



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, May 9, 2013

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
Stewart Clifton, Vice-Chair

Greg Adkins
Judy Cummings
Derrick Dalton
Hunter Gee

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 Caroline Blackwell of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
 - B. ADOPTION OF AGENDA
 - C. APPROVAL OF APRIL 25, 2013 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
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- E. ITEMS FOR DEFERRAL / WITHDRAWAL
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- 3. 2013SP-009-001
CAHAL CORNERS
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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.

- 2a. 2013CP-007-002
WEST NASHVILLE COMMUNITY PLAN AMENDMENT

- 2b. 2013SP-019-001
6734 CHARLOTTE PIKE

- 4. 2013SP-017-001
SALEMTOWN COTTAGES

- 5. 2013Z-014PR-001

- 6. 2013Z-015PR-001

- 7. 2008S-027G-06
BEAUTIFUL VALLEY PLACE

- 8. 2013S-060-001
CONNERS TWO LOT SUBDIVISION

- 9. 2013S-066-001
HG HILLS CENTER DICKERSON PIKE, RESUB LOT 1

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.

1a. 2013CP-007-001

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 103-04, Parcel(s) 161-162
Council District 24 (Jason Holleman)
Staff Reviewer: Anita McCaig

Current Status
Not on Consent
Public Hearing
Open

A request to amend the West Nashville Community Plan: 2009 Update by changing the Community Character Policy from Urban Neighborhood Maintenance (T4-NM) to Urban Neighborhood Center policy for properties located at 132 and 134 46th Avenue North, at the southeast corner of Utah Avenue and 46th Avenue North (0.54 acres), requested by Laodice, LLC, owner and applicant.

Staff Recommendation: Approve

1b. 2013SP-012-001

46TH AND UTAH

Map 103-04, Parcel(s) 161-162
Council District 24 (Jason Holleman)
Staff Reviewer: Greg Johnson

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RS7.5 and CN to SP-MU zoning for properties located at 132 and 134 46th Avenue North, at the southeast corner of Utah Avenue and 46th Avenue North (.54 acres), to permit up to three single-family residential units, office, restaurant, and or retail uses; requested by Laodice, LLC, owner and applicant.

Staff Recommendation: Approve with conditions if associated plan amendment is approved, and disapprove without all conditions. Disapprove preliminary SP if plan amendment is not approved.

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).

Community Plan Amendments

2a. 2013CP-007-002

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 102, Part of Parcel(s) 025
Council District 20 (Buddy Baker)
Staff Reviewer: Tifinie Capehart

Current Status
Consent
Public Hearing
Open

A request to amend the West Nashville Community Plan: 2009 Update by changing the Community Character Policy from T3 Suburban Open Space to T3 Suburban Community Center policy for a portion of property located at 6734 Charlotte Pike, approximately 2,000 feet west of Hillwood Boulevard (3.8 acres), requested by the Metro Planning Department, applicant; Metro Government Park Board, owner.

Staff Recommendation: Approve

2b. 2013SP-019-001

6734 CHARLOTTE PIKE

Map 102, Part of Parcel(s) 025
Council District 20 (Buddy Baker)
Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to rezone from R6 to SP-O zoning for a portion of property located at 6734 Charlotte Pike, approximately 2,000 feet west of Hillwood Boulevard (3.8 acres), to permit an office development, requested by the Metropolitan Planning Department, applicant; the Metro Park Board, owner.

Staff Recommendation: Approve with conditions if associated plan amendment is approved, and disapprove without all conditions. Disapprove preliminary SP if plan amendment is not approved.

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.

Specific Plans

3. 2013SP-009-001

CAHAL CORNERS

Map 072-14, Parcel(s) 266-267
Council District 07 (Anthony Davis)
Staff Reviewer: Greg Johnson

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from R6 to SP-MR zoning for properties located at 1621 and 1623 Cahal Avenue and for a portion of property located at 1629 Cahal Avenue, approximately 225 feet west of Scott Avenue (1.32 acres), to permit up to 10 residential units, requested by Builder Ventures, LLC, owner and applicant.

