



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, September 12, 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 AUGUST 22, 2013 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 4. **2013S-121-001**
KENNER MANOR LAND, RESUB LOTS 126 & 127
- 5a. **2013CP-005-002**
EAST NASHVILLE PLAN AMENDMENT (Porter Road)
- 5b. **2013SP-030-001**
PORTER ROAD
- 8. **2013SP-027-001**
TENNESSEE AVENUE COTTAGES
- 12. **2013S-112-001**
YOUNG WOODS, RESUB LOT 6 (CONCEPT 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. **2013Z-012TX-001**
ADJUSTMENTS TO BUILD-TO ZONE REQUIREMENTS
- 2. **2013SP-028-001**
LOHAVEN
- 3. **2012S-130-001**
NOELTON
- 6. **2009SP-004-001**
HORRELL PROPERTIES
- 7. **2009SP-011-001**
BLEVINS ROAD
- 9. **2013SP-031-001**
US BANK 4601 GALLATIN PIKE (PRELIM & FINAL)

10. 2013Z-030PR-001

11. 2013Z-031PR-001

13. 2013S-003-002
BELL ESTATES (DEVELOPMENT PLAN)

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

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.

Zoning Text Amendments

1. 2013Z-012TX-001

ADJUSTMENTS TO BUILD-TO ZONE REQUIREMENTS

Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to amend Section 17.12.020.D of the Metropolitan Zoning Code pertaining to an adjustment to build-to zone requirements, requested by the Metro Planning Department, applicant.

Staff Recommendation: Approve

Specific Plans

2. 2013SP-028-001

LOHAVEN

Map 172, Parcel(s) 013, part of parcel 198

Council District 04 (Brady Banks)

Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request to rezone from R40 to SP-R zoning for property located at 6015 Cloverland Drive and a portion of property located at 6021 Cloverland Drive, approximately 950 feet west of Edmondson Pike (7.2 acres), to permit up to 25 detached single-family residential dwelling units, requested by Anderson, Delk, Epps & Associates, Inc., applicant; W. H. Swain et ux and Montessori Academy, Inc., owners.

Staff Recommendation: Approve with conditions, including a variance to the Subdivision Regulations for frontage along an arterial road.

Subdivision: Final Plats

3. 2012S-130-001

NOELTON

Map 118-09, Parcel(s) 180

Council District 25 (Sean McGuire)

Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create five lots on property located at 3400 Lealand Lane, at the southeast corner of Lealand Lane and Noelton Avenue (1.42 acres), zoned R10, requested by Clifford O. Richmond, owner, Patrick Coode and Company, LLC, surveyor.

Staff Recommendation: Approve with condtions.

4. 2013S-121-001

KENNER MANOR LAND, RESUB LOTS 126 & 127

Map 116-08, Parcel(s) 082

Council District 24 (Jason Holleman)

Staff Reviewer: Duane Cuthbertson

Current Status

Not on Consent

Public Hearing

Open

A request for final plat approval to create three lots on property located at 4006 Woodmont Boulevard, at the northeast corner of Woodmont Boulevard and Woodmont Hall Place, zoned R10 (0.98 acres), requested by Leonard E. Leech et ux, owners; Dale & Associates, applicant.

Staff Recommendation: Defer to September 26, 2013. Approve with a condition if Metro Stormwater recommends approval prior to the September 12, 2013 Planning Commission meeting.

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).

Community Plan Amendments

5a. 2013CP-005-002

EAST NASHVILLE PLAN AMENDMENT (Porter Road)

Map 072-15, Parcels 185, 188, 237-241,243, 245, 251 and 252
Council District 07 (Anthony Davis)
Staff Reviewer: Tifinie Capehart

Current Status

Not on Consent

Public Hearing

Open

A request to amend the East Nashville Community Plan: 2006 Update by changing the Land Use Policy from Neighborhood General to Neighborhood Center policy for a portion of properties located at 1505 and 1507 Porter Road, (0.60 acres), requested by Dale & Associates, applicant; Riverside Church of Christ and Ashley Samuel Land Trust, owners.

Staff Recommendation: Defer to the September 26, 2013, Planning Commission meeting.

5b. 2013SP-030-001

PORTER ROAD

Map 072-15, Parcel(s) 251-252, Part of Parcel 270
Council District 07 (Anthony Davis)
Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from Single and Two-Family Residential (R6) to Specific Plan – Mixed Use (SP-MU) zoning for properties located at 1505 and 1507 Porter Road and for a portion of properties located at 1516 and 1528 C Riverside Drive, approximately 200 feet south of Cahal Avenue, (1.89 acres), to permit up to 28 residential dwelling units and up to 6,000 square feet of commercial space, requested by Dale & Associates, applicant; Riverside Church of Christ, Ashley Samuel Land Trust, and Russell Jenkins, owners.

