



METROPOLITAN PLANNING COMMISSION MINUTES

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.

Commissioners Present:

Jim McLean, Chair
Stewart Clifton, Vice Chair
Greg Adkins
Jeff Haynes
Phil Ponder
Councilmember Phil Claiborne
Andree LeQuire

Staff Present:

Ann Hammond, Assistant Executive Director
Doug Sloan, Assistant Executive Director
Kelly Adams, Administrative Services Officer III
Craig Owensby, Public Information Officer
Bob Leeman, Planning Manager II
Brenda Bernards, Planner III
Jason Swaggart, Planner II
Greg Johnson, Planner II
Duane Cuthbertson, Planner II
Brian Sexton, Planning Tech II
Susan Jones, Legal

Commissioners Absent: Hunter Gee,
Judy Cummings, Derrick Dalton

Richard C. Bernhardt, FAICP, CNU-A
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
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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 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.



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MEETING AGENDA

A. CALL TO ORDER

The meeting was called to order at 4:02 p.m.

B. ADOPTION OF AGENDA

Mr. Ponder moved and Councilmember Claiborne seconded the motion to adopt the agenda. (7-0)

C. APPROVAL OF SEPTEMBER 27, 2012 MINUTES

Mr. Clifton moved and Mr. Ponder seconded the motion to approve the September 27, 2012 minutes. (7-0)

D. RECOGNITION OF COUNCILMEMBERS

No Councilmembers were in attendance.

E. ITEMS FOR DEFERRAL / WITHDRAWAL

1. 2008SP-009G-06

BLUFFS ON SAWYER BROWN

Ponder, Haynes (7-0)

Mr. Ponder moved and Councilmember Claiborne seconded the motion to approve the Deferred Items. (7-0)

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

Mr. Clifton moved and Councilmember Claiborne seconded the motion to approve the Consent Agenda. (7-0)

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

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.

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

Deferred to the November 8, 2012, Planning Commission meeting

The Metropolitan Planning Commission DEFERRED 2012S-093-001 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.

Staff Recommendation: Approve with a condition

APPLICANT REQUEST

Final subdivision plat to create 10 lots

Final plat

A request for final plat approval to create ten lots on properties located 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).

Existing Zoning

Mixed Use Limited (MUL) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

R8 requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots.

RS3.75 requires a minimum 3,750 square foot lot and is intended for single-family dwellings at a density of 9.87 dwelling units per acre.

CRITICAL PLANNING GOALS

N/A

REQUEST DETAILS

The land within the proposed subdivision was originally platted within the Shoppes of Dover Glen subdivision with the lots to the southwest across Lakevilla Drive. This proposal will divide several of the original lots into smaller lots that are similar in size and shape to the residential lots to the northeast that were platted in the original Town view residential subdivision with RS3.75 zoning.

There is a bond associated with this previous Shoppes of Dover Glen (2nd Revision) plat with outstanding requirements from Metro Public Works and Metro Stormwater.

WATER SERVICES RECOMMENDATION

We must hold our review of the subject plat until the necessary construction plans are submitted and approved (detailed in our forthcoming letter). Please have applicant coordinate with Mr. Alan Hand on this topic.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No exception taken

STAFF RECOMMENDATION

Staff recommends indefinite deferral of the application until the subdivision receives approval from Metro Water Services. If the subdivision receives approval from Metro Water Services prior to the October 11, 2012, Planning Commission meeting, staff recommends approval with conditions.

CONDITIONS (if approved)

- 1. Prior to recordation, all requirements of the Water Services Department shall be met.

Approved with a condition (7-0), Consent Agenda

Resolution No. RS2012-188

"BE IT RESOLVED by The Metropolitan Planning Commission that 2012S-113-001 is **APPROVED with a condition (7-0)**

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

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

APPLICANT REQUEST

Modify the membership of the Historic Zoning Commission.

ZONING TEXT AMENDMENT

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.

CRITICAL PLANNING GOALS

N/A

EXISTING ZONING CODE

The Zoning Code establishes in Section 17.40.400 the composition of the Historic Zoning Commission.

