



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

Thursday, November 10, 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

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 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.



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 OCTOBER 27, 2011 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 2a. 2011CP-013-004
ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE
- 2b. 2011SP-024-001
MEADOWS DOWNS
- 9. 2011Z-021PR-001
7201 CHARLOTTE PIKE & CHARLOTTE PIKE (UNNUMBERED)
- 11. 98P-007-002
SEVEN SPRINGS

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.

- 3a. 2007SP-014-001
GAYLORD (AMENDMENT #1)
- 3b. 2011CP-014-003
Donelson-Hermitage-Old Hickory Community Plan Amendment (GAYLORD)
- 7. 2011Z-019PR-001
5102, 5104, 5106 & 5108 DELAWARE AVENUE
- 8. 2011Z-020PR-001
6028 & 6030 NEIGHBORLY AVENUE; 317, 319 & 321 BALMY AVENUE
- 13. 2006S-256U-05
HAYNIES CENTRAL PARK PLAN, RESUB PART OF LOT 86
- 14. Confirmation of Hud Hudson to the Harding Town Center Advisory Committee
- 15. Employee contract renewal for Mary-Beth Ikard.

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.

Subdivision: Concept Plans

1. 2011S-052-001

DUNCANWOOD RESERVE

Map 131-08, Part of Parcel(s) 018
Council District 25 (Sean McGuire)
Staff Reviewer: Greg Johnson

Current Status
Not on consent
Public Hearing
Open

A request for concept plan approval to create 15 clustered lots within Phase I, two lots within Phase II and one lot in Phase III for the Monroe Harding Campus, on property located at 1120 Glendale Lane, on the southern side of Duncanwood Drive (30.2 acres), zoned R20, requested by Anchor Investments, LLC, applicant, Monroe-Harding Inc., owner.

Staff Recommendation: APPROVE WITH CONDITIONS

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. 2011CP-013-004

ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE

Map 149, Parcel(s) 026
Council District 28 (Duane A. Dominy)
Staff Reviewer: Tifine Capehart

Current Status
Not on consent
Public Hearing
Open

A request to amend the Antioch-Priest Lake Community Plan: 2003 Update to change the land use policy from Residential Low-Medium Density (RLM) to T3 Suburban Neighborhood Evolving (NE) and Conservation (CO) for property located at 2158 Una Antioch Pike, approximately 1,915 feet south of Murfreesboro Pike (8.9 acres), zoned R10 and within the Floodplain Overlay District, requested by Pam Meadows, owner. (See also Specific Plan Case # 2011SP-024-001).

Staff Recommendation: DEFER to the December 8, 2011, Planning Commission meeting.

2b. 2011SP-024-001

MEADOWS DOWNS

Map 149, Parcel(s) 026
Council District 28 (Duane A. Dominy)
Staff Reviewer: Greg Johnson

Current Status
Not on consent
Public Hearing
Open

A request to rezone from R10 to SP-MR zoning property located at 2158 Una Antioch Pike, approximately 1,915 feet south of Murfreesboro Pike (8.9 acres) and within the Floodplain Overlay District, to permit 134 multifamily units consisting of an assisted living facility, an independent living facility and attached homes, requested by Anderson, Delk, Epps and Associates Inc., applicant, Pamela Meadows, owner. (See also Community Plan Amendment Case # 2011CP-013-004)

Staff Recommendation: DEFER to the December 8, 2011, Planning Commission meeting.

3a. 2011CP-014-003

Donelson-Hermitage-Old Hickory Community Plan Amendment (GAYLORD)

Map 062, Parcel(s) 023, 026, 269
Council District 15 (Phil Claiborne)
Staff Reviewer: Cynthia Wood

Current Status
Consent
Public Hearing
Open

A request to amend the Donelson-Hermitage-Old Hickory Community Plan: 2004 Update by changing the current land use policy from Residential Low-Medium Density (RLM) and Neighborhood Center (NC) policies to Commercial Mixed Concentration (CMC) Policy for properties located at 2716, 2728, and 2730 Pennington Bend Road and at McGavock Pike (unnumbered), requested by Gresham, Smith and Partners, applicant, for John R. Padgett, Trustee, the Saint Thomas Foundation, Opryland Attractions, Inc., and Gaylord Entertainment Company, owners. (See also Specific Plan Case # 2007SP-014-001).

