



METROPOLITAN PLANNING COMMISSION AGENDA

Thursday, October 13, 2011

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
Hunter Gee, Vice-Chair

Stewart Clifton
Judy Cummings
Derrick Dalton

Jeff Haynes
Phil Ponder
Andrée LeQuire, representing Mayor Karl Dean
Councilmember Phil Claiborne

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 Shirley Sims-Saldana or Denise Hoppood of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Ron Deardoff at (615) 862-6640

MEETING AGENDA

- A. CALL TO ORDER
 - B. ADOPTION OF AGENDA
 - C. APPROVAL OF SEPTEMBER 8, 2011 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. ITEMS FOR DEFERRAL / WITHDRAWAL
-

- 11. **2011Z-012TX-001**
BL2011-26 / BARRY
MAJOR STREET AND COLLECTOR PLAN
-

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. **2011CP-013-003**
ANTIOCH PRIEST LAKE PLAN AMENDMENT
- 2. **2007SP-080U-13**
RUSSELL'S RETREAT
- 4. **2011SP-018-001**
BL2011-17 / HUNT
RHINO DISCOUNT MUFFLER
- 5a. **68-72P-002**
BL2011-22 / CLAIBORNE
WILLIE'S NIGHTLIFE
- 5b. **2011SP-021-001**
BL2011-23 / CLAIBORNE
CAMPING WORLD OF TENNESSEE
- 6. **2005UD-007-001**
LENOX VILLAGE, PH 3
- 7. **117-83P-001**
BL2011-24 / CLAIBORNE
MUSIC CITY OUTLET CENTER
- 8. **165-79P-001**
RIVERGATE MARKETPLACE (PANDA EXPRESS)
- 9. **2003P-010-002**
JARDIN DE BELLE (REV. LOTS 5 & 6)
- 13. **2006SP-075U-08**
TAYLOR PLACE

14. **2006SP-093G-06**
OLDE MILL
15. **2007SP-065U-10**
SHARONDALE DRIVE
16. **78-74P-001**
LIONS HEAD VILLAGE (DALTS RESTAURANT)
17. **2008S-079-001**
WESTPORT BUSINESS PARK
18. **2011S-078-001**
1617 GLEN ECHO
19. **Contract between the Metropolitan Government of Nashville and Davidson County (on behalf of the Nashville Area MPO) and Westat, Inc. for Professional Services related to Data Collection Activities for Regional Planning Models.**
20. **2012 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.

Community Plan Amendments

- | | |
|--|---|
| <p>1. 2011CP-013-003
ANTIOCH PRIEST LAKE PLAN AMENDMENT
Map 120-01, Parcel(s) 167
Council District 13 (Josh Stites)
Staff Reviewer: Cynthia Wood</p> | <p><u>Current Status</u>
Consent
<u>Public Hearing</u>
Open</p> |
|--|---|

A request to amend the Antioch- Priest Lake Community Plan: 2003 Update to change the Land Use Policy from Residential Low-Medium Density (RLM) to Commercial Arterial Existing (CAE) for property located at Murfreesboro Pike (unnumbered), approximately 350 feet south of Vultee Boulevard (1.04 acres), requested by the Metropolitan Planning Department, applicant, Sam Bernhard, owner.

Staff Recommendation: APPROVE

Specific Plans

- | | |
|---|---|
| <p>2. 2007SP-080U-13
RUSSELL'S RETREAT
Map 136, Parcel(s) 071, 113
Map 136-14, Parcel(s) 167-169
Council District 29 (Karen Johnson)
Staff Reviewer: Brian Sexton</p> | <p><u>Current Status</u>
Consent
<u>Public Hearing</u>
Open</p> |
|---|---|

The periodic review of an approved Specific Plan (R) district known as "Russell's Retreat", to determine its completeness pursuant to Section 17.40.106.l of the Metro Zoning Code (Review of a Development Plan), for properties located at 2801 and 2803 Smith Springs Road and at Starboard Drive (unnumbered) (15.43 acres), approved for 138 townhomes via Council Bill BL2007-1497 effective on August 7, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP ACTIVE

3. 2011SP-016-001

BL2011-18 / MATTHEWS
4608 ASHLAND CITY HIGHWAY
Map 057, Part of Parcel(s) 120
Map 068, Part of Parcel(s) 062 and Part of 085
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Jason Swaggart

Current Status
Not on consent
Public Hearing
Open

A request to rezone from AR2a to SP-MU zoning and for final site plan approval for part of properties located at 4608 Ashland City Highway and part of properties located at Ashland City Highway (unnumbered), approximately 3,450 feet west of Briley Parkway (2.99 acres), to permit Building Contractor Supply and all uses permitted in the AR2a zoning district, requested by Charles Huddleston, owner.

