



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, October 27, 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

Greg Adkins
Stewart Clifton
Judy Cummings
Derrick Dalton

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 Shirley Sims-Saldana or Denise Hopgood 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 OCTOBER 13, 2011 MINUTES**
 - D. RECOGNITION OF COUNCILMEMBERS**
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- G. PREVIOUSLY DEFERRED ITEMS**
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No Cases on this Agenda

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

Community Plan Amendments

1. 2011CP-014-002

FORMER CITY OF LAKEWOOD

Map 053-08, 53-11, 053-12, 053-15, 053-16, 054-09, 063-04, 064, 064-01

Parcel(s) Various

Council District 11 (Darren Jernigan)

Staff Reviewer: Cynthia Wood

A request to amend the Donelson-Hermitage Community Plan: 2004 Update to change the Land Use Policies of properties located within the former City Of Lakewood (553.5 acres) from Residential Low Medium, Neighborhood General, Community Center, Corridor General, Open Space, and Natural Conservation to Conservation, T3 Open Space, T3 Neighborhood Maintenance, T3 Mixed Use Corridor, T4 Neighborhood Maintenance, T4 Mixed Use Neighborhood, and T4 Mixed Use Corridor, requested by Metro Planning Department. (Please also see associated Zone Change Cases # 2011Z-018PR-001 and 2011SP-022-001).

MPC Action: APPROVE (9-0)

I. RECOMMENDATIONS TO METRO COUNCIL

Specific Plans

2. 2011SP-022-001

BL2011-19 / JERNIGAN

LAKEWOOD PARK AND OPEN SPACE (PRELIM & FINAL)

Map 053-15, Parcel(s) 048

Map 053-15, Parcel(s) 003.01, 002, Part of 003, part of 024, 025, 045-047, 050

Map 053-16, Parcel(s) 063

Council District 11 (Darren Jernigan)

Staff Reviewer: Brenda Bernards

A request to rezone the former City of Lakewood (LW) to Metropolitan Government of Nashville and Davidson County zoning, specifically, from LW-AP to SP-INS (4.24 acres) and from LW-OSP to SP-INS (61.68 acres) and for final site plan approval for properties comprising 65.92 acres located at Old Hickory Boulevard (unnumbered) 114 Ray Avenue, Ray Avenue (unnumbered), 111 McArthur Drive, McArthur Drive (unnumbered), Riner Drive (unnumbered) and at Kingsway Drive (unnumbered) and for a portion of properties located at McArthur Drive (unnumbered) and at Ray Avenue (unnumbered), requested by the Metro Planning Department and Metro Finance Department, applicant. (Please see also associated Community Plan Amendment Case # 2011CP-014-002 and Zoning Change 2011Z-018PR-001).

MPC Action: APPROVE WITH CONDITIONS (9-0)

Zone Changes

3. 2011Z-018PR-001

BL2011-20 / JERNIGAN

FORMER CITY OF LAKEWOOD

Map 053-08, 53-11, 053-12, 053-15, 053-16, 054-09, 063-04, 064, 064-01

Parcel(s) Various

Council District 11 (Darren Jernigan)

Staff Reviewer: Brenda Bernards

A request to rezone from former City of Lakewood (LW) Zoning to Metropolitan Government of Nashville and Davidson County Zoning for 1,135 properties comprising 487.58 acres: LW-Agricultural (A) to RS20 (.77 acres), LW-Residential (R) to RS5 (55.81 acres), LW-R to RS7.5 (88.05 acres), LW-R to RS10 (53.11 acres), LW-R to RS15 (96.14 acres), LW-R to R15 (2.59 acres), LW-R to RS20 (128.15 acres), LW-R to R20 (0.07 acres), LW-R to RS30 (.13 acres), LW-R to RM15 (0.52 acres), LW- Commercial Limited (CL) to MUN (17.57 acres), LW-Commercial (C) to MUL-A (2.12 acres), and LW-C to MUL (42.55 acres), requested by Metro Planning Department and Finance Department, applicant (Please see also associated Community Plan Amendment Case # 2011CP-014-002 and Zoning Change 2011SP-022-001).

MPC Action: APPROVE and authorize Planning staff to co-sponsor applications to rezone properties where the rezoning is supported by the Councilmember and the land use policy and to co-sponsor applications to amend the policy and rezone properties with split zoning through December 31, 2012. (9-0)

Specific Plans

4. 2011SP-020-001

BL2011-25 / MATTHEWS

TEMPLE BAPTIST CHURCH DIGITAL SIGN

Map 058, Part of Parcel(s) 118

Council District 01 (Lonnell Matthews, Jr.)