Staff Recommendation: APPROVE with Special Policy

3b. 2007SP-014-001

GAYLORD (AMENDMENT #1)

Map 062, Parcel(s) 020, 023.01, 023, 026, 030, 111, 249, 269
Council District 15 (Phil Claiborne)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to amend the SP District (adopted with Council Bill BL2007-1357) for the previously approved Gaylord Specific Plan District (106.9 acres), and to add properties zoned R15 and CL, located at 2716, 2728 and 2730 Pennington Bend Road and at McGavock Pike (unnumbered) (22.24 acres) for a total of 129.14 acres within the SP district, requested by Gresham, Smith and Partners, applicant, on behalf of Gaylord Entertainment Company, John Padgett Trustee and the Saint Thomas Foundation, owners. (Please also see Community Plan Case # 2011CP-014-003).

Staff Recommendation: APPROVE WITH CONDITIONS

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

4. 2011Z-016TX-001

BL2011-30 / JOHNSON

SIGN: TRI-FACE BILLBOARDS

Staff Reviewer: Brenda Bernards

Current Status

Not on consent

Public Hearing

Open

A request to amend Chapter 17.40 of the Metro Zoning Code to prohibit the conversion of nonconforming static billboards to tri- face billboards, requested by Councilmember Karen Johnson, applicant.

Staff Recommendation: DISAPPROVE

Specific Plans

5. 2009SP-022-004

THE MANSION AT FONTANEL (AMEND #2)

Map 049, Parcel(s) 200.01, 140, 319

Council District 03 (Walter Hunt)

Staff Reviewer: Brenda Bernards

Current Status

Not on Consent

Public Hearing

Open

A request to amend the SP District (adopted with Council Bill BL2010-780) for the previously approved and amended Mansion at Fontanel Specific Plan District for properties located at 4105, 4125, and 4225 Whites Creek Pike, approximately 1,000 feet north of Lloyd Road (136.04 acres) and within the Floodplain Overlay District, to modify the condition regarding alcoholic beverages sold in the full-service restaurant along Whites Creek Pike to permit liquor to be served in addition to beer and wine currently permitted, requested by EDGE Planning, Landscape Architects, applicant, Fontanel Properties LLC, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

6. 2011SP-023-001

BOSCOBEL STREET TOWNHOMES

Map 082-16, Parcel(s) 297

Council District 06 (Peter Westerholm)

Staff Reviewer: Jason Swaggart

Current Status

Not on consent

Public Hearing

Open

A request to rezone from R8 to SP-R zoning and for final site plan approval for property located at 807 Boscobel Street within the Edgefield Historic Preservation Overlay District, approximately 180 feet east of South 8th Street (0.2 acres), to permit five multi-family units where four multi-family units currently exist as a legal non-conforming use, requested by Laura Mitchell, applicant, on behalf of Amy Gleaves and Brian Mitchell, owners.

Staff Recommendation: DISAPPROVE

Zone Changes

7. 2011Z-019PR-001

5102, 5104, 5106 & 5108 DELAWARE AVENUE
Map 091-11, Parcel(s) 258-261
Council District 20 (Buddy Baker)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from the CS to MUL-A district properties located at 5102, 5104, 5106 and 5108 Delaware Avenue, approximately 150 feet west of 51st Avenue North (0.69 acres), requested by Ward Pace, owner.

Staff Recommendation: APPROVE

8. 2011Z-020PR-001

6028 & 6030 NEIGHBORLY AVENUE; 317, 319 & 321 BALMY AVENUE
Map 103-01, Parcel(s) 053-056, 154
Council District 20 (Buddy Baker)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from the CS to IWD district properties located at 6028 and 6030 Neighborly Avenue and at 317, 319 and 321 Balmy Avenue, at the northwest corner of Neighborly Avenue and Balmy Avenue (0.99 acres), requested by Anderson, Delk, Epps and Associates, Inc., applicant, Jerome Rosenblum, Robert Dougher, and John Ginther, owners.

Staff Recommendation: APPROVE and direct staff to initiate a policy amendment to support the new zoning district.