Staff Recommendation: DISAPPROVE

4. 2011SP-018-001

BL2011-17 / HUNT
RHINO DISCOUNT MUFFLER
Map 050, Part of Parcel(s) 035
Council District 03 (Walter Hunt)
Staff Reviewer: Greg Johnson

Current Status
Consent
Public Hearing
Closed

A request to rezone from CS to SP-A zoning and for final site plan approval for a portion of property located at 3556 Dickerson Pike, approximately 700 feet south of Due West Avenue and partially located within the Floodplain Overlay District (0.86 acres), to permit automobile sales (used), automobile repair, automobile service and all other uses permitted by the CS District, requested by Saed Y. Qiqieh, owner.

Staff Recommendation: APPROVE preliminary SP WITH CONDITIONS with a housekeeping amendment to the Community Plan; defer final SP approval until conditions of approval are met.

5a. 2011SP-021-001

BL2011-23 / CLAIBORNE
CAMPING WORLD OF TENNESSEE
Map 062, Parcel(s) 121, 141
Council District 15 (Phil Claiborne)
Staff Reviewer: Brian Sexton

Current Status
Consent
Public Hearing
Open

A request to change from Commercial Attraction (CA) to Specific Plan - Auto (SP-A) zoning and for final site plan approval for properties located at 2620 and 2622 Music Valley Drive, approximately 1,965 feet east of Pennington Bend Road (7.31 acres), to permit "Heavy Equipment Sales and Service", and all other uses permitted by the CA zoning district, requested by L.H.M. & M., Inc., and AGRP of Nashville, LLC, owners. (See also PUD Cancellation Proposal No. 68-72P-002).

Staff Recommendation: APPROVE WITH CONDITIONS

5b. 68-72P-002

BL2011-22 / CLAIBORNE
WILLIE'S NIGHTLIFE
Map 062, Parcel(s) 121, 141
Council District 15 (Phil Claiborne)
Staff Reviewer: Brian Sexton

Current Status
Consent
Public Hearing
Open

A request to cancel a portion of the Willie's Nightlife Commercial Planned Unit Development Overlay District located at 2620 and 2622 Music Valley Drive, approved for a campground, restaurant and maintenance garage, (7.31 acres), zoned Commercial Attraction (CA), requested by L.H.M. & M. Inc. and AGRP of Nashville, LLC, owners (See also Specific Plan Proposal No. 2011SP-021-001).

Staff Recommendation: APPROVE

Urban Design Overlays

6. 2005UD-007-001

LENOX VILLAGE, PH 3

Map 172, Part of Parcel(s) 093
Council District 31 (Fabian Bedne)
Staff Reviewer: Scott Morton

Current Status

Consent

Public Hearing

Open

A request for final site plan approval and a modification to the build-to zone standards for a portion of the Lenox Village Urban Design Overlay District located on a portion of property at 6130 Nolensville Pike, at the northeast corner of Nolensville Pike and Bienville Drive (8.39 acres), zoned Mixed Use Limited (MUL), to permit the development of 185 multi-family dwelling units within eight buildings, a swimming pool and to extend the right-of-way for Persia Way, requested by Batson & Associates, applicant, for Lenox Village III LLC, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

Planned Unit Developments

7. 117-83P-001

BL2011-24 / CLAIBORNE

MUSIC CITY OUTLET CENTER

Map 062, Parcel(s) 248
Council District 15 (Phil Claiborne)
Staff Reviewer: Brian Sexton

Current Status

Consent

Public Hearing

Open

A request to cancel a portion of the Music City Outlet Center Planned Unit Development District Overlay on property located at 2471 McGavock Pike, approved for a 4,400 square foot convenience market (1.13 acres), zoned Commercial Attraction (CA) within the Floodplain Overlay District, requested by Hobbs & Sons L.P., owner.