Staff Reviewer: Jason Swaggart

A request to rezone from RS15 to SP-INS zoning and for final site plan approval for a portion of property located at 3810 Kings Lane, approximately 1,250 feet west of Clarksville Pike (0.02 acres), to permit a sign totaling 96 square feet in size containing a 33 square foot digital reader board, requested by Witt Sign Co. Inc., applicant, Temple Baptist Church Inc., owner.

MPC Action: DISAPPROVE (9-0)

J. PLANNING COMMISSION ACTIONS

Planned Unit Developments: final site plans

5. 2005P-010-003

NASHVILLE COMMONS AT SKYLINE (MURPHY OIL)

Map 050-12-0-A, Parcel(s) 005

Council District 03 (Walter Hunt)

Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Nashville Commons at Skyline Planned Unit Development Overlay located at 3434 Doverside Drive, at the southwest corner of Doverside Drive and Dickerson Pike (1.21 acres), zoned SCR, to permit a 1,200 square foot automobile convenience facility with ten fuel pumps, requested by Greenberg Farrow, applicant, for Murphy Oil USA Inc., owner.

MPC Action: APPROVE WITH CONDITIONS (8-0)

Subdivision: Final Plats

6. 2011S-077-001

BROWNSVILLE SUBDIVISION

Map 072-14, Parcel(s) 156

Council District 07 (Anthony Davis)

Staff Reviewer: Greg Johnson

A request for final plat approval to create three lots on property located at 1521 Straightway Avenue, approximately 615 feet east of Chapel Avenue (1.11 acres), zoned R6, requested by Ismael Castiblanco, owner, Campbell, McRae & Associates Surveying Inc., surveyor.

MPC Action: APPROVE WITH A CONDITION (8-0)

7. 2011S-079-001

CORBY'S THREE LOT SUBDIVISION

Map 114, Parcel(s) 087-088 Map 114-14, Parcel(s) 004

Council District 22 (Sheri Weiner)

Staff Reviewer: Jason Swaggart

A request for final plat approval to create three lots on properties located at 7651 and 7661 Charlotte Pike and a variance from the street frontage requirement, at Forrest Valley Drive (unnumbered), southwest of the intersection of Charlotte Pike and Forrest Valley Drive (4.02 acres), zoned R40, requested by Christopher and Mary Corby, owners, Donlon Land Surveying LLC, surveyor.

MPC Action: APPROVE WITH A CONDITION. Approve variance request for street frontage. (8-0)

K. OTHER BUSINESS

- 8.** Amendment #2 for Contract L-2268 between Metro Government (on behalf of the MPO) and PB Americas, Inc. for General Planning services
MPC Action: APPROVE (8-0)
- 9.** Amendment #2 to contract L-2203 between Metro Government (on behalf of the MPO) and RPM Transportation Consultants for the SW Area Land Use and Transportation study
MPC Action: APPROVE (8-0)
- 10.** FY2012 contract between Metro Government (on behalf of the MPO) and the Greater Nashville Regional Council (GNRC) for UPWP tasks 5.0 Multi-Modal Planning and 8.0 Public Involvement
MPC Action: APPROVE (8-0)
- 11.** FY2012 contract between Metro Government (on behalf of the MPO) and the TMA Group for UPWP task 4.0 Congestion Mitigation/Air Quality
MPC Action: APPROVE (8-0)
- 12.** FY2012 contract between Metro Government (on behalf of the MPO) and the Regional Transportation Authority (RTA) for UPWP task 5.0 Multi-modal planning
MPC Action: APPROVE (8-0)
- 13.** HUD grant application for Middle TN Sustainable Communities
MPC Action: APPROVE (8-0)
- 14.** Historic Zoning Commission Report
- 15.** Board of Parks and Recreation Report
- 16.** Executive Committee Report
- 17.** Executive Director Report
- 18.** Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

October 27, 2011

MPC Meeting

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

Community Meeting

6:30pm, 2325 Hickory Highlands Drive, Southeast Branch Public Library

Topic: Proposed plan amendment and zone change in Antioch-Priest Lake area

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 9, 2011

Continuing Education

3:00 – 4:30 PM, Second floor, Metro Office Building, Davidson Conference Room

Topic: Social Media and Ethics (APA Webinar)

November 10, 2011

MPC Meeting

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

December 8, 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)

M. ADJOURNMENT
