



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**Thursday, October 11, 2012**

**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) 862-713

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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, 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. APPROVAL OF SEPTEMBER 27, 2012 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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## G. PREVIOUSLY DEFERRED ITEMS

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### Subdivision: Final Plats

#### 1. 2008SP-009G-06

##### BLUFFS ON SAWYER BROWN

Map 128, Parcel(s) 045

Council District 22 (Sheri Weiner)

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (R) district known as "Bluffs on Sawyer Brown", to determine its completeness pursuant to Section 17.40.106.l of the Metro Zoning Code (Review of a Development Plan), for property located at Sawyer Brown Road (unnumbered), (39.09 acres), approved for 130 townhouse units via Council Bill BL2008-196 adopted on August 19, 2008, review initiated by the Metro Planning Department.

**MPC Action: Defer to the November 8, 2012, Planning Commission meeting 7-0**

#### 2. 2012S-113-001

##### TOWNVIEW

Map 149-03-0-E, Parcel(s) 007-008, 900

Map 149-04-0-A, Parcel(s) 027-028, 900

Council District 29 (Karen Y. Johnson)

Staff Reviewer: Greg Johnson

A request for final plat approval to create 10 lots on properties located at 2610 and 2614 Lakevilla Place, Lakevilla Place (unnumbered), 808 and 812 Lyndon Parke Drive and 924 Townview Place, approximately 575 feet north of Murfreesboro Pike (2.5 acres), zoned Mixed Use Limited (MUL), One and Two Family Residential (R8) and Single-Family Residential (RS3.75), Murfreesboro Road Edge-O-Lake, LLC, owner, Gary Batson, engineer, Doug Koonce, surveyor.

**MPC Action: Approve with a condition 7-0**

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## H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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### No Cases on this Agenda

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## I. RECOMMENDATIONS TO METRO COUNCIL

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### Zoning Text Amendments

#### 3. 2012Z-021TX-001

BL2012-280 / GILMORE, CLAIBORNE  
**HISTORIC ZONING COMMISSION MEMBERSHIP**  
Staff Reviewer: Brenda Bernards

A request to amend Section 17.40.400 of the Metropolitan Code of Laws, pertaining to the membership of the Historic Zoning Commission of the Metropolitan Government of Nashville and Davidson County, requested by the Metro Historical Commission, applicant.

**MPC Action: Approve 7-0**

### Specific Plans

#### 4. 2005SP-099-001

**STAMMER PARK**  
Map 131-02-0-P, Parcel(s) 001-010, 900  
Council District 34 (Carter Todd)  
Staff Reviewer: Greg Johnson

A request to amend a portion of the Stammer Park Specific Plan District for properties located at 2121 and 2123 Hobbs Road and at 4213, 4215, 4217, 4219, 4221, 4223, 4225, 4227 and 4227 B Stammer Place, at the southwest corner of Hobbs Road and Stammer Place (2.34 acres), to amend Condition No. 1 of Council Bill BL2005-896 to permit detached units, requested by Gresham Smith & Partners, applicant, Haury & Smith Contractors, Inc., owner.

**MPC Action: Approve with conditions, disapprove without all conditions 7-0**

#### 5. 2012SP-022-001

**BARLOW GLEN**  
Map 117-15, Parcel(s) 064-065, 159-162, 168  
Council District 25 (Sean McGuire)  
Staff Reviewer: Jason Swaggart

A request to rezone from R10 and RS10 to SP-R zoning for properties located at 1719 and 1725 Glen Echo Road and at Glen Echo Road (unnumbered), approximately 500 feet east of Hillmont Drive (4.31 acres), to permit 15 single-family lots, requested by Barlow Builders, LLC, applicant, Bess Frances Hunt Bennett et vir, Robert and Irene Schwartz, and Barbara Ann Newman, owners.

**MPC Action: Approve with conditions, disapprove without all conditions 7-0**

## Zone Changes

### 6. 2012Z-023PR-001

BL2012-278 / BLALOCK

**412 BREWER DRIVE**

Map 161-08, Part of Parcel(s) 009

Council District 27 (Davette Blalock)

Staff Reviewer: Jason Swaggart

A request to rezone from R6 to CL zoning for a portion of property located at 412 Brewer Drive, approximately 225 feet west of Nolensville Pike (1.1 acres), requested by Dean Design Group, applicant, JMM, LLC, owner.

**MPC Action: Disapprove 7-0**

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## J. PLANNING COMMISSION ACTIONS

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### No Cases on this Agenda

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## K. OTHER BUSINESS

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7. Employee contract renewal for Duane Cuthbertson

**MPC Action: Approve 7-0**

8. Contract between Metropolitan Nashville Planning Commission on behalf of the Nashville Area MPO and the TMA Group for Air Quality Outreach/Clean Air Partnership

**MPC Action: Approve 7-0**

9. 2013 Planning Commission filing deadlines & meeting schedule

**MPC Action: Approve 7-0**

10. Historic Zoning 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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### October 11, 2012

#### MPC Meeting

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

### October 25, 2012

#### MPC Meeting

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

### October 25-26, 2012

Regional Symposium on Implementing Transit, sponsored by the Metropolitan Planning Organization

AT&T Tennessee Headquarters, 333 Commerce Street

Information at: [http://www.nashvillempo.org/media\\_center/regional\\_events/transit\\_symposium.aspx](http://www.nashvillempo.org/media_center/regional_events/transit_symposium.aspx)Nashville Area MPO: [Regional Events: Transit Symposium](#)

**November 7, 2012**

American Planning Association web-based seminar – Ethics and Food Systems Planning

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

**November 8, 2012**

MPC Meeting

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

**November 10, 2012**

Planning Commission Retreat

8:30 am to 1:00 pm, TBD

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## **M. ADJOURNMENT**

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