



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, October 24, 2013

4:00 pm Regular Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

Jim McLean, Chair
Stewart Clifton, Vice-Chair

Greg Adkins
Judy Cummings
Derrick Dalton
Hunter Gee

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

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

Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
p: (615) 862-7190; f: (615) 862-7130

Notice to Public

Please remember to turn off your cell phones.

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule.

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planningstaff@nashville.gov

Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf. Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Caroline Blackwell of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
 - B. ADOPTION OF AGENDA
 - C. APPROVAL OF OCTOBER 10, 2013 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
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- E. ITEMS FOR DEFERRAL / WITHDRAWAL
-

No Cases on this Agenda

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. **2013SP-020-001**
906 BOSCOBEL
- 2. **2013Z-031PR-001**
- 3. **2013Z-013TX-001**
BL2013-568 \ ALLEN
LED SIGNS IN MUI, MUI-A, ORI & MHP ZONING DISTRICTS
- 5. **2013S-137-001**
SHELBY VILLAGE NO. 1, RESUB LOTS 10 & 11
- 6. **Grant contract between the State of Tennessee, Department of Transportation and Metropolitan Planning Commission of Metropolitan Government Nashville-Davidson County on behalf of the Metropolitan Planning Organization for Transportation planning and Coordination activities in the Unified Planning Work Program for FY 2014-2015.**
- 7. **Amend the 2013-2014 through 2018-2019 Capital Improvements Budget ID Number 08FI0029, which provides \$55,000,000 funded by Proposed G.O Bonds to \$60,000,000 funded by Proposed Revenue Bonds for the construction of a Minor League Baseball Stadium.**

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.

Specific Plans

1. 2013SP-020-001

906 BOSCOBEL (PRELIM & FINAL)

Map 082-16, Parcel(s) 348
Council District 06 (Peter Westerholm)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from R8 to SP-R and for final site plan for property located at 906 Boscobel Street, approximately 175 feet east of South 9th Street and located within the Edgefield Historic Preservation District (0.2 acres), to permit up to two detached residential dwelling units, requested by Daniel Fell, applicant; Damon Frazee, owner.

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

Zone Changes

2. 2013Z-031PR-001

MCGAVOCK PIKE (UNNUMBERED)

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

Current Status

Consent

Public Hearing

Open

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

Staff Recommendation: Approve

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. 2013Z-013TX-001

BL2013-568 \ ALLEN
LED SIGNS IN MUI, MUI-A, ORI & MHP ZONING DISTRICTS
Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to amend Section 17.32.050 of the Metropolitan Zoning Code to prohibit LED message boards and digital display signs within the MUI, MUI-A, ORI and MHP zoning districts, requested by Councilmember Burkley Allen, applicant.

Staff Recommendation: Approve with an amendment.

4. 2013Z-014TX-001

AUTOMOBILE RELATED USES CONDITIONS
Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request to amend Chapters 17.08 and 17.16 of the Metropolitan Zoning Code pertaining to specific automobile related uses, by making Automobile Sales, New a Permitted with Conditions (PC) use in the Commercial Services (CS) zoning district, and providing conditions for which the use is permitted and by modifying existing conditions for Automobile Repair; Automobile Sales, Used; Car Wash and Vehicular Sales and Services uses.

Staff Recommendation: Disapprove.

J. PLANNING COMMISSION ACTIONS

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

Subdivision: Final Plats

5. 2013S-137-001

SHELBY VILLAGE NO. 1, RESUB LOTS 10 & 11
Map 083-13, Parcel(s) 364-366
Council District 06 (Peter Westerholm)
Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create six lots and for a variance from the Sidewalk requirement of Section 3-8.2 of the Metro Subdivision Regulations on properties located at 500 and 501 Village Court and at 1420 Shelby Avenue, at the southwest corner of Shelby Avenue and South 15th Street, zoned RS5 (0.84 acres), requested by Fiddlehead Developers, LLC, Ryan Nichols and Jeff Middlebrooks, owners; Brackman Land Surveying, applicant.

Staff Recommendation: Approve with conditions.

K. OTHER BUSINESS

6. Grant contract between the State of Tennessee, Department of Transportation and Metropolitan Planning Commission of Metropolitan Government Nashville-Davidson County on behalf of the Metropolitan Planning Organization for Transportation planning and Coordination activities in the Unified Planning Work Program for FY 2014-2015.
7. Amend the 2013-2014 through 2018-2019 Capital Improvements Budget ID Number 08FI0029, which provides \$55,000,000 funded by Proposed G.O Bonds to \$60,000,000 funded by Proposed Revenue Bonds for the construction of a Minor League Baseball Stadium.
8. Historic Zoning Commission Report
9. Board of Parks and Recreation Report
10. Executive Committee Report
11. Executive Director Report
12. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

October 24, 2013

Informal Work Session

2:00pm, 800 Second Ave. South, Metro Office Building, Nashville Conference Room

October 24, 2013

MPC Meeting

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

November 14, 2013

MPC Meeting

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

M. ADJOURNMENT