Staff Recommendation: Defer Indefinitely

4. 2013SP-017-001

SALEMTOWN COTTAGES

Map 081-08, Parcel(s) 181-187, 198, 519-520
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request to rezone from R6 to SP-R zoning for properties located at 1800, 1802, 1804, 1806, 1808, 1810, 1812, and 1814 Rosa L. Parks Boulevard and at 1811, 1813 A and 1813 B 7th Avenue North, at the southeast corner of I-65 and Rosa L. Parks Boulevard (1.53 acres), to permit up to 24 detached single-family dwelling units, requested by Civil Site Design Group, applicant; various owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

Zone Changes

5. 2013Z-014PR-001

Map 071-14, Parcel(s) 029, 031, 059
Council District 02 (Frank R. Harrison)
Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request to rezone from SP to MUG-A zoning for properties located at 1204 and 1206 Brick Church Pike and at 40 Evergreen Avenue, at the southwest corner of Brick Church Pike and Fern Avenue (1.3 acres), requested by Amber Properties, LLC, and the Metro Planning Department, applicants; Amber Properties, LLC, owner.

Staff Recommendation: Approve

6. 2013Z-015PR-001

BL2013-448 \ LANGSTER
Map 092-09, Parcel(s) 299
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to OL zoning for property located at 602 33rd Avenue North, at the northeast corner of Trevor Street and 33rd Avenue North (0.49 acres), requested by Land Deleot, applicant; Linda McGillem, owner.

Staff Recommendation: Disapprove OL. Approve OR20 and direct staff to prepare a policy amendment to support limited office and multi-family residential uses.

J. PLANNING COMMISSION ACTIONS

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

Subdivision: Concept Plans

7. 2008S-027G-06

BEAUTIFUL VALLEY PLACE
Map 126, Parcel(s) 147, 565
Council District 35 (Bo Mitchell)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request for concept plan approval to create 13 cluster lots on properties located at 7972 McCrory Lane and Beautiful Valley Drive (unnumbered), approximately 1,100 feet north of Newsom Station Road (3.87 acres), zoned RS10, requested by Joe Rodgers, Steve Adcock, and John Valiquette, owners; Civil Site Design Group; applicant.

Staff Recommendation: Approve with conditions

Subdivision: Final Plats

8. 2013S-060-001

CONNERS TWO LOT SUBDIVISION
Map 129-03, Parcel(s) 027
Council District 23 (Emily Evans)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create two lots on property located at 6323 East Valley Road, at the southeast corner of Robin Hill Road and East Valley Road, zoned RS80 (3.85 acres), requested by John T. Conners Family Trust, owner; Donlon Land Surveying, LLC, applicant.

Staff Recommendation: Approve with conditions

9. 2013S-066-001

HG HILLS CENTER DICKERSON PIKE, RESUB LOT 1
Map 060-04, Parcel(s) 119
Council District 08 (Karen Bennett)
Staff Reviewer: Amy Diaz-Barriga

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create four lots on property located at Hillside Road (unnumbered), approximately 100 feet north of Broadmoor Drive, zoned RS10 (1.02 acres), requested by M.D.H.A., owner; Barge, Waggoner, Sumner & Cannon, Inc., applicant.

Staff Recommendation: Approve with conditions

K. OTHER BUSINESS

10. Historic Zoning Commission Report
11. Board of Parks and Recreation Report
12. Executive Committee Report
13. Executive Director Report
14. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

May 6, 2013

General Plan Meeting-NashvilleNext Speakers' Series

Regional Partnerships to Achieve Local Viability- Amy Liu, Senior Fellow, Brookings Institution
5:30 pm, 25 Middleton Street, Nashville Children's Theater

May 9, 2013

MPC Meeting

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

May 23, 2013

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

May 9, 2013 Meeting

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