



# **METROPOLITAN PLANNING COMMISSION 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  
p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

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**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](http://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](http://www.nashville.gov/calendar) for a broadcast schedule.

## Writing to the Commission

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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](mailto:planningstaff@nashville.gov)

## Speaking to the Commission

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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](http://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](http://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](http://www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf)

## Legal Notice

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**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](mailto: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**

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- A. CALL TO ORDER**
  - B. ADOPTION OF AGENDA**
  - C. APPROVAL OF OCTOBER 13, 2011 MINUTES**
  - D. RECOGNITION OF COUNCILMEMBERS**
  - E. ITEMS FOR DEFERRAL / WITHDRAWAL**
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## **No Cases on this Agenda**

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## **E. CONSENT AGENDA**

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**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.

- 5. 2005P-010-003**  
NASHVILLE COMMONS AT SKYLINE (MURPHY OIL)
- 6. 2011S-077-001**  
BROWNSVILLE SUBDIVISION
- 7. 2011S-079-001**  
CORBY'S THREE LOT SUBDIVISION
- 8. Amendment #2 for Contract L-2268 between Metro Government (on behalf of the MPO) and PB Americas, Inc. for General Planning services**
- 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**
- 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**
- 11. FY2012 contract between Metro Government (on behalf of the MPO) and the TMA Group for UPWP task 4.0 Congestion Mitigation/Air Quality**
- 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**
- 13. HUD grant application for Middle TN Sustainable Communities**

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## **G. PREVIOUSLY DEFERRED ITEMS**

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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.

## **No Cases on this Agenda**

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## H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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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).

### 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

##### Current Status

Not on consent

##### Public Hearing

Open

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).

**Staff Recommendation: APPROVE**

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## I. RECOMMENDATIONS TO METRO COUNCIL

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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.

### 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

##### Current Status

Not on consent

##### Public Hearing

Open

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).

**Staff Recommendation: APPROVE WITH CONDITIONS**

## 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

Current Status  
Not on consent  
Public Hearing  
Open

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).

**Staff Recommendation: APPROVE**

## 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

Current Status  
Not on consent  
Public Hearing  
Open

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.

**Staff Recommendation: DISAPPROVE**

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## **J. PLANNING COMMISSION ACTIONS**

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

## 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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH CONDITIONS**

## Subdivision: Final Plats

### 6. 2011S-077-001

**BROWNSVILLE SUBDIVISION**  
Map 072-14, Parcel(s) 156  
Council District 07 (Anthony Davis)  
Staff Reviewer: Greg Johnson

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVAL WITH A CONDITION**

### 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

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: APPROVE WITH A CONDITION. APPROVE VARIANCE REQUEST FOR STREET FRONTAGE.**

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## **K. OTHER BUSINESS**

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8. Amendment #2 for Contract L-2268 between Metro Government (on behalf of the MPO) and PB Americas, Inc. for General Planning services
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
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
11. FY2012 contract between Metro Government (on behalf of the MPO) and the TMA Group for UPWP task 4.0 Congestion Mitigation/Air Quality
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
13. HUD grant application for Middle TN Sustainable Communities
14. Historic Zoning Commission Report
15. Board of Parks and Recreation Report
16. Executive Committee Report
17. Executive Director Report
18. Legislative Update

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## L. MPC CALENDAR OF UPCOMING MATTERS

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### 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)

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## M. ADJOURNMENT

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