A. The commission shall consist of nine members who are residents of Davidson County with a composition as follows:

1. One registered architect;
2. One member of the Metropolitan Planning Commission;
3. One member representing the Metropolitan Historical Commission of Nashville;
4. Four members selected from the community, two of whom shall reside within an historic overlay district; and,
5. Two members who must be property owners of real property or a person whose principal place of business is located in an historic overlay or National Register district within the area to which the Downtown Code applies.

PROPOSED ZONING CODE

The proposed text amendment modifies membership requirements for downtown Nashville. The membership change only affects Council District 19. Section 5 would be deleted and replaced with the following new section:

5. Two members, each of whom must be one of the following:

- a. A property owner of real property lying within the area to which the Downtown Code applies where such property is either listed in the National Register of Historic Places or is within an historic overlay district; or
- b. A person whose principal place of business is located on real property lying within the area to which the Downtown Code applies where such property is either listed in the National Register of Historic Places or is within an historic overlay district; or
- c. A person having a business interest in real property lying within the area to which the Downtown Code applies where such property is either listed in the National Register of Historic Places or is within an historic overlay district.

ANALYSIS

This bill is similar to a text amendment recently approved by the Planning Commission at its June 14, 2012, meeting. This bill provides more detail for selecting representatives to Historic Zoning Commission for the downtown area.

METRO HISTORICAL ZONING COMMISSION RECOMMENDATION

Since the proposed amendment will open up the pool of potential candidates for the downtown representatives of the MHZC, the MHZC is in support of this amendment which has been drafted by the Mayor’s Office, Metro Legal and MHZC staff. Since the proposed revision to the ordinance is a minor alteration to what the MHZC previously recommended for approval and is within the intent of the MHZC’s initial recommendation, the Historic Zoning Administrator recommends approval of this alteration to Metro Council. Members of the MHZC have been informed of this additional change.

STAFF RECOMMENDATION

Staff recommends approval of this bill.

ORDINANCE NO. BL2012-280

An ordinance amending 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 (Proposal No. 2012Z-021TX-001).

WHEREAS, the Historic Zoning Commission consists of nine members representing a diverse range of professional, civic, business, and neighborhood interests; and,

WHEREAS, the Historic Zoning Commission wishes to create membership opportunities for individuals throughout the area to which the Downtown code applies; and,

WHEREAS, this amendment to the structure of the Commission’s membership shall create such opportunities.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1: That the Council of the Metropolitan Government of Nashville and Davidson County does hereby amend Section 17.40.400 A of the Metropolitan Code of Laws by deleting the existing Section 17.40.400 A.5. and replacing with the following new Section 17.40.400 A.5 :

5. Two members, each of whom must be one of the following:

- a. A property owner of real property lying within the area to which the Downtown code applies where such property is either listed in the National Register of Historic Places or is within an historic overlay district; or
- b. A person whose principal place of business is located on real property lying within the area to which the Downtown code applies where such property is either listed in the National Register of Historic Places or is within an historic overlay district; or
- c. A person having a business interest in real property lying within the area to which the Downtown code applies where such property is either listed in the National Register of Historic Places or is within an historic overlay district.

Section 2: This ordinance shall take effect from and after its final passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Erica Gilmore, Phil Claiborne

Approved (7-0), Consent Agenda

Resolution No. RS2012-189

“BE IT RESOLVED by the Metropolitan Planning Commission that 2012Z-021TX-001 is **APPROVED. (7-0)**

The amendment will open up the pool of potential candidates for the downtown representatives of the Metro Historic Zoning Commission.

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.

Staff Recommendation: Approve with conditions and disapprove without all conditions

APPLICANT REQUEST

Permit detached residential dwellings in place of the unconstructed duplex dwellings originally approved.

Preliminary SP Amendment

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.

Existing Zoning

Specific Plan – Residential (SP-R) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan.

This application would amend the SP to permit detached single-family residential dwellings in place of the unconstructed attached dwelling units that were originally approved with this SP.

CRITICAL PLANNING GOALS

N/A

GREEN HILLS – MIDTOWN COMMUNITY PLAN

Residential Medium (RM) policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

Consistent with Policy?

Yes. The Stammer Parke SP was originally approved for 16 dwellings, which was within the density range recommended by the land use policy. The number of dwellings will not change with this application. RM policy also recommends a variety of housing types including single-family attached and detached units.

