



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, October 25, 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
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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.



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 11, 2012 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
-

G. PREVIOUSLY DEFERRED ITEMS

No Cases on this Agenda

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

Community Plan Amendments

1. 2012CP-000-005

COMMUNITY CHARACTER MANUAL AMENDMENT

Council District

Staff Reviewer: Cindy Wood

A request to amend the Community Character Manual (CCM) to add District Employment Center policy to those policies contained in the CCM, requested by the Metro Planning Department, applicant.

MPC Action: Approve 8-0

2. 2012CP-000-006

ANTIOCH-PRIEST LAKE MCSP AMENDMENT

Council District 13 (Josh Stites); 16 (Tony Tenpenny); 28 (Duane Dominy); 29 (Karen Johnson)

Staff Reviewer: Michael Briggs

A request to amend the adopted Major and Collector Street Plan designations for the Antioch-Priest Lake Community Plan, portions of the Southeast Community Plan, and portions of the Donelson-Hermitage-Old Hickory areas, requested by the Metro Planning Department, applicant.

MPC Action: Approve with conditions 9-0

3. 2012CP-012-001

SOUTHEAST COMMUNITY PLAN UPDATE

Council District 32 (Jacobia Dowell)

Staff Reviewer: Tifinie Capehart

A request to amend the Southeast Community Plan: 2004 Update in concert with the 2012 Antioch- Priest Lake Community Plan Update, to change the land use policies from Regional Activity Center (RAC) and Neighborhood Urban (NU) to T3 Suburban Community Center (T3 CC), T3 Suburban Neighborhood Evolving (T3 NE), and Conservation (CO) for multiple properties bounded by Cedar Point Parkway to the north, Interstate 24 to the east, Old Franklin Road to the south, and Cane Ridge Road to the west, requested by the Metro Planning Department, applicant.

MPC Action: Approve 9-0

4. 2012CP-013-002

ANTIOCH-PRIEST LAKE PLAN AMENDMENT 2012 UPDATE

Council District 13 (Josh Stites); 28 (Duane Dominy); 29 (Karen Johnson); 32 (Jacobia Dowell)
33 (Robert Duvall)
Staff Reviewer: Tifinie Capehart

A request to amend the Antioch-Priest Lake Community Plan: 2003 Update and the associated Rural Hill-Moss Road Detailed Design Plan, updating the land use policies applied to 29,207 acres (38,307 including parcels and right-of-way) contained in the Antioch-Priest Lake Community, also referred to as Subarea 13, requested by the Metro Planning Department, applicant.

MPC Action: Approve with amendments 9-0

5. 2012CP-014-002

DONELSON-HERMITAGE-OLD HICKORY PLAN UPDATE

Council District 13 (Josh Stites); 29 (Karen Johnson)
Staff Reviewer: Tifinie Capehart

A request to amend the Donelson/Hermitage/Old Hickory Community Plan: 2004 Update in concert with the 2012 Antioch-Priest Lake Community Plan Update, to change the land use policies from Industrial (IN) to D – Employment Center (D-EC) and Conservation (CO) for multiple properties bounded by Pleasant Hill Road / Pulley Road to the north, Bell Road to the east, Couchville Pike to the south, and the Nashville International Airport Property to the west, requested by the Metro Planning Department, applicant.

MPC Action: Approve 9-0

I. RECOMMENDATIONS TO METRO COUNCIL

Zoning Text Amendments

6. 2012Z-020TX-001

BL2012-264 / STITES
LEGISLATIVE ALTERATION OF OLD PUD'S
Staff Reviewer: Jason Swaggart

A request to amend Section 17.40.120 of the Metropolitan Code, Zoning Regulations, pertaining to the legislative alteration of the Zoning Code standards when amending a Planned Unit Development (PUD) approved under the authority of a previous zoning code, requested by Councilmember Josh Stites, applicant.

MPC Action: Approve with amendment 8-0

7. 2012Z-023TX-001

AUTOMOBILE CONVENIENCE
Staff Reviewer: Brenda Bernardis

A request to amend Title 17 of the Metropolitan Code, Zoning Regulations, to add "Automobile Convenience" as a use permitted with conditions (PC) in the IWD, IR and IG zoning districts, requested by the Metro Planning Department, applicant.

