



# **METROPOLITAN PLANNING COMMISSION** **SPECIAL CONTINUED MEETING**

**Wednesday November 20, 2013**

**4:00 pm Continued Meeting**

1417 Murfreesboro Road  
Metro Southeast at Genesco Park  
Green Hills Room

## **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 Walter Hunt  
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

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**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](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.

### 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)

### 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 Commission's 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)

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

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# MEETING AGENDA

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. RECOGNITION OF COUNCILMEMBERS
  - D. ITEMS FOR DEFERRAL / WITHDRAWAL
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## No Cases on this Agenda

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### E. 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.

#### 3. 2013Z-039PR-001

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## F. 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

#### 1a. 2013CP-010-004

**GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT  
(2107 BERNARD AVENUE)**  
Map 104-12, Parcel(s) 075  
Council District 18 (Burkley Allen)  
Staff Reviewer: Tifinie Capehart

Current Status  
Not on Consent  
Public Hearing  
Open

A request to amend the Green Hills-Midtown Community Plan: 2005 Update to change the Land Use Policy from Neighborhood General (NG) to Office Transition (OT) for property located at 2107 Bernard Avenue, (0.27 acres), requested by Littlejohn Engineering Associates, Inc., applicant; Doric Building Company, owner (also see 2013SP-043-001).

**Staff Recommendation: Approve**

#### 1b. 2013SP-043-001

**2107 BERNARD AVENUE**  
Map 104-12, Parcel(s) 075  
Council District 18 (Burkley Allen)  
Staff Reviewer: Jason Swaggart

Current Status  
Not on Consent  
Public Hearing  
Open

A request to rezone from R6 to SP-MU and for final site plan approval for property located at 2107 Bernard Avenue, approximately 175 feet west of 21st Avenue South (0.27 acres), to permit an existing building to be used for general office, medical office and/or residential, requested by Littlejohn Engineering Associates, Inc., applicant; Doric Building Company, owner (also see community plan amendment 2013CP-010-004).

**Staff Recommendation: Approve with conditions subject to the approval of the associated policy amendment and disapprove if the associated policy amendment is not approved.**

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## G. 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.

#### 2. 2013SP-041-001

**THE POST AT RAIL STATION**  
Map 116-13, Parcel(s) 017-018  
Council District 23 (Emily Evans)  
Staff Reviewer: Amy Diaz-Barriga

Current Status  
Not on Consent  
Public Hearing  
Open

A request to rezone from RS40 to SP-R zoning for properties located at 6030 and 6034 Sedberry Road, at the southwest corner of Sedberry Road and Old Harding Pike, (1.34 acres), to permit up to eight single-family detached residential units, requested by Dale and Associates, applicant; Michael, Nancy and Joe T. Zoretic and Tojo Investments, LLC, owners.

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

### Zone Changes

#### 3. 2013Z-039PR-001

Map 071-16, Parcel(s) 040  
Council District 05 (Scott Davis)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
Public Hearing  
Open

A request to rezone from RS5 to R6 zoning for property located at 1317 Jones Avenue, approximately 575 feet north of Douglas Avenue (0.17 acres), requested by Jamithia Jenkins, owner.

**Staff Recommendation: Disapprove R6. Approve SP-R**

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## H. PLANNING COMMISSION ACTIONS

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

### Subdivision: Final Plats

#### 4. 2013S-189-001

##### SNEED ESTATES, RESUB LOT 6

Map 131-05, Parcel(s) 006

Council District 34 (Carter Todd)

Staff Reviewer: Duane Cuthbertson

##### Current Status

Not on Consent

##### Public Hearing

Open

A request for final plat approval to create two lots on property located at 4320 Lindawood Drive, approximately 660 feet north of Trimble Road, zoned RS20 (0.94 acres), requested by Charles and Kathleen Fulk, owners; Stanley K. Draper, applicant.

**Staff Recommendation: Disapprove**

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## I. OTHER BUSINESS

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5. Historic Zoning Commission Report
6. Board of Parks and Recreation Report
7. Executive Committee Report
8. Executive Director Report
9. Legislative Update

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## J. MPC CALENDAR OF UPCOMING MATTERS

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### **December 4, 2013**

American Planning Association web-based seminar – Fiscal Impact Analysis as a Decision Support Tool

3pm to 4pm, 800 Second Ave. South, 2<sup>nd</sup> Floor, Metro Office Building, Nashville Conference Room

### **December 11, 2013**

American Planning Association web-based seminar – Planning Ethics and the Law

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

### **December 12, 2013**

MPC Meeting

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

### **January 9, 2013**

MPC Meeting

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

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## K. ADJOURNMENT

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