REQUEST DETAILS

The original SP was approved by the Planning Commission in 2006. The proposal consisted of eight duplex structures with a total of 16 dwellings. The duplex units were designed to look like a large single family home from the front. To date, three of these duplex structures (six units total) have been constructed.

The request would amend the approved site plan to permit the remainder of the SP to be constructed as detached dwellings. With approval of this application, the applicant will amend the master deed for the Stammer Parke development to fit the new layout with detached dwellings.

Council Bill BL2005-896 included conditions related to site and building design within the SP including the following:

1. Each residential structure (containing 2 units) shall be of a unified architectural style.

The amendment would remove this condition. Because the amendment would preclude duplexes from future development, this requirement for duplexes to have a unified architectural style is not necessary. The remaining 12 design-related conditions under Section 4 will still apply as written. These building and site design conditions were not considered by the Planning Commission with the original approval, but were added to the Council approval by the district council member.

ANALYSIS

The amendment request will not compromise the design intent of the original SP approval. Although new dwellings within the SP will not be attached along street frontage like the six existing units, the spacing of dwellings along the Stammer Place street frontage will not be altered significantly. An existing driveway entrance to the SP from Stammer Place will provide a defined boundary between the attached and detached units along the Stammer Place frontage. Dwellings facing Stammer Place will maintain consistent spacing along the street frontage. A proposed condition of approval will require a consistent building height for new dwellings between two and three stories. The SP will maintain the building material design standards approved with Council bill BL2005-896. These elements will ensure consistency between the new and existing dwellings.

Surrounding residential land uses are varied with single-family detached residential to the west along Hobbs Road and Castleman Drive, multi-family development to the north of the SP across Hobbs Road, and an assisted-living facility across Stammer Place to the east. The amendment will maintain sensitive interaction with the single-family development to the west and will maintain a residential street frontage that will not detract from adjacent multi-family and assisted-living land uses.

PUBLIC WORKS RECOMMENDATION

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Comply with the remaining conditions of BL2005-896.

Because this amendment request will not increase the number of dwelling units, a traffic table was not prepared.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The amendments to allow for detached single-family dwellings to replace previously-approved attached units and the revision to the site plan layout are consistent with land use policy. RM policy allows for both detached and attached residential building types and the layout remains consistent with the intent of the original SP approval.

CONDITIONS

1. Condition No. 1 of Section 4 of BL2005-896 shall be deleted. All other conditions of approval of Council bill BL2005-896 shall apply.
2. Dwellings within this SP shall have a minimum height of two stories and a maximum height of three stories.
3. Development shall comply with comments from Public Works listed above.
4. Permitted land uses are limited to residential land uses as shown on the approved site plan.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the R20 zoning district as of the date of the applicable request or application.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Resolution No. RS2012-190

“BE IT RESOLVED by the Metropolitan Planning Commission that 2005SP-099-001 is **APPROVED with conditions, disapproved without all conditions. (7-0)**

The SP amendment is consistent with the Residential Medium (RM) land use policy. The changes to the site plan remain consistent with the intent of the original SP approval and will not detract from the compatibility of the SP to surrounding uses.

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.

Staff Recommendation: Approve with conditions and disapprove without all conditions

APPLICANT REQUEST

Permit 15 single-family lots.

Preliminary SP

A request to rezone from One and Two Family Residential (R10) and Single Family Residential (RS10) to Specific Plan – Residential (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.

Existing Zoning

R10 requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots.

RS10 requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre.

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

- Supports infill development
- Creates walkable neighborhoods

The subject site is within a developed area where services are readily available. The proposed development works with the adjoining developments completing the development pattern envisioned for this site. The increased density and sidewalks help create sustainable and walkable neighborhoods.

GREENHILLS/MIDTOWN COMMUNITY PLAN

Residential Medium (RM) policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

Consistent with Policy?

Yes. The proposed SP plan would permit a total of 15 single-family lots with an overall density of 3.5 units per acre. While the proposal is for less density than promoted by the policy, the policy can also support densities slightly lower than envisioned.

PLAN DETAILS

The intent of this request is to permit a 15 lot single-family residential subdivision. The site is located on the south side of Glen Echo Road, east of Hillmont Drive. The site consists of seven individual properties totaling approximately 4.23 acres. There are currently two homes on the site. The site abuts the Glen Echo SP to the west and the Glen Echo Hall Planned Unit Development to the east.