MPC Action: Approve 8-0

Specific Plans

8. 2006SP-108U-08

METRO CENTER AUTO FACILITY

Map 081-04, Parcel(s) 126-132, 144, 145, 257, 261-262

Map 081-08, Parcel(s) 079

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (A) district known as "Metro Center Auto Facility", 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 1919, 1920, 1921, 1922, 1925 and 1927 5th Avenue North, 1918, 1920, 1922 and 1924 6th Avenue North, 410 Clay Street, 501 Dominican Drive and Rosa L. Parks Boulevard (unnumbered), (7.82 acres), approved for a new automobile sales and service complex with two buildings totaling 32,225 square feet via Council Bill BL2006-1205 effective on November 25, 2006, and amended to permit an auto dealership with a 65,000 square foot building and a 760 square foot telephone utility/communication facility via Council Bill BL2008-278 adopted on September 16, 2008, review initiated by the Metro Planning Department.

MPC Action: Find the SP District Active 8-0

9. 2008SP-014U-13

SAMBUKKA'S BARBER & STYLING STUDIO

Map 136, Parcel(s) 044

Council District 29 (Karen Y. Johnson)

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (C) district known as "Sambukka's Barber & Styling Studio", 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 2635 Smith Springs Road, (0.28 acres), approved for personal care services in an existing 1,792 square foot dwelling via Council Bill BL2008-279 adopted on September 16, 2008, review initiated by the Metro Planning Department.

MPC Action: Find the SP District complete 8-0

10. 2008SP-015U-10

MARTIN PROFESSIONAL DEVELOPMENT CENTER

Map 104-11, Parcel(s) 092

Council District 18 (Burkley Allen)

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (O) district known as "Martin Professional Development Center", to determine its completeness pursuant to Section 17.40.106.l of the Metro Zoning Code (Review of a Development Plan), for a portion of property located at 2400 Fairfax Avenue, (4.2 acres), approved for community education, staff and teacher training, and an office for The Nashville Alliance for Public Education in existing structures totaling 44,568 square feet via Council Bill BL2008-275 adopted on September 16, 2008, review initiated by the Metro Planning Department.

MPC Action: Find the SP District complete 8-0

11. 2008SP-020U-14

CULLUM & MAXEY RV SALES

Map 062, Parcel(s) 011, 155

Council District 15 (Phil Claiborne)

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (A) district known as "Cullum & Maxey RV Sales", 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 2600 and 2608 Music Valley Drive, (3.25 acres), approved for 'vehicle sales and services, limited' with an associated sales office, maintenance/service area and parts storage via Council Bill BL2008-272 adopted on September 16, 2008, review initiated by the Metro Planning Department.

MPC Action: Find the SP District complete 8-0

Zone Changes

12. 2012Z-024PR-001

BL2012-274 / EVANS
Map 116-13, Parcel(s) 116-121, 124-129, 133 Map 116-13-0-E, Parcel(s) 001-002, 900
Map 116-14, Parcel(s) 061
Map 130-01, Parcel(s) 056-062, 064-079 Map 130-01-0-E, Parcel(s) 001-002, 900
Map 130-02, Parcel(s) 001-010, 012-019, 021-030
Council District 23 (Emily Evans)
Staff Reviewer: Duane Cuthbertson

A request to rezone from R10 to RS10 zoning various properties located along Lafayette Court, Lasalle Court and Lincoln Court, south of Leake Avenue (14.51 acres), requested by Councilmember Emily Evans for various property owners.

MPC Action: Approve 7-2

Historic Landmark Overlays

13. 2012HL-001-001

BL2012-263 / GILMORE, CLAIBORNE
FEHR SCHOOL
Map 082-05, Parcel(s) 060, 105
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Greg Johnson

A request to apply a Historic Landmark Overlay District to properties located at 1612 4th Avenue North and 1622 5th Avenue North, south of Garfield Street (2.41 acres), zoned R6 and CS, requested by the Metro Historical Commission, Council member Erica Gilmore, and the Metro Department of Finance, applicant, Metro Government, property owner.

MPC Action: Approve 8-0

Mandatory Referral: Street Renamings

14. 2012M-007SR-001

ALINE AVENUE TO JOHN L COPELAND BOULEVARD
Map Parcel(s) VARIOUS
Council District 02 (Frank R. Harrison)
Staff Reviewer: Brenda Bernards

A request to rename the southern portion of Aline Avenue to "John L Copeland Boulevard" from Weakley Avenue north and south to its terminus, requested by Thomas Wilson, applicant.

