



# **METROPOLITAN PLANNING COMMISSION AGENDA**

**Thursday, May 26, 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 p: (615) 862-7190; f: (615) 862-7130

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## Notice to Public

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**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](http://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](http://www.nashville.gov/calendar) for a broadcast schedule.

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## 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](mailto:planningstaff@nashville.gov)

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## 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](http://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](http://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](http://www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf)

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## 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](mailto: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**

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- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. APPROVAL OF MAY 12, 2011 MINUTES**
- D. RECOGNITION OF COUNCILMEMBERS**

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## **E. ITEMS FOR DEFERRAL / WITHDRAWAL**

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- 5. 53-84P-001**  
HICKORY HEIGHT VILLAS
- 6a. 2011CP-006-001**  
CP 6: BELLEVUE COMMUNITY PLAN AMENDMENT
- 6b. 2011SP-011-001**  
THE ACADEMY OF BELLEVUE

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## **F. CONSENT AGENDA**

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**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. 2011S-001R-001**  
SUBDIVISION REGULATIONS AMENDMENTS
- 2. 2007SP-019U-14**  
NORTH LAKE TOWNHOMES
- 3. 2011SP-004-001**  
SMITH SPRINGS ROAD
- 7. 2010NL-004-001**  
NASHBORO BOULEVARD OFFICE NLO
- 8. 2011S-024-001**  
DEER MEADOWS, PH 1, LOT 17C RESERVE PARCEL
- 9. Contract renewal for Richard Bernhardt, Chin-Cheng Chen, Bob Leeman, and Jason Swaggart**

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## G. PREVIOUSLY DEFERRED ITEMS

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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.

### Subdivision: Regulations Amendments

#### 1. 2011S-001R-001

##### SUBDIVISION REGULATIONS (AMENDMENT #2)

Staff Reviewer: Brenda Bernards

##### Current Status

Consent

##### Public Hearing

Open

A request to amend certain sections of Chapters 1, 2, 3, 4, 5, 6, 7, and 8 of the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on January 28, 2010, requested by the Metro Planning Department.

**Staff Recommendation: APPROVE WITH AMENDMENT**

### Specific Plans

#### 2. 2007SP-019U-14

##### NORTH LAKE TOWNHOMES

Map 096, Parcel(s) 059-060

Council District 14 (James Bruce Stanley)

Staff Reviewer: Brenda Bernards

##### Current Status

Consent

##### Public Hearing

Open

The periodic review of an approved Specific Plan (MU) district known as "North Lake Townhomes", 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 541 and 551 Stewarts Ferry Pike (4.57 acres), approved for 20 townhomes and 4,000 square feet of warehouse space via Council Bill BL2007-1343 effective on March 23, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP ACTIVE**

#### 3. 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**

### Planned Unit Developments

#### 4. 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

Closed

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**

**5. 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 two buildings, requested by Wamble & Associates, applicant, for McL-R Partnership, owner.

**Staff Recommendation: DEFER to the June 9, 2011, Planning Commission meeting**

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**H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES**

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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).

**Community Plan Amendments**

**6a. 2011CP-006-001**

**CP 6: BELLEVUE COMMUNITY PLAN AMENDMENT**

Map 155, Parcel(s) 088  
Council District 35 (Bo Mitchell)  
Staff Reviewer: Anita Mccaig

Current Status  
Not on consent  
Public Hearing  
Open

A request to amend the Bellevue Community Plan: 2003 Update by changing the current Land Use Policy from Residential Low Medium Density (RLM) to Office Transition Policy (OT) for property located at 7836 Old Harding Pike, at the intersection of Learning Lane and Old Harding Pike (1.26 acres), requested by Barge Cauthen & Associates Inc., applicant, Corporate Investors Partnership VIII LLC, owner (See also Specific Plan Case # 2011SP-011-001).

**Staff Recommendation: DEFER to the June 9, 2011, Planning Commission meeting**

**6b. 2011SP-011-001**

**THE ACADEMY OF BELLEVUE**

Map 155, Parcel(s) 088  
Council District 35 (Bo Mitchell)  
Staff Reviewer: Greg Johnson

Current Status  
Not on consent  
Public Hearing  
Open

A request to rezone from RS40 to SP-MNR zoning and for final site plan approval for property located at 7836 Old Harding Pike, at the intersection of Learning Lane and Old Harding Pike (1.26 acres), to permit a day care center, requested by Barge Cauthen & Associates Inc., applicant, Corporate Investors Partnership VIII LLC, owner (See also Community Plan Amendment Case # 2011CP-006-001).

**Staff Recommendation: DEFER to the June 9, 2011, Planning Commission meeting**

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**I. RECOMMENDATIONS TO METRO COUNCIL**

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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.

**No Cases on this Agenda**

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## **J. PLANNING COMMISSION ACTIONS**

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

### **Neighborhood Landmark Overlays: final site plans**

#### **7. 2010NL-004-001**

##### **NASHBORO BOULEVARD OFFICE NLO**

Map 135, Parcel(s) 302

Council District 29 (Vivian Wilhoite)

Staff Reviewer: Jason Swaggart

A request for approval of the Neighborhood Landmark Development Plan for property located at 200 Nashboro Boulevard, approximately 850 feet east of Murfreesboro Pike (7.33 acres), zoned RM6 and located within the Nashboro Village Planned Unit Development Overlay District and a Neighborhood Landmark Overlay District, to permit general office uses within the existing structure, requested by Civil Site Design Group PLLC, applicant, David J. Waynick, owner.

**Staff Recommendation: APPROVE WITH CONDITIONS**

##### **Current Status**

Consent

##### **Public Hearing**

Open

### **Subdivision: Final Plats**

#### **8. 2011S-024-001**

##### **DEER MEADOWS, PH 1, LOT 17C RESERVE PARCEL**

Map 049-15, Parcel(s) 022

Council District 03 (Walter Hunt)

Staff Reviewer: Greg Johnson

A request for final plat approval to remove the reserve status and create one lot on property located at 500 Green Lane, approximately 1,060 feet west of Knight Road (0.23 acres), zoned R10, requested by Theodore Vaughan, owner, Dale & Associates, surveyor.

**Staff Recommendation: APPROVE**

##### **Current Status**

Consent

##### **Public Hearing**

Open

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## **K. OTHER BUSINESS**

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9. Contract renewal for Richard Bernhardt, Chin-Cheng Chen, Bob Leeman, and Jason Swaggart.
10. Historical Commission Report
11. Board of Parks and Recreation Report
12. Executive Committee Report
13. Executive Director Report
14. Legislative Update

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## **L. MPC CALENDAR OF UPCOMING MATTERS**

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### **May 26, 2011**

#### MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center  
Amendments to the Subdivision Regulations

### **June 1, 2011**

#### Work Session

5:30pm to 7:00pm, 700 Second Avenue South, Howard Office Building, Sonny West Conference Room  
Hosted by Councilmembers Cole and Toler and the Metro Planning Department  
Topic: Single-family Cottage Developments, BL2011-901. A brief presentation will be made followed by a question and answer session.

### **June 9, 2011**

#### MPC Meeting

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

### **June 23, 2011**

#### MPC Meeting

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

### **June 30, 2011**

#### Community Meeting

6-8 pm, Cross Point Church, 7675 Hwy 70S (former Circuit City building next to Home Depot)  
Bellevue Community Plan Update  
Discussion of community character policies as they apply to conservation, open space, and residential areas.

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## **M. ADJOURNMENT**

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### May 26, 2011 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