Staff Recommendation: APPROVE

8. 165-79P-001

RIVERGATE MARKETPLACE (PANDA EXPRESS)

Map 026-15, Parcel(s) 001
Council District 10 (Doug Pardue)
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 portion of the Rivergate Marketplace Commercial Planned Unit Development Overlay located at 2125 Gallatin Pike, approximately 450 feet north of Twin Hills Drive, zoned SCR and OR20 (10.18 acres), to permit the development of a 2,448 square foot fast food restaurant with one drive-thru lane, requested by Interplan LLC, applicant, for Price Tennessee Properties, L.P., owner.

Staff Recommendation: APPROVE WITH CONDITIONS

9. 2003P-010-002

JARDIN DE BELLE (REV. LOTS 5 & 6)

Map 130-13-0-A, Parcel(s) 005-006
Council District 34 (Carter Todd)
Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Jardin de Belle Planned Unit Development Overlay District on properties located at 620 and 624 Belle Park Circle, on the north side of Forrest Park Drive, zoned R8 (0.26 acres), to consolidate Lots 5 and 6 into one lot, reducing the overall number of lots in the development from 28 to 27, requested by Jesse Walker Engineering, applicant, for Fortuna Partners LLC, owners.

Staff Recommendation: APPROVE WITH CONDITIONS

Subdivision: Concept Plans

10. 2011S-052-001

DUNCANWOOD RESERVE

Map 131-08, Part of Parcel(s) 018
Council District 25 (Sean McGuire)
Staff Reviewer: Greg Johnson

Current Status

Not on consent

Public Hearing

Open

A request for concept plan approval to create 15 clustered lots within Phase I on a portion of property located at 1120 Glendale Lane, on the southern side of Duncanwood Drive (30.2 acres), zoned R20, requested by Anchor Investments, LLC, applicant, Monroe-Harding Inc., owner.

Staff Recommendation: APPROVE WITH CONDITIONS

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

11. 2011Z-012TX-001

BL2011-26 / BARRY

MAJOR STREET AND COLLECTOR PLAN

Staff Reviewer: Kathryn Withers/Rebecca Ratz

Current Status

Not on consent

Public Hearing

Open

A request to amend Metro Zoning Code Table 17.020.D (Alternative Zoning Districts Bulk Standards) and Section 17.12.030 (Street Setback Standards) by deleting a phrase from footnote 4.a. in Table 17.12.020.D. and amending 17.12.030 by adding in standards for the measurement of street setbacks on local streets and within Urban Design Overlay Districts, requested by the Metro Planning Department, applicant.

Staff Recommendation: DEFER INDEFINITELY

12. 2011Z-013TX-001

BL2011-27 / BARRY

DISTRICT BULK TABLES: RIGHT-OF-WAY DEDICATION AND MINIMUM LOT SIZE REQUIREMENTS

Staff Reviewer: Brenda Bernards

Current Status

Not on consent

Public Hearing

Open

A request to amend Chapter 17.12 (District Bulk Provisions) of the Metro Zoning Code by adding a note to the District Bulk Tables to clarify minimum lot requirements when a right-of-way dedication is required, requested by the Metro Planning Department, applicant.

Staff Recommendation: APPROVE

Specific Plans

13. 2006SP-075U-08

TAYLOR PLACE

Map 081-12, Parcel(s) 441
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Brian Sexton

Current Status

Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (R) district known as "Taylor Place", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 1329 7th Avenue North (0.18 acres), approved for four single-family lots via Council Bill BL2006-1162 effective on August 21, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP INACTIVE and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.

14. 2006SP-093G-06

OLDE MILL

Map 140, Parcel(s) 009 Map 141, Parcel(s) 001
Council District 22 (Sheri Weiner); 35 (Bo Mitchell)
Staff Reviewer: Brian Sexton

Current Status

Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (MR) district known as "Olde Mill", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for properties located at 8733 and 8811 Newsom Station Road (141.4 acres), approved for 16 two-family units, 35 townhomes, and 197 single-family homes via Council Bill BL2007-1405 effective on June 19, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP INACTIVE and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property