Site plan

The plan proposes 15 new single-family residential lots which will be accessed by new public roadways. Five lots (11-15) will front onto Glen Echo Road and the remaining lots (1-10) will front onto the internal public street. Several lots (6-15) including the lots fronting onto Glen Echo will be accessed by a public alley. The remaining lots (1-5) will be front loaded taking access from the internal public street. Several lots will have shared driveways (Lots 1 and 2; Lots 3 and 4). As shown lots range in size from approximately 7,021 square feet to 12,623 square feet (minimum lot size: 6,000 SF).

The proposed new street will continue into Glen West Drive (Glen Echo SP) to the west and utilize Glen Echo Place (Glen Echo Hall) to the east. The proposed alley does not tie into the existing alley to the west within Glen Echo as the alley in Glen Echo SP is private. Sidewalks are proposed along both sides of the new street. Street trees are also proposed along both sides of the new street as well as along Glen Echo Road.

The plan provides front elevations which identify possible home types. While the plan provides elevations, they are illustrative only and not to be used to review individual building permits.

ANALYSIS

The proposed plan completes the Glen Echo SP to the west and the Glen Echo Hall PUD to the east. Both the existing SP and PUD were designed to provide future connections to this property and, as proposed, the new development will tie in almost seamlessly. Since the proposed plan fits into the existing development pattern, meets the land use policy and two critical planning goals, staff is recommending that the request be approved with conditions.

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- The sidewalks shown on the plans are in concept acceptable to MPW for the preliminary approval. However, the applicant should contact MPW prior to construction plan submittal to adjust the existing driveway ramps and proposed curb ramp at the terminus of the existing Glen Echo Place.

Maximum Uses in Existing Zoning District: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.42	3.7 D	1 L	10	1	2

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	3.89	4.63 D	18 L	173	14	19

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	4.31	-	17 L	163	13	18

Traffic changes between maximum: **RS10, R10** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	- 2	-20	-2	-3

METRO SCHOOL BOARD REPORT

As this request would permit 15 residential units where the current acreage of the site would permit 19 residential units, no additional students will be generated with this action.

STAFF RECOMMENDATION

Staff recommends approval with conditions. As proposed the request is consistent with the land use policy, meets at least two critical planning goals and is consistent with adjacent development.

CONDITIONS

1. Permitted land uses within the SP shall be single-family residential.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the R10 zoning district as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Mr. Swaggart presented the staff recommendation of approval with conditions and disapproval without all conditions.

Dan Crunk, 2004 Wimbledon Circle, spoke in support of the proposal.

Bill Bennett, 1401 Beddington Park, spoke in support of the proposal.

Kim Thomas, 405 Glen West Drive, noted three concerns: requested construction access from Glen Echo instead of Glen Echo West, increased traffic, and having two alleys instead of one long one.

Randy Beason, 1726 Glen Echo, spoke against the proposal and expressed concern regarding increased traffic and storm water drainage.

Rob Cohen, 1231 Glen Echo, spoke against the proposal and stated that he does not want the road connection.

Carl Massaro, Glen Echo West, spoke against the proposal and stated that he does not want the road connection.

Seth Hoffman, 412 Glen Echo West, spoke against the proposal and stated that he does not want the road connection.

Mr. Clifton moved and Mr. Ponder seconded the motion to close the Public Hearing. (7-0)

Mr. Clifton and staff discussed street width and traffic concerns.

Mr. Ponder asked the engineer about the necessity of a Traffic Impact Study.

Eric McNeely, McNeely Civil Engineering, stated that 15 lots are way below the threshold that would require a Traffic Impact Study.

Mr. Ponder asked if a buffer had been considered.

Dan Crunk clarified that a buffer was not considered, but there would be an attractive entrance.

Councilmember Claiborne clarified that stormwater drainage has to meet all requirements before a development like this could move forward.

Ms. LeQuire asked to Metro Stormwater to respond to stormwater concerns.

Steve Mishu, Metro Stormwater, confirmed that this drainage will be released to a detention pond to the east and will not cross over Glen Echo or go to the west.

Mr. Mishu also noted that the construction entrance will probably come off a side road.

Ms. LeQuire noted that Public Works should weigh in on the construction entrance.

