



METROPOLITAN PLANNING COMMISSION AGENDA

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

E. ITEMS FOR DEFERRAL / WITHDRAWAL

No Cases on this Agenda

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.

- 1. 2012Z-010PR-001**
18 FERN AVENUE
- 3. 2012Z-007TX-001**
TWO-FAMILY DEFINITION CHANGE
- 4. 2007SP-171G-14**
OLD HICKORY VILLAGE SP
- 6. 2012Z-012PR-001**
7301 HIGHWAY 70 S
- 7. 2012Z-013PR-001**
265 OLD HICKORY BLVD
- 8. 118-76P-001**
CHIPPINGTON II
- 9. 134-84P-002**
GROVE AT DEVON HILLS
- 14.** New Employee Contract for Duane Cuthbertson

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.

Zone Changes

1. 2012Z-010PR-001

18 FERN AVENUE
Map 071-14, Parcel(s) 317
Council District 05 (Scott Davis)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to rezone from the RS5 to R6 district property located at 18 Fern Avenue, approximately 225 feet east of Whites Creek Pike (0.14 acres), requested by LaShaunda Bryant, owner.

Staff Recommendation: APPROVE

Planned Unit Developments

2a. 74-79P-003

NASHBORO VILLAGE SITE 14
Map 135, Parcel(s) 276
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Brenda Bernards

Current Status
Not on consent
Public Hearing
Open

A request to the Metro Planning Department for a periodic review of a portion of the Nashboro Village Planned Unit Development Overlay District located at Nashboro Boulevard (unnumbered), at the southeast corner of Nashboro Boulevard and Flintlock Court, Site 14, zoned R10 (4.48 acres), approved for 144 multifamily units in two six-story buildings, requested by Councilmember Karen Y. Johnson, applicant, Flintlock Investors, LLC, owner.

Staff Recommendation: FIND THE PUD INACTIVE

2b. 74-79P-004

NASHBORO VILLAGE SITE 15
Map 135, Parcel(s) 418
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Brenda Bernards

Current Status
Not on consent
Public Hearing
Open

A request to the Metro Planning Department for a periodic review of a portion of the Nashboro Village Planned Unit Development Overlay District located at Nashboro Boulevard (unnumbered), at the southwest corner of Nashboro Boulevard and Flintlock Court, Site 15, zoned R10 (3.46 acres), approved for approximately 27,600 square feet of commercial uses, requested by Councilmember Karen Y. Johnson, applicant, Vastland Nashboro Development, LLC, owner.

Staff Recommendation: FIND THE PUD INACTIVE

2c. 74-79P-006

NASHBORO VILLAGE SITE 27
Map 135, Parcel(s) 317
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Brenda Bernards

Current Status
Not on consent
Public Hearing
Open

A request to the Metro Planning Department for a periodic review of a portion of the Nashboro Village Planned Unit Development Overlay District located at Nashboro Boulevard (unnumbered), approximately 1,500 feet east of Murfreesboro Pike, Site 27, zoned RM6 (1.7 acres), approved for a day care center, requested by Councilmember Karen Y. Johnson, applicant, Vastland Nashboro Development, LLC, owner.

Staff Recommendation: FIND THE PUD INACTIVE

2d. 74-79P-007

NASHBORO VILLAGE, SITE 25
Map 135, Part of Parcel(s) 308
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Brenda Bernards

Current Status
Not on consent
Public Hearing
Open

A request to the Metro Planning Department for a periodic review of a portion of the Nashboro Village Planned Unit Development Overlay District located on a portion of property at 171 Bell Road, approximately 1,000 feet south of Nashboro Boulevard, Site 25, zoned R10 (1.2 acres), approved for 100 units in a five-story building, requested by Councilmember Karen Y. Johnson, applicant, Nashboro Golf Course, LLC, owner.

Staff Recommendation: FIND THE PUD INACTIVE

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. 2012Z-007TX-001

TWO-FAMILY DEFINITION CHANGE
Staff Reviewer: Jennifer Regen
Sponsor: Councilmember Claiborne

Current Status
Consent
Public Hearing
Open

A request to amend the Metropolitan Code of Laws, Section 17.04.060, in its definition of "Two-family" units, requested by the Metropolitan Historic Zoning Commission, applicant, Councilmember Claiborne, sponsor.

Staff Recommendation: APPROVE

Specific Plans

4. 2007SP-171G-14

OLD HICKORY VILLAGE SP
Map 044-15, Parcel(s) 020-021, 023, 030, 440-441
Council District 11 (Darren Jernigan)
Staff Reviewer: Brian Sexton

Current Status
Consent
Public Hearing
Open

The periodic review of an approved SP-MU district known as "Old Hickory Village" , to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for properties located at 807 Debow Street, 803 Elliston Street and at Elliston Street (unnumbered), Hadley Avenue (unnumbered) and Donelson Avenue (unnumbered), (5.25 acres), approved for a maximum of 91 multifamily units and a maximum of 45,000 square feet of non- residential uses via Council Bill BL2007-89, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP INACTIVE and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.

5a. 2012SP-011-001

WESTMONT APARTMENTS SP

Map 104-02, Parcel(s) 413
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Joni Priest

Current Status
Not on consent
Public Hearing
Open

A request to rezone from RM40 to SP-R zoning for "Westmont Apartments" located at 111 Acklen Park Drive, approximately 625 feet north of West End Avenue, and within the 31st Avenue and Long Boulevard Urban Design and I-440 Impact Overlay Districts, to permit up to 347 multi-family units and parking structure (3.57 acres), requested by Civil Site Design Group, applicant, Westmont Property Holdings LLC, owner.