15. 2007SP-065U-10

SHARONDALE DRIVE

Map 104-14, Parcel(s) 040-041
Map 117-02, Parcel(s) 025.01, 027.01, 024-036, 158-160, 181, 207-209, 223, 226, 227, 229-231
Map 117-03, Parcel(s) 063-065, 067-069, 072-102, 105, 107, 109-113, 116, 138, 140-141
Council District 25 (Sean McGuire)
Staff Reviewer: Brian Sexton

Current Status

Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (MR) district known as "Sharondale Drive", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for various properties located along Sharondale Drive between Hillsboro Pike and Woodlawn Drive on Sharon Hill Circle and Sharondale Court (26.85 acres), approved to limit to the number of duplex units permitted on each street to 33 percent, limit each duplex unit to 6,000 square feet, limit new single-family homes to 4,500 square feet, limit the the maximum height of each residential unit to 30 feet and limit the maximum lot coverage to 40 percent via Council Bill BL2007-1485 effective on August 21, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP ACTIVE

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

16. 78-74P-001

LIONS HEAD VILLAGE (DALTS RESTAURANT)

Map 103-15, Parcel(s) 046
Council District 24 (Jason Holleman)
Staff Reviewer: Greg Johnson

Current Status

Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Lions Head Village Planned Unit Development Overlay District on property located at 4415 Post Place, approximately 250 feet north of White Bridge Pike, zoned SCC (1.38 acres), to permit the enclosure of an existing patio totaling 800 square feet for additional seating at Dalts Restaurant for a total of 6,985 square feet of restaurant use, requested by Atkisson & Associates Architecture, applicant, for Randolph Lagasse, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

Subdivision: Concept Plans

17. 2008S-079-001

WESTPORT BUSINESS PARK
Map 079, Parcel(s) 050, 052, 097
Council District 20 (Buddy Baker)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to revise a previously approved concept plan to create ten lots on properties located at 7261 and 7273 Centennial Boulevard and at Centennial Boulevard (unnumbered), approximately 5,200 feet north of Cockrill Bend Boulevard, (31.76 acres), zoned IR, requested by Centennial Place Realty LLC, and Cline Development LLC, owners, William S. Payne, engineer.

Staff Recommendation: APPROVE WITH CONDITIONS

Subdivision: Final Plats

18. 2011S-078-001

1617 GLEN ECHO
Map 117-15, Parcel(s) 072
Map 117-16, Parcel(s) 006
Council District 25 (Sean McGuire)
Staff Reviewer: Brenda Bernards

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create three lots and to remove the 50 foot recorded setback on properties located at 1613 and 1617 Glen Echo Road, approximately 370 feet west of Belmont Boulevard (0.73 acres), zoned R10, requested by Cypress Batson Family LLC and Lynne and Zac Cypress, owners, Dale & Associates, surveyor.

Staff Recommendation: APPROVE

K. OTHER BUSINESS

19. Contract between the Metropolitan Government of Nashville and Davidson County (on behalf of the Nashville Area MPO) and Westat, Inc. for Professional Services related to Data Collection Activities for Regional Planning Models.
20. 2012 Planning Commission Filing Deadlines & Meeting Schedule
21. Historical Commission Report
22. Board of Parks and Recreation Report
23. Executive Committee Report
24. Executive Director Report
25. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

October 12, 2011

MPC Training Opportunity

3:00 to 4:30, 800 Second Avenue South, Metro Office Building, Davidson Room

Topic: Planning for Solar Energy

October 13, 2011

MPC Meeting

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

October 13, 2011 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

October 18, 2011

Recognition Event

1:00 pm, Bicentennial Capitol Mall State Park (Jefferson St. entrance to park)
Bicentennial Mall 2011 Great Places Designation by American Planning Association
Court of Three Stars and Bell Carillon

October 27, 2011

MPC Meeting

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

November 3, 2011

Bellevue Community Meeting

6pm, 7675 HWY 70s, Cross Point Church
Topic: Bellevue Community Plan Update – draft plan review

November 4, 2011

Continuing Education

1:30-4:30pm, Second Floor, Metro Office Building, Nashville Conference Room
Sustainable Development -- New Perceptions and Political Realities for Planning

November 10, 2011

Work Session

1:45pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
Topic: Midtown Plan Amendment and Broadway/West End Alternatives Analysis (MTA)

MPC Meeting

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

M. ADJOURNMENT
