



METROPOLITAN PLANNING COMMISSION ACTION AGENDA

Thursday, May 10, 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
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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 APRIL 24, 2012 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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.

1. 2012Z-004TX-001

BL2012-107/JOHNSON

SIGNS: BUILDING SIGN CONSISTENCY

Council District 29 (Karen Johnson)

Staff Reviewer: Jennifer Regen

A request to amend the Metro Zoning Code, Section 17.40.500.E (Modification to Building Signs within Multi-Tenant Developments) to require building signs to be consistent with other signage on the property as to materials, lighting, and size, requested by Councilmember Karen Johnson.

MPC Action: Defer to the June 14, 2012 Planning Commission meeting. (6-0)

Specific Plans

2. 2010SP-022-003

CARMAX RIVERGATE

Map 026-12, Parcel(s) 006-007

Council District 10 (Doug Pardue)

Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-A zoning and for final site plan approval for properties located at 2355 and 2372 Gallatin Pike, approximately 800 feet east of Riverchase Boulevard, to permit auto sales (used), automobile repair, automobile services and automobile parking (2.33 acres) requested by Barge, Waggoner, Sumner & Cannon Inc., applicant, Hulda B. Downs (heirs John Downs, Allen Downs) and John Allardice, owners.

MPC Action: Approve the SP with conditions and disapprove without all conditions. (6-0)

3. 2012SP-010-001

2849 LOGAN STREET

Map 119-09, Parcel(s) 202

Council District 16 (Tony Tenpenny)

Staff Reviewer: Brian Sexton

A request to rezone from Specific Plan – Auto (SP-A) for a 7,500 square foot facility to Specific Plan – Auto (SP-A) zoning for a 4,000 square foot facility for property located at 2849 Logan Street, approximately 505 feet north of Thompson Lane (0.31 acres) to permit automobile repair and service, requested by Dale & Associates, applicant, Fahmy W. Ateyya, owner.

MPC Action: Approve the SP with conditions and disapprove without all conditions. (7-0)

Planned Unit Developments

4. 98P-007-004

SEVEN SPRINGS (AMENDMENT #4)

Map 160, Parcel(s) 244
Council District 04 (Brady Banks)
Staff Reviewer: Greg Johnson

A request to amend a portion of the Seven Springs Planned Unit Development Overlay District for property located at 300 Seven Springs Way, approximately 575 feet north of Old Hickory Boulevard (7.76 acres), zoned OR40, to permit 280 multi-family units where 125,000 square feet of office space was previously approved, requested by Barge Cauthen & Associates, applicant, for Seven Springs Associates, owner.

MPC Action: Approve with conditions including conditions to permit a maximum building height of 51 feet for this proposal, and to permit a maximum of one row of parking at the front of the property. (7-0)

Neighborhood Landmark Overlays

5. 2012NL-001-001

609 AND 611 WEDGEWOOD

Map 105-11, Parcel(s) 238-239
Council District 17 (Sandra Moore)
Staff Reviewer: Brenda Bernards

A request to apply a Neighborhood Landmark Overlay District on properties located at 609 and 611 Wedgewood Avenue, approximately 260 feet west of Bransford Avenue (0.41 acres), zoned R6, requested by Chris Michaels, applicant, Kenneth M. Ballew and Louise and Robert Armstrong, owners.

MPC Action: Approve (6-0)

J. PLANNING COMMISSION ACTIONS

Planned Unit Developments: final site plans

6. 111-79P-001

BELL FORGE SHOPPING CENTER

Map 163, Parcel(s) 324
Council District 32 (Jacobia Dowell)
Staff Reviewer: Greg Johnson

A request to revise the preliminary plan for a portion of the Bell Forge Shopping Center Commercial Planned Unit Development Overlay District located on property at 5302 Mt. View Road, approximately 365 feet south of Bell Road (0.69 acres), zoned AR2a, to permit a 3,200 square foot cash advance, check cashing and title loan facility where a 1,170 square foot ATM was previously approved, requested by Dale & Associates, applicant, for Conoly Brown and David Hood, owners.

MPC Action: Approve with conditions (6-0)

Subdivision: Final Plats

7. 2012S-036-001

WHERRY SUBDIVISION

Map 061-04, Parcel(s) 027
Council District 07 (Anthony Davis)
Staff Reviewer: Brian Sexton

A request for final plat approval to create two lots on property located at 5000 Ruskin Avenue and a sidewalk variance, approximately 800 feet north of Haysboro Avenue, zoned RS10 (1.62 acres), requested by Douglas and Judy Reinhard, owners, Stanley K. Draper, surveyor.

MPC Action: Approve and grant a variance to the Subdivision Regulations for sidewalks. (6-0)

8. 2012S-048-001

SEVENTH DAY ADVENTIST AND TENNESSEE CHRISTIAN MEDICAL CENTER SUBDIVISION

Map 052-03, Parcel(s) 124, 174, 183
Council District 09 (Bill Pridemore)
Staff Reviewer: Brian Sexton

A request for final plat approval to create 9 lots and dedicate easements on properties located at 312 Hospital Drive and Hospital Drive (unnumbered), approximately 1,050 feet north of Neelys Bend Road (51.31 acres), zoned RS7.5, RS10, and OG, requested by HTI Memorial Hospital Corporation, owner, Atwell LLC, surveyor.

MPC Action: Approve with conditions (6-0)

9. 2012S-051-001

ARMSTRONG ACRES SUBDIVISION

Map 009, Parcel(s) 028
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Brenda Bernards

A request for final plat approval to create four lots on property located at 7700 Greenbrier Road, at the southeast corner of Whites Creek Pike and Greenbrier Road, zoned AR2a (10.3 acres), requested by Betty Joyce Cooper, Trustee, owner, HFR Design Survey Division, surveyor.

MPC Action: Approve (6-0)

K. OTHER BUSINESS

10. Planning Commission acknowledgment of the resignation of three members of the 31st Avenue and Long Boulevard UDO Design Review Committee, and the approval of three new members: Meridith Krebs, Greg Tidwell, and a representative of Third Coast Design Studio.

MPC Action: Approve (6-0)

11. Amendment to the grant between the MPC (on behalf of the MPO) and TDOT to reflect an increase in grant budget amount.

MPC Action: Approve (6-0)

12. Historic Zoning Commission Report

13. Board of Parks and Recreation Report

14. Executive Committee Report

15. Executive Director Report

16. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

May 17, 2012

Community Meeting

6pm, Lakeshore Christian Church, 5434 Bell Forge Lane
Topic: Antioch-Priest Lake Community Plan Update: Housing & Open Space

May 21, 2012

Community Meeting

6pm, 2400 Fairfax Avenue, Martin Professional Development Center
Topic: Blakemore Village SP and plan amendment applications

May 22, 2012

Community Meeting

11:30am, 2565 Park Plaza, Metro Parks Board Room

Topic: Midtown Areawide Zone Change

Community Meeting

4pm, 2565 Park Plaza, Metro Parks Board Room

Topic: Midtown Areawide Zone Change

May 24, 2012

MPC Meeting

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

June 14, 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

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