



METROPOLITAN PLANNING COMMISSION AGENDA

Thursday, May 12, 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/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 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.



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MEETING AGENDA

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. APPROVAL OF APRIL 28, 2011 MINUTES**
- D. RECOGNITION OF COUNCILMEMBERS**

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 1. 2011SP-004-001**
SMITH SPRINGS ROAD
- 2a. 2011Z-003PR-001**
STONE BROOK DRIVE (UNNUMBERED)
- 2b. 89P-032-001**
BRENTWOOD SKYLINE
- 13. 53-84P-001**
HICKORY HEIGHT VILLAS

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.

- 6. 2011SP-012-001**
NOLENSVILLE PIKE CAR WASH
- 7. 2011Z-012PR-001**
28TH AVENUE NORTH (UNNUMBERED)
- 8. 2011Z-013PR-001**
7791 CHARLOTTE PIKE
- 9. 2003P-007-002**
THE VILLAGES OF DONELSON HILLS (FORMERLY CUMBERLAND YACHT HARBOR)
- 11. 117-67P-001**
BELLE FOREST CENTER
- 12. 2005P-030-002**
RAVENWOOD, PH 1, SEC 2A, 2B, 2C

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. 2011SP-004-001

SMITH SPRINGS ROAD

Map 135, Parcel(s) 146-148, 163
Council District 29 (Vivian Wilhoite)
Staff Reviewer: Brenda Bernards

Current Status

Consent

Public Hearing

Open

A request to rezone from R20, RM9, and IWD to SP-MU zoning for properties located at 2114 Smith Springs Road, 1806 Reynolds Road, 1812 Reynolds Road and at Reynolds Road (unnumbered), approximately 1,700 feet north of Smith Springs Road (48.57 acres), to permit a maximum of 950,000 square feet of industrial, office, warehouse and distribution, up to 78 multi-family residential units and open space uses, requested by Dale & Associates, applicant, Stevenson Trust No. 8, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

Zone Changes

2a. 2011Z-003PR-001

STONE BROOK DRIVE (UNNUMBERED)

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 for 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: DISAPPROVE

2b. 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 79 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: DISAPPROVE. If PUD amendment is not approved by Council, direct staff to initiate a six-year PUD review to recommend appropriate zoning and land use policy.

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.

Zoning Text Amendments

- 3. 2011Z-009TX-001**
SIGNS: LANDMARK SIGNS
Staff Reviewer: Joni Priest

Current Status
Not on consent
Public Hearing
Open

A request to amend the Metro Zoning Code, Chapters 17.04 (Definitions), 17.32 (Sign Regulations) and 17.40 (Administration and Procedures) to include definitions associated with Landmark Signs; a new section on Landmark Signs, and the procedure for the designation of Landmark Signs, requested by the Metro Planning Department.

Staff Recommendation: APPROVE

Specific Plans

- 4. 2007SP-081-001**
MT LAUREL RESERVE
Map 128, Parcel(s) 038
Council District 22 (Eric Crafton)
Staff Reviewer: Jason Swaggart

Current Status
Not on consent
Public Hearing
Open

A request to amend Mt. Laurel Reserve Specific Plan for property located at Hicks Road (unnumbered), approximately 1,160 feet east of Sawyer Brown Road (36.25 acres), to permit the development of 236 multi-family residential units where 129 multifamily residential units were previously approved, requested by Dale & Associates, applicant, for Hicks Road Development LLC, owner.

Staff Recommendation: DISAPPROVE

- 5. 2011SP-010-001**
HEARTH AT BRENTWOOD
Map 160, Parcel(s) 106, 108 Map 161, Parcel(s) 042
Map 171, Parcel(s) 168
Council District 31 (Parker Toler)
Staff Reviewer: Greg Johnson

Current Status
Not on consent
Public Hearing
Open

A request to rezone from R40 to SP-MR zoning for properties located at 511 and 527 Old Hickory Boulevard and at Old Hickory Boulevard (unnumbered), opposite Hill Road and located partially within the Floodplain Overlay District (13.62 acres), to permit the development of a 109-bed assisted living facility (95,386 square feet) and a 41-bed nursing home facility (25,374 square feet), requested by Ragan-Smith-Associates Inc, applicant, Roy S. Jones, Trustee and Pamela T. Himebaugh, owners.

Staff Recommendation: DISAPPROVE as Stormwater Division is recommending disapproval.

- 6. 2011SP-012-001**
NOLENSVILLE PIKE CAR WASH
Map 161, Parcel(s) 306
Council District 31 (Parker Toler)
Staff Reviewer: Brian Sexton

Current Status
Consent
Public Hearing
Open

A request to rezone from CL to SP-A zoning property located at 5828 Nolensville Pike, approximately 1,400 feet south of Old Hickory Boulevard (1.08 acres), to permit a 3,000 square foot automatic car wash facility and within the Floodplain Overlay District, requested by Barge Cauthen & Associates Inc, applicant, Glory Teller Office LLC, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

Zone Changes

7. 2011Z-012PR-001

28TH AVENUE NORTH (UNNUMBERED)
Map 092-10, Parcel(s) 270
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Brian Sexton

Current Status
Consent
Public Hearing
Open

A request to rezone from IR to MUI district property located at 28th Avenue North (unnumbered), at the northeast corner of 28th Avenue North and Charlotte Avenue (3.06 acres), requested by Pearl Street Partners LLC, applicant, Ashley-Tompkins Real Estate Partnership, owner.