MPC Action: Approve 8-0

J. PLANNING COMMISSION ACTIONS

Subdivision: Concept Plans

15. 2007S-264G-12

CHRISTIANSTED VALLEY RESERVE
Map 172, Parcel(s) 149
Council District 04 (Brady Banks)
Staff Reviewer: Brenda Bernards

A request to permit the extension of an approved concept plan for one year until October 25, 2013, for the Christiansted Valley Reserve Subdivision for 24 single-family clustered residential lots located at 265 Holt Hills Road, zoned RS15 (10.02 acres), requested by Highpoint Investors, owner.

MPC Action: Approve concept plan extension to October 25, 2013 8-0

16. 2012S-131-001

RIVERSIDE TRACE, SEC 1

Map 083-15, Part of Parcel(s) 193
Council District 06 (Peter Westerholm)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create four lots and for a variance from Section 3-4.2.f.1 of the Subdivision Regulations for the railroad buffer yard requirement on a portion of property located at Riverside Drive (unnumbered), opposite Huntleigh Drive (2.11 acres), zoned R10, requested by Riverside Development, LLC, owner, Chandler Surveying, surveyor.

MPC Action: Approve with conditions 8-0

Subdivision: Final Plats

17. 2010S-113-002

HAYNIES DEWEY HEIGHTS, RESUB LOT 49

Map 070-04, Parcel(s) 150
Council District 02 (Frank R. Harrison)
Staff Reviewer: Greg Johnson

A request for final plat approval to create three lots on property located at E. Nocturne Drive (unnumbered), approximately 560 feet north of Whites Creek Pike (2.02 acres), zoned RS7.5, requested by Quarterhorse Construction, LLC, owner, Tommy Walker, surveyor.

MPC Action: Approve with conditions 8-0

18. 2012S-133-001

BARNETT SUBDIVISION

Map 159, Parcel(s) 047
Council District 34 (Carter Todd)
Staff Reviewer: Greg Johnson

A request for final plat approval to create three lots on property located at 5440 Granny White Pike, approximately 275 feet south of Camelot Road (3.44 acres), zoned R40, requested by Wendell Barnett Et ux, owners, Crawford & Cummings, P.C., surveyor.

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

K. RECOMMENDATIONS TO BOARD OF ZONING APPEALS

Planned Unit Developments: Variances

19. 2005P-033-003

WHITLAND CROSSING

Map 096-09-0-B, Parcel(s) 900
Council District 15 (Phil Claiborne)
Staff Reviewer: Greg Johnson

A request for a variance from the Metro Zoning Code, Section 17.24.240 (Landscape Buffer yard standards), for a portion of property located at 3067 B Whitland Crossing Drive within the Whitland Crossing Planned Unit Development Overlay District, approximately 325 feet west of Donelson Pike, zoned RM9, (5.99 acres), to allow for a variance from the required landscape buffer yard and to allow an alternative landscaping plan than that required by the Code, requested by Civil Site Design Group, applicant, for O.I.C. Donelson Place Townhomes and Renasant Bank, owners.

MPC Action: Approve 8-0

L. OTHER BUSINESS

20. Resolution authorizing the expenditure of up to \$35,000 from the Advance Planning and Research Fund to Urban3 to obtain specialized consultant expertise to develop the Nashville Revenue Analysis Project for the Nashville-Davidson County General Plan Update.
MPC Action: Approve 8-0
21. Resolution authorizing the acceptance, subject to the approval of the Metropolitan Council, of a grant from the Downtown Partnership of up to \$3,500 for the Nashville Revenue Analysis Project.
MPC Action: Approve 8-0
22. MPC Retreat Discussion
MPC Action: To be rescheduled to a date in the new year
23. Historic Zoning Commission Report
24. Board of Parks and Recreation Report
25. Executive Committee Report
26. Executive Director Report
27. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

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

Fairgrounds Master Plan Commissioners' Briefing. Phase 1 consultants present highlights of the Fair and Events Analysis *draft* report to the Board of Fair Commissioners, Planning Commissioners, and Board of Parks and Recreation

1:30 PM to 3:00 PM, Howard Office Building, Sonny West Conference Center

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

N. ADJOURNMENT
