



METROPOLITAN PLANNING COMMISSION 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

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 27, 2012 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 1. **2008SP-009G-06**
BLUFFS ON SAWYER BROWN

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.

- 2. **2012S-113-001**
TOWNVIEW
- 3. **2012Z-021TX-001**
BL2012-280 / GILMORE, CLAIBORNE
HISTORIC ZONING COMMISSION MEMBERSHIP
- 4. **2005SP-099-001**
STAMMER PARK
- 7. Employee contract renewal for Duane Cuthbertson
- 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
- 9. 2013 Planning Commission filing deadlines & meeting schedule

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: Final Plats

1. 2008SP-009G-06

BLUFFS ON SAWYER BROWN

Map 128, Parcel(s) 045
Council District 22 (Sheri Weiner)
Staff Reviewer: Brenda Bernards

Current Status
Not on Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (R) district known as "Bluffs on Sawyer Brown", to determine its completeness pursuant to Section 17.40.106.1 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.

Staff Recommendation: Defer to the November 8, 2012, Planning Commission meeting

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

Current Status
Consent
Public Hearing
Open

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.

Staff Recommendation: Approve with a condition

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.

Zoning Text Amendments

3. 2012Z-021TX-001

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

Current Status
Consent
Public Hearing
Open

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.

Staff Recommendation: Approve

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

Current Status
Consent
Public Hearing
Open

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.

Staff Recommendation: Approve with conditions and disapprove without all conditions

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

Current Status
Not on Consent
Public Hearing
Open

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.

Staff Recommendation: Approve with conditions and disapprove without all conditions

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

Current Status
Not on Consent
Public Hearing
Open

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.

Staff Recommendations: Disapprove

J. PLANNING COMMISSION ACTIONS

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

No Cases on this Agenda

K. OTHER BUSINESS

7. Employee contract renewal for Duane Cuthbertson
 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
 9. 2013 Planning Commission filing deadlines & meeting schedule
 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

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.aspxNashville 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, 2nd 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

M. ADJOURNMENT

October 11, 2012 Meeting

Page 6 of 6

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