Staff Recommendation: Defer to the September 26, 2013, Planning Commission meeting.

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.

Specific Plans

6. 2009SP-004-001

HORRELL PROPERTIES

Map 093-14, Parcel(s) 499
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Amy Diaz-Barriga

Current Status

Consent

Public Hearing

Open

The periodic review of an approved Specific Plan (A) district known as "Horrell Properties", 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 809 5th Avenue South, (.69 acres), approved for wrecker service, auto repair and all other uses permitted in the CF zoning district, via Council Bill BL2009-428 approved on July 23, 2009, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active.

7. 2009SP-011-001

BLEVINS ROAD

Map 040, Parcel(s) 060, 064
Council District 03 (Walter Hunt)
Staff Reviewer: Amy Diaz-Barriga

Current Status

Consent

Public Hearing

Open

The periodic review of an approved Specific Plan (IND) district known as "Blevins Road", 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 3146 Old Hickory Boulevard and 3108 Blevins Road, (16.39 acres), approved for Automobile Sales, Used, Automobile Repair, Vehicular Sales and Services, Heavy Equipment Repair, Wrecker Services and Outdoor Storage subject to the standards, regulations and requirements of the IWD zoning district via Council Bill BL2009-472 approved on July 23, 2009, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District complete.

8. 2013SP-027-001

TENNESSEE AVENUE COTTAGES

Map 091-07, Parcel(s) 104-107
Council District 20 (Buddy Baker)
Staff Reviewer: Duane Cuthbertson

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from CS to SP-R zoning for properties located at 4900, 4902, 4904 and 4906 Tennessee Avenue, at the northwest corner of Tennessee Avenue and 49th Avenue North (0.7 acres), to permit up to nine residential dwelling units, requested by Nashville Civil, LLC, applicant; Allan Satterfield and Ron Griffeth, Jr., owner.

Staff Recommendation: Defer to September 26, 2013. Approve with conditions if Metro Stormwater recommends approval prior to the September 12, 2013, Planning Commission meeting.

9. 2013SP-031-001

US BANK 4601 GALLATIN PIKE (PRELIM & FINAL)

Map 061-07, Parcel(s) 050
Council District 08 (Karen Bennett)
Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request to rezone from SP-MU to SP-MU and for final site plan approval for property located at 4601 Gallatin Pike, at the northwest corner of Gallatin Pike and Broadmoor Drive, (0.68 acres), to permit a 3,200 square foot bank and all other uses and standards of the MUL-A district in case of redevelopment of the site, requested by the Metro Planning Department, applicant; US Bank National Association, owner.

Staff Recommendation: Approve with conditions.

Zone Changes

10. 2013Z-030PR-001

Map 094-09, Parcel(s) 085 Map 094-10, Parcel(s) 010
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from IR to IG zoning for properties located at 1044 Omohundro Place and 905 Visco Drive, at the corner of Visco Drive and Fessler's Lane and partially located within the Floodplain Overlay District (6.83 acres), requested by Dale & Associates, applicant; Creative Strategic Investments, L.P. and Jimmy Allen et ux, owners.

Staff Recommendation: Approve

11. 2013Z-031PR-001

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

J. PLANNING COMMISSION ACTIONS

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

Subdivision: Concept Plans

12. 2013S-112-001

YOUNG WOODS, RESUB LOT 6 (CONCEPT PLAN)

Map 131-01, Parcel(s) 010
Council District 34 (Carter Todd)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request for concept plan approval to create two lots on property located at 3304 Hobbs Road, approximately 175 feet east of Vailwood Drive, zoned R20 (0.91 acres), requested by James Conrad Camp, owner; Nashville Civil, LLC, applicant.

Staff Recommendation: Defer to the September 26, 2013, Planning Commission meeting.

Subdivision: Developments Plans

13. 2013S-003-002

BELL ESTATES (DEVELOPMENT PLAN)

Map 116-08, Parcel(s) 168, 185
Council District 25 (Sean McGuire)
Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request for development plan approval to create five lots on properties located at 3721 and 3731 Woodmont Boulevard, at the southeast corner of Woodmont Boulevard and Estes Road, zoned R20, (3.35 acres), requested by Dewey-Estes Engineering, LLC, applicant; Land Development.com, Inc., owner.

Staff Recommendation: Approve with conditions.

K. OTHER BUSINESS

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

September 12, 2013

Work Session

2:30pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

September 12, 2013

MPC Meeting

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

September 26, 2013

MPC Meeting

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

October 9, 2013

Web-based seminar – Planning Ethics and the Law

3pm to 4:30pm, 800 Second Ave. South, 2nd Floor, Metro Office Building, Nolen Conference Room

M. ADJOURNMENT

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