Staff Recommendation: Approve with conditions including any requirements from the traffic impact study or additional requirements from Public Works, and disapprove without all conditions.

5b. 2005UD-006-005

31ST AVENUE & LONG BOULEVARD UDO (111 ACKLEN PARK DRIVE MODIFICATION)

Map 104-02, Parcel(s) 413
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Joni Priest

Current Status
Not on consent
Public Hearing
Open

A request for a modification to the 31st Avenue and Long Boulevard Urban Design Overlay (UDO) District for property located at 111 Acklen Park Drive, zoned RM40 and proposed for SP, requested by Civil Site Design Group, applicant, for Westmont Property Holdings, LLC, owner (Please see also associated Specific Plan case # 2012SP-011-001).

Staff Recommendation: APPROVE

Zone Changes

6. 2012Z-012PR-001

7301 HIGHWAY 70 S

Map 142, Part of Parcel(s) 045
Council District 22 (Sheri Weiner)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to rezone from the R15 to RM20 district a portion of property located at 7301 Highway 70 S, approximately 1,280 feet west of Hicks Road (1.93 acres), requested by Noble Properties Inc., owner.

Staff Recommendation: APPROVE

7. 2012Z-013PR-001

265 OLD HICKORY BLVD

Map 043-13, Parcel(s) 012
Council District 09 (Bill Pridemore)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request to rezone from the CS to MUL district property located at 265 Old Hickory Boulevard, approximately 1,175 feet east of Gallatin Pike (1.52 acres), requested by Larry Bryant, applicant, Keith & Kini Jorgensen, Trustees, owners.

Staff Recommendation: APPROVE

Planned Unit Developments

8. 118-76P-001

CHIPPINGTON II

Map 051-12, Parcel(s) 129
Council District 07 (Anthony Davis)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to cancel a portion of the Chippington II Planned Unit Development Overlay District on property located at 1306 Coreland Drive, approximately 725 feet east of Gallatin Pike, zoned RM40 (1.52 acres), requested by Ragan Smith Associates Inc., applicant, St. Joseph Catholic Church, owner.

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

9. 134-84P-002

GROVE AT DEVON HILLS

Map 143, Parcel(s) 050
Council District 34 (Carter Todd)
Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request to revise the preliminary plan for a portion of Devon Hills Residential Planned Unit Development Overlay District located on property at 2816 Old Hickory Boulevard, approximately 500 feet north of Highway 100 (49.66 acres), zoned RM4, to permit the development of 220 multifamily units where 350 multifamily units were previously approved, requested by Littlejohn Engineering Associates, applicant, for Colonial Properties Services, Inc., owner.

Staff Recommendation: APPROVE WITH CONDITIONS

Subdivision: Final Plats

10. 2011S-046-002

FAIRLANE PARK, RESUB LOT 264, REV 1

Map 148-13, Parcel(s) 158
Council District 30 (Jason Potts)
Staff Reviewer: Greg Johnson

Current Status

Not on consent

Public Hearing

Open

A request for plat revision including a sidewalk variance along a portion of Fairlane Drive and Packard Drive bordering 301 Fairlane Drive, at the southwest corner of Fairlane Drive and Packard Drive, for a final plat previously approved by the Planning Commission on July 28, 2011 for 3 lots, and where the plat has not yet been recorded (0.96 acres), zoned R10, requested by Thomas Mattingly and Jerry Thurman, owners, Delle Land Surveying, surveyor.

Staff Recommendation: DISAPPROVE

Subdivision: Performance Bonds

11. 2007B-028-003

CAMBRIDGE FOREST, PHASE 6

Map 149-15-A, Parcel(s) 423-452
Council Districts 28 (Duane Dominy) and 32 (Jacobia Dowell)
Staff Reviewer: David Edwards

Current Status

Not on consent

Public Hearing

Open

A request to extend the subdivision performance bond for one year for Cambridge Forest, Phase 6, located off of Bridgecrest Drive, zoned R15 and Residential PUD, requested by Austin Daniel, Danco Property Investments, LLC, developer.

Staff Recommendation: APPROVE

12. 2006B-081-003

CAMBRIDGE FOREST, PHASE 10

Map 149-15-A, Parcel(s) 388-421
Council District 32 (Jacobia Dowell)
Staff Reviewer: David Edwards

Current Status

Not on consent

Public Hearing

Open

A request to extend the subdivision performance bond for one year for Cambridge Forest, Phase 10, located off of Bromley Way, Wellenstein Way, and Welshcrest Court, zoned R15 and Residential PUD, requested by Austin Daniel, Danco Property Investments, LLC, developer.

Staff Recommendation: APPROVE

K. OTHER BUSINESS

13. Election of Officers
14. New employee contract for Duane Cuthbertson.
15. Historic Zoning Commission Report
16. Board of Parks and Recreation Report
17. Executive Committee Report
18. Executive Director Report
19. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

May 24, 2012

MPC Meeting

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

June 6, 2012

Association web-based seminar on **Adapting Cities to Climate Change**

3pm to 4:30pm, 800 Second Ave. South, 2nd Floor, Metro Office Building, Nashville Conference Room

June 14, 2012

MPC Meeting

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

June 26, 2012

Antioch plan update - draft policy recommendations & implementation

6pm, 5434 Bell Forge Lane East, Lakeshore Christian Church

June 27, 2012

American Planning Association web-based seminar -- **2012 Planning Law Review**

3pm to 4:30pm, 800 Second Ave. South, 2nd Floor, Metro Office Building, Nashville Conference Room

June 28, 2012

MPC Meeting

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

M. ADJOURNMENT