Mr. Ponder and Councilmember Claiborne seconded the motion to approve with conditions and disapprove without all conditions. (7-0)

Resolution No. RS2012-191

"BE IT RESOLVED by the Metropolitan Planning Commission that 2012SP-022-001 is **APPROVED with conditions, disapproved without all conditions. (7-0)**

The proposal is consistent with Residential Medium land use policy. The single-family residential uses and the layout of the development will be compatible to surrounding residential uses.

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.

Staff Recommendations: Disapprove

APPLICANT REQUEST

Rezone from residential to commercial.

Zone Change

A request to rezone from Single and Two-Family Residential (R6) to Commercial Limited (CL) zoning for a portion of property located at 412 Brewer Drive, approximately 225 feet west of Nolensville Pike (1.1 acres).

Existing Zoning

R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots.

Proposed Zoning

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses.

CRITICAL PLANNING GOALS

N/A

SOUTHEAST COMMUNITY PLAN

Residential Low Medium (RLM) policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Consistent with Policy?

No. The proposed commercial zoning district is not consistent with the property’s residential land use policy. Also, Nolensville Pike contains numerous vacant commercially zoned properties as well as underutilized commercial property. Given the amount of vacant and underutilized commercial property, it is not appropriate to add more commercial property.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

Typical Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.1	7.71 D	8 L	77	6	9

Typical Uses in Proposed Zoning District: **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	1.1	0.163 SF	7,810 SF	994	90	88

Traffic changes between typical: **R6** and proposed **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+917	+84	+79

Maximum Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.1	D	8 L	77	6	9

Maximum Uses in Proposed Zoning District: **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)		0.6 F	28,000 SF	3561	323	313

Traffic changes between maximum: **R6** and proposed **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+3484	+317	+304

STAFF RECOMMENDATION

Staff recommends that the request be disapproved. The proposed commercial zoning district is not consistent with the properties residential land use policy.

Mr. Swaggart presented the staff recommendation of disapproval.

Charley Dean, 612 Derby Downs, spoke in support of the proposal.

Renee Dawson, 444 Brewer Drive, spoke against the proposal and noted that the community has been denied a meeting with the Council Lady and the developer.

Ceci Varnell, 402 Larkway Court, spoke against the proposal and noted that the Council Lady would not meet with the community.

Shirley Chessor, 430 Brewer Drive, spoke against the proposal.

Eric Dawson, 444 Brewer Drive, spoke against the proposal and noted that calming efforts on Brewer Drive have not been effective.

Charley Dean stated that he has met with the Council Lady twice, a community meeting has been set up, and the developer would be happy to install sidewalks.

Mr. Clifton moved and Mr. Adkins seconded the motion to close the Public Hearing. (7-0)

Councilmember Claiborne stated that there appears to be no groundwork between the developer and the community.

Mr. Ponder expressed support of staff recommendation.

Mr. Clifton expressed support of staff recommendation.

Mr. Adkins expressed support of staff recommendation.

Ms. LeQuire moved and Mr. Adkins seconded the motion to disapprove. (7-0)

Resolution No. RS2012-192

"BE IT RESOLVED by the Metropolitan Planning Commission that 2012Z-023PR-001 is DISAPPROVED. (7-0)

The proposed Commercial-Limited (CL) zoning district is not consistent with the Residential Low-Medium (RLM) land use policy along Brewer Drive.

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

Approved (7-0), Consent Agenda

Resolution No. RS2012-193

"BE IT RESOLVED by The Metropolitan Planning Commission that **the contract for Duane Cuthbertson is Approved. (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

Approved (7-0), Consent Agenda

Resolution No. RS2012-194

"BE IT RESOLVED by The Metropolitan Planning Commission that **the contract between Metropolitan Nashville Planning Commission on behalf of the Nashville Area MPO and the TMA Group for Air Quality Outreach/Clean Air Partnership is APPROVED. (7-0)**

9. 2013 Planning Commission filing deadlines & meeting schedule

Approved (7-0), Consent Agenda

Resolution No. RS2012-195

"BE IT RESOLVED by The Metropolitan Planning Commission that **the 2013 Planning Commission filing deadlines & meeting schedule is APPROVED. (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
-

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.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, 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

The meeting adjourned at 4:57 p.m.

Chairman

Secretary