Staff Recommendation: APPROVE

8. 2011Z-013PR-001

7791 CHARLOTTE PIKE
Map 128, Parcel(s) 122
Council District 22 (Eric Crafton)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to rezone from R40 to AR2a district property located at 7791 Charlotte Pike, approximately 2,450 feet west of Forrest Valley Drive (10.0 acres), requested by David Lowry, applicant, Donald D. Henry Sr., owner.

Staff Recommendation: APPROVE

Planned Unit Developments

9. 2003P-007-002

THE VILLAGES OF DONELSON HILLS (FORMERLY CUMBERLAND YACHT HARBOR)
Map 095-02, Parcel(s) 110, 173
Council District 15 (Phil Claiborne)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to amend the preliminary plan for the Cumberland Yacht Harbor Planned Unit Development located at 2140 Lebanon Pike and 252 Donelson Hills Drive, at the southwest corner of Lebanon Pike and Donelson Hills Drive, classified MUG and located within the Floodplain Overlay District (40.0 acres), to permit the development of 126 dwelling units, 18,000 square feet of commercial space, replacing 181 dwelling units, 50,735 square feet of commercial space and a marina previously approved, requested by Dale & Associates, applicant, for Thomas W. Beasley and Brett Alan Wesnofske, owners.

Staff Recommendation: APPROVE WITH CONDITIONS

10. 2005P-023-003

BELLE ARBOR
Map 041, Parcel(s) 147 Map 050, Parcel(s) 031, 132
Council District 03 (Walter Hunt)
Staff Reviewer: Jason Swaggart

Current Status
Not on consent
Public Hearing
Open

A request to amend the preliminary plan for the Belle Arbor Planned Unit Development Overlay located at 3549 Brick Church Pike and at Westchester Drive (unnumbered), south of Bellshire Drive (73.59 acres), zoned RM6, R10 and partially located within the Floodplain Overlay District, to permit 351 residential units where 371 were previously approved and to eliminate three street connection, requested by Dale & Associates, applicant, for Eatherly/Ring Joint Venture, owner.

Staff Recommendation: DISAPPROVE

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

11. 117-67P-001

BELLE FOREST CENTER

Map 142, Part of Parcel(s) 159
Council District 22 (Eric Crafton)
Staff Reviewer: Jason Swaggart

Current Status

Consent
Public Hearing
Open

A request to revise a portion of the preliminary plan and for final approval for a portion of the Belle Forest Center Commercial Planned Unit Development located at 7040 Highway 70 S, at the northeast corner of Highway 70 S and Old Hickory Boulevard, classified SCC (4.35 acres), to permit a 9,358 square foot building for retail and restaurant uses, replacing an existing 6,000 square foot retail building, requested by Civil Design Consultants LLC, applicant, for BSM Belle Forest LLC, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

12. 2005P-030-002

RAVENWOOD, PH 1, SEC 2A, 2B, 2C

Map 085, Part of Parcel(s) 213
Council District 14 (James Bruce Stanley)
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 Ravenwood Residential Planned Unit Development Overlay on a portion of property located at 4213 Stone Hall Boulevard (9.26 acres), at the end of Stone Hall Boulevard, zoned Single Family Residential (RS10), to modify the phasing line such that Phase 1, Section 2A has 27 Lots, 2B has 8 lots and 2C has 10 lots for a total of 45 clustered lots instead of the 14 previously approved with no change to the PUD's overall total dwelling units, requested by Civil Site Design Group, applicant, for E. Phillips Development, LLC., Owner.

Staff Recommendation: APPROVE WITH CONDITIONS

13. 53-84P-001

HICKORY HEIGHT VILLAS

Map 161, Parcel(s) 093
Council District 31 (Parker Toler)
Staff Reviewer: Greg Johnson

Current Status

Not on consent
Public Hearing
Open

A request to revise a portion of the preliminary plan for the Hickory Heights Residential Planned Unit Development Overlay located at Swiss Avenue (unnumbered), approximately 750 feet west of Zermatt Avenue (3.87 acres), zoned RM15, to permit 325 multi-family dwelling units with structure parking within 2 buildings, requested by Wamble & Associates, applicant, for McL-R Partnership, owner.

Staff Recommendation: Defer to the May 26, 2011, Planning Commission meeting

K. OTHER BUSINESS

14. Historical Commission Report
15. Board of Parks and Recreation Report
16. Executive Committee Report
17. Executive Director Report
18. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

May 12, 2011

MPC Meeting

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

May 16, 2011

Community meeting

6pm, 7940 Learning Lane, Harpeth Valley Elementary school cafeteria

Proposed plan amendment at Learning Lane in Bellevue (<http://www.nashville.gov/mpc/docs/main/BVNotice.pdf>)

Plan amendment request and accompanying zone change are to be considered at Metro Planning Commission's May 26 public hearing.

May 19, 2011

Council Budget Presentation

6:15pm, Metro Courthouse, Council Chamber

May 26, 2011

MPC Meeting

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

Amendments to the Subdivision Regulations

M. ADJOURNMENT

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

May 12, 2011 Meeting

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

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