



METROPOLITAN PLANNING COMMISSION 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

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 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

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF FEBRUARY 23, 2012 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 2. **2012S-019-001**
BEAUMONT PLACE, RESUB LOT 37
Defer to the March 22, 2012, Planning Commission meeting
- 5a. **2012Z-007PR-001**
PERCY PRIEST DRIVE
Defer Indefinitely
- 5b. **155-74P-003**
LARCHWOOD
Defer Indefinitely

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.

- 3. **2012SP-004-001**
GALLATIN PIKE AUTO SALES
- 4. **2012SP-007-001**
DOLLAR GENERAL
- 6a. **2012Z-008PR-001**
TINNIN ROAD
- 6b. **2002P-002-001**
MAGNOLIA STATION

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.

Zoning Text Amendments

- 1. **2012Z-006TX-001**
BL2012-109 / JOHNSON
SIGNS: NON-CONFORMING STATIC BILLBOARD CONVERSION
Staff Reviewer: Brenda Bernards

Current Status
Not on consent
Public Hearing
Closed

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.

Staff Recommendation: DISAPPROVE

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

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 OR DISAPPROVE

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. 2012SP-004-001

GALLATIN PIKE AUTO SALES
Map 051-11, Parcel(s) 072
Council District 08 (Karen Bennett)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

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.

Staff Recommendation: APPROVE the SP WITH CONDITIONS and disapprove without all conditions

4. 2012SP-007-001

DOLLAR GENERAL
Map 096, Parcel(s) 059-060
Council District 14 (James Bruce Stanley)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

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.

Staff Recommendation: APPROVE WITH CONDITIONS and disapprove without all conditions

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

Current Status

Not on consent

Public Hearing

Open

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 Klobner Engineering Services, applicant, for MDREA, Inc., owner. (See also Planned Unit Development Overlay Case # 155-74P-003).

Staff Recommendation: DISAPPROVE

5b. 155-74P-003

LARCHWOOD

Map 097-13, Part of Parcel(s) 034
Council District 13 (Josh Stites)
Staff Reviewer: Jason Swaggart

Current Status

Not on consent

Public Hearing

Open

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 Klobner Engineering Services, applicant, for MDREA Inc., owner. (See also Zone Change Proposal No. 2012Z-007PR-001).

Staff Recommendation: DISAPPROVE

6a. 2012Z-008PR-001

TINNIN ROAD

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

Current Status

Consent

Public Hearing

Open

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).

Staff Recommendation: APPROVE

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

Current Status

Consent

Public Hearing

Open

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).

Staff Recommendation: APPROVE WITH CONDITIONS and disapprove without all conditions

J. PLANNING COMMISSION ACTIONS

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

No Cases on this Agenda

K. OTHER BUSINESS

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

L. MPC CALENDAR OF UPCOMING MATTERS

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

M. ADJOURNMENT

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

March 8, 2012 Meeting

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