber Engineering Services, applicant, for MDREA, Inc., owner. (See also Planned Unit Development Overlay Case # 155-74P-003).

**MPC Action: DEFER INDEFINITELY (7-0)**

#### 5b. 155-74P-003

##### LARCHWOOD

Map 097-13, Part of Parcel(s) 034

Council District 13 (Josh Stites)

Staff Reviewer: Jason Swaggart

A request to cancel a portion of the Larchwood Commercial Planned Unit Development Overlay District located on a portion of property at Percy Priest Drive (unnumbered), approximately 1,075 feet west of Bell Road (3.36 acres), zoned CL and proposed for CS, requested by Klobber Engineering Services, applicant, for MDREA Inc., owner. (See also Zone Change Proposal No. 2012Z-007PR-001).

**MPC Action: DEFER INDEFINITELY (7-0)**

**6a. 2012Z-008PR-001**

**TINNIN ROAD**

Map 007, Parcel(s) 221  
Council District 10 (Doug Pardue)  
Staff Reviewer: Greg Johnson

A request to rezone from the RM4 to R40 district property located at Tinnin Road (unnumbered), approximately 750 feet north of Springfield Highway (1.42 acres), requested by Dale & Associates, applicant, for Magnolia Station Homeowners Association Inc., owner. (See also Planned Unit Development Overlay Proposal No. 2002P-002-001).

**MPC Action: APPROVE (7-0)**

**6b. 2002P-002-001**

**MAGNOLIA STATION**

Map 007, Parcel(s) 221  
Map 007-14-0-B, Parcel(s) 012-017  
Council District 10 (Doug Pardue)  
Staff Reviewer: Greg Johnson

A request to cancel a portion of the Magnolia Station Residential Planned Unit Development District Overlay on property located at Tinnin Road (unnumbered) and to amend a portion of the PUD located at 1900 Tinnin Road, approximately 750 feet north of Springfield Highway (6.26 acres), to delete six dwelling units and convert the area shown for those dwelling units to open space within the PUD and to delete 1.42 acres of open space land from the PUD (parcel 221), zoned RM4 and with a portion proposed for R40 zoning, requested by Dale & Associates, applicant, for Magnolia Station Homeowners Association Inc., owner. (See also Zone Change Proposal No. 2012Z-008PR-001).

**MPC Action: APPROVE WITH CONDITIONS and disapprove without all conditions. (7-0)**

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**J. PLANNING COMMISSION ACTIONS**

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**No Cases on this Agenda**

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**K. OTHER BUSINESS**

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

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**L. MPC CALENDAR OF UPCOMING MATTERS**

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**March 8, 2012**

MPC Meeting

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

**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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## **M. ADJOURNMENT**

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