



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, October 10, 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 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

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 SEPTEMBER 26, 2013 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 4. 2013SP-034-001
COTTAGE PARK

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. 2013Z-031PR-001
MCGAVOCK PIKE (UNNUMBERED)
- 2. 2013S-154-001
BUGEL THREE LOT SUBDIVISION
- 5. 2013Z-034PR-001
RIVERSIDE DRIVE
- 6. 2013Z-036PR-001
VANTAGE WAY (UNNUMBERED)
- 7. 157-74P-001
ULTIMATE STORAGE INC. (PRELIM & FINAL)
- 8. 2013S-171A-001
FIRST REVISION OF EASTLAND OAKS, RESERVE PARCEL &
EASTLAND ACRES, PARCEL A

G. PREVIOUSLY DEFERRED ITEMS

October 10, 2013 Meeting

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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

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.

1. 2013Z-031PR-001

MCGAVOCK PIKE (UNNUMBERED)

Map 134, Parcel(s) 013, 297
Council District 13 (Josh Stites)
Staff Reviewer: Duane Cuthbertson

Current Status

Consent
Public Hearing
Open

A request to rezone from R10 to IWD zoning for properties located at McGavock Pike (unnumbered), approximately 1,850 feet north of Harding Place and partially located within the Floodplain Overlay District (88.81 acres), requested by Hawkins Development Company, applicant; Metropolitan Nashville Airport Authority and the Estate of Louise M. Miles, owners.

Staff Recommendation: Approve

2. 2013S-154-001

BUGEL THREE LOT SUBDIVISION

Map 129-04, Parcel(s) 047
Council District 23 (Emily Evans)
Staff Reviewer: Duane Cuthbertson

Current Status

Consent
Public Hearing
Open

A request for final plat approval to create three lots on property located at 200 Haverford Avenue, at the corner of Haverford Avenue and West Meade Drive, zoned RS20 (2.41 acres), requested by Harry Joseph Bugel et ux, owners; Donlon Land Surveying, LLC, applicant.

Staff Recommendation: Approve with conditions if Metro Water Services recommends approval prior to the October 10, 2013, Planning Commission meeting.

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.

Specific Plan /Zone Changes

3. 2013SP-033-001

WHITE AVENUE COTTAGES

Map 105-14, Parcel(s) 123-124, 303
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

Current Status

Not on Consent
Public Hearing
Open

A request to rezone from R6 to SP-R zoning for properties located within the Woodland-in-Waverly Historic Preservation District at 2107, 2111, and 2115 White Avenue, approximately 195 feet south of Prentice Avenue (0.57 acres), to permit up to 8 residential dwelling units, requested by Dale and Associates, applicant; J. Miller Enterprises, LLC., owners.

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

4. 2013SP-034-001

COTTAGE PARK

Map 060, Parcel(s) 041
Council District 02 (Frank R. Harrison)
Staff Reviewer: Jason Swaggart

Current Status
Not on consent
Public Hearing
Open

A request to rezone from RS7.5 to SP-R zoning for property located at Surf Drive (unnumbered), approximately 435 feet west of Dickerson Pike (16.58 acres), to permit up to 81 residential dwelling units, requested by Dale and Associates, applicant; Danny and Melanie Eaton, owners.

Staff Recommendation: Defer indefinitely.

5. 2013Z-034PR-001

RIVERSIDE DRIVE

Map 072-07, Parcel(s) 131-135, 228-230, 232, 233, 235, 238, 273, 290-296, 371
Council District 07 (Anthony Davis)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request to rezone from CL, MUL, SP, RS10, OR20, CN and R6 to MUN-A and MUL-A zoning for various properties located along Maxey Lane, McGavock Pike, Oxford Street and Riverside Drive, between Oxford Street and Geneva Drive, (5.92 acres), requested by Councilmember Anthony Davis and the Metro Planning Department, applicants; various property owners.

Staff Recommendation: Approve with a housekeeping amendment to the Community Plan.

6. 2013Z-036PR-001

VANTAGE WAY (UNNUMBERED)

Map 081-04, Parcel(s) 221
Council District 02 (Frank R. Harrison)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request to rezone from IWD to MUG zoning for property located at Vantage Way (unnumbered), approximately 290 feet east of French Landing Way (11.18 acres), requested by The Residential Group, LLC, applicant; Horsepower Realty, LLC, 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

7. 157-74P-001

ULTIMATE STORAGE INC. (PRELIM & FINAL)

Map 149-08, Parcel(s) 029
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a Commercial Planned Unit Development Overlay District located at 458 Bell Road, approximately 125 feet north of Murfreesboro Pike (3.16 acres), zoned CS and R10, to permit the addition of a 3,400 square foot self-storage building, requested by Azimtech Engineering, applicant; Ultimate Storage, Inc., owner.

Staff Recommendation: Approve with conditions.

Subdivision: Amendments

8. 2013S-171A-001

**FIRST REVISION OF EASTLAND OAKS, RESERVE PARCEL &
EASTLAND ACRES, PARCEL A**

Map 083-07, Parcel(s) 230, 343
Council District 06 (Peter Westerholm)
Staff Reviewer: Duane Cuthbertson

A request to amend a previously approved plat to remove a note restricting the future lot to single-family uses only on properties located at Dalebrook Court (unnumbered), approximately 330 feet west of Dalebrook Lane, (0.35 acres), zoned R10, requested by Cornerstone Investment, Inc., owner.

Staff Recommendation: Approve with a condition

Current Status

Consent

Public Hearing

Open

K. OTHER BUSINESS

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

L. MPC CALENDAR OF UPCOMING MATTERS

October 9, 2013

Web-based seminar – Planning Ethics and the Law

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

October 10, 2013

MPC Meeting

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

October 24, 2013

Informal Work Session

2:30pm, 800 Second Ave. South, Metro Office Building, Nashville Conference Room

M. ADJOURNMENT
