



METROPOLITAN PLANNING COMMISSION 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**
 - E. ITEMS FOR DEFERRAL / WITHDRAWAL**
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- 1. 2012Z-004TX-001**
SIGNS: BUILDING SIGN CONSISTENCY

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.

- 2. 2010SP-022-003**
CARMAX RIVERGATE
- 3. 2012SP-010-001**
2849 LOGAN STREET
- 5. 2012NL-001-001**
609 AND 611 WEDGEWOOD
- 6. 111-79P-001**
BELL FORGE SHOPPING CENTER
- 7. 2012S-036-001**
WHERRY SUBDIVISION
- 8. 2012S-048-001**
SEVENTH DAY ADVENTIST AND TENNESSEE CHRISTIAN MEDICAL CENTER SUBDIVISION
- 9. 2012S-051-001**
ARMSTRONG ACRES SUBDIVISION
- 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.
- 11.** Amendment to the grant between the MPC (on behalf of the MPO) to reflect an increase in grant budget amount.

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.

No Cases on this Agenda

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.

1. 2012Z-004TX-001

BL2012-107/JOHNSON
SIGNS: BUILDING SIGN CONSISTENCY
Council District 29 (Karen Johnson)
Staff Reviewer: Jennifer Regen

Current Status
Not on consent
Public Hearing
Open

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.

Staff Recommendation: DISAPPROVE

Specific Plans

2. 2010SP-022-003

CARMAX RIVERGATE
Map 026-12, Parcel(s) 006-007
Council District 10 (Doug Pardue)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

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.

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

3. 2012SP-010-001

2849 LOGAN STREET
Map 119-09, Parcel(s) 202
Council District 16 (Tony Tenpenny)
Staff Reviewer: Brian Sexton

Current Status
Consent
Public Hearing
Open

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.

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

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

Current Status
Not on consent
Public Hearing
Open

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.

Staff Recommendation: DISAPPROVE

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

Current Status
Consent
Public Hearing
Open

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.

Staff Recommendation: APPROVE

J. PLANNING COMMISSION ACTIONS

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

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

Current Status
Consent
Public Hearing
Open

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.

Staff Recommendation: APPROVE WITH CONDITIONS

Subdivision: Final Plats

7. 2012S-036-001

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

Current Status
Consent
Public Hearing
Open

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.

Staff Recommendation: APPROVE and grant a variance to the Subdivision Regulations for sidewalks

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

Current Status
Consent
Public Hearing
Open

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.

Staff Recommendation: APPROVE WITH CONDITIONS

9. 2012S-051-001

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

Current Status
Consent
Public Hearing
Open

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.

Staff Recommendation: APPROVE

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

May 10, 2012 Meeting

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

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

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