9. 2011Z-021PR-001

7201 CHARLOTTE PIKE & CHARLOTTE PIKE (UNNUMBERED)
Map 115, Parcel(s) 008, 091
Council District 22 (Sheri Weiner)
Staff Reviewer: Jason Swaggart

Current Status
Not on consent
Public Hearing
Open

A request to rezone from CS to OR20 district properties located at 7201 Charlotte Pike and at Charlotte Pike (unnumbered), approximately 3,400 feet east of Old Hickory Boulevard (15.98 acres), requested by F. Clay Bailey Jr., Executor.

Staff Recommendation: DISAPPROVE

10a. 2011Z-022PR-001

5924 MT VIEW ROAD
Map 164, Parcel(s) 072
Council District 33 (Robert Duvall)
Staff Reviewer: Greg Johnson

Current Status
Not on consent
Public Hearing
Open

A request to rezone from the AR2a to CS district property located at 5924 Mt View Road, approximately 600 feet north of Murfreesboro Pike (1.28 acres), requested by Dale & Associates, applicant, on behalf of David, Frank and Patricia Chilton, owners. (See also Planned Unit Development Overlay Case # 2011P-001-001).

Staff Recommendation: DISAPPROVE

10b. 2011P-001-001

PRO N STALL
Map 164, Parcel(s) 072
Council District 33 (Robert Duvall)
Staff Reviewer: Greg Johnson

Current Status
Not on consent
Public Hearing
Open

A request for preliminary approval for the Pro N Stall Commercial Planned Unit Development Overlay for property located at 5924 Mt View Road, approximately 600 feet north of Murfreesboro Pike (1.28 acres), zoned AR2a and proposed for CS, to permit the conversion of an existing 2,300 square foot single-family home into building contractor supply and in the future to replace the 2,300 square foot building with two future buildings for a total of 11,350 square feet of office and commercial uses, requested by Dale & Associates, applicant, for Frank, David and Patricia Chilton, owners. (See also Zone Change Case # 2011Z-022PR-001).

Staff Recommendation: DISAPPROVE

Planned Unit Developments

11. 98P-007-002

SEVEN SPRINGS

Map 160, Parcel(s) 046
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 323 Seven Springs Way, opposite Cloverland Drive (3.71 acres), zoned OR40, to permit 144 multi-family units in a four-story building where 72 multi-family units were previously approved, requested by Civil Site Design Group PLLC, applicant, for St. Martin Square Inc., owner.

Staff Recommendation: DISAPPROVE.

Mandatory Referral: Street Renamings

12. 2011M-001SR-001

BL2011-16 / BAKER

RENAMING OF CENTENNIAL PLACE TO "WAYNE WISE PLACE"

Map 079, Parcel(s) 016, 018, 026, 034, 040, 045, 047, 060, 092, 097
Council District 20 (Buddy Baker)
Staff Reviewer: Brenda Bernards

Current Status

Not on consent

Public Hearing

Open

A request to rename Centennial Place to "Wayne Wise Place" from its intersection with Centennial Boulevard to its terminus, requested by Councilmember Buddy Baker.

Staff Recommendation: APPROVE if there are no objections

J. PLANNING COMMISSION ACTIONS

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

Subdivision: Final

13. 2006S-256U-05

HAYNIES CENTRAL PARK PLAN, RESUB PART OF LOT 86

Map 094-05, Parcel(s) 116-120
Council District Westerholm
Staff Reviewer: David Edwards

Current Status

Consent

Public Hearing

Open

A request to rescind the recorded plat containing five lots known as Haynie's Central Park Plan, Resubdivision of Part of Lot 86, located at 1101, 1103, 1105 and 1107 Ozark Street and at 1007 South 11th Street, (0.75 acres), zoned RS5, requested by the Metro Planning Department, applicant, Kelley Construction LLC, owner.

Staff Recommendation: APPROVE

K. OTHER BUSINESS

14. Confirmation of Hud Hudson to the Harding Town Center Advisory Committee

15. Employee contract renewal for Mary-Beth Ikard.

16. Historic Zoning Commission Report

17. Board of Parks and Recreation Report

18. Executive Committee Report

19. Executive Director Report

20. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

November 10, 2011

MPC Meeting

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

December 1, 2011

Bellevue Community Meeting

6 pm, 7675 Highway 70S, Cross Point Church.

Topic: Bellevue Community Plan Update – draft plan review

December 8, 2011

Work Session

1:45pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

Topic: Midtown Plan Amendment and Broadway/West End Alternatives Analysis (MTA)

MPC Meeting

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

M. ADJOURNMENT
