



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, September 22, 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

Stewart Clifton
Judy Cummings
Derrick Dalton

Jeff Haynes
Phil Ponder
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 Commissions 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 SEPTEMBER 8, 2011 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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.

- 3. **2011CP-013-003**
ANTIOCH PRIEST LAKE PLAN AMENDMENT
- 4. **2007SP-080U-13**
RUSSELL'S RETREAT
- 5a. **68-72P-002**
WILLIE'S NIGHTLIFE
- 5b. **2011SP-021-001**
CAMPING WORLD OF TENNESSEE
- 6. **117-83P-001**
MUSIC CITY OUTLET CENTER
- 7. **2005UD-007-001**
LENOX VILLAGE, PH 3
- 8. **2003P-010-002**
JARDIN DE BELLE
- 9. **2005P-008-002**
HARPETH VILLAGE
- 10. Contract between the Metropolitan Government of Nashville and Davidson County (on behalf of the Nashville Area MPO) and Westat, Inc. for Professional Services related to Data Collection Activities for Regional Planning Models.

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. 2011SP-016-001

4608 ASHLAND CITY HIGHWAY

Map 057, Part of Parcel(s) 120
Map 068, Part of Parcel(s) 062
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Jason Swaggart

Current Status
Not on consent
Public Hearing
Open

A request to rezone from AR2a to SP-MU zoning and for final site plan approval for part of properties located at 4608 Ashland City Highway and Ashland City Highway (unnumbered), approximately 3,450 feet west of Briley Parkway (2.99 acres), to permit Building Contractor Supply and all uses permitted in the AR2a zoning district, requested by Charles Huddleston, owner.

Staff Recommendation: DISAPPROVE

Planned Unit Developments

2. 165-79P-001

RIVERGATE MARKETPLACE (PANDA EXPRESS)

Map 026-15, Parcel(s) 001
Council District 10 (Doug Pardue)
Staff Reviewer: Jason Swaggart

Current Status
Not on consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Rivergate Marketplace Commercial Planned Unit Development Overlay located at 2125 Gallatin Pike, approximately 450 feet north of Twin Hills Drive, zoned SCR and OR20 (10.18 acres), to permit the development of a 2,448 square foot fast food restaurant with one drive-thru lane, requested by Interplan LLC, applicant, for Price Tennessee Properties, L.P., owner.

Staff Recommendation: DISAPPROVE. If Metro Stormwater approves plans prior to the meeting then staff recommends approval with conditions.

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

3. 2011CP-013-003

ANTIOCH PRIEST LAKE PLAN AMENDMENT

Map 120-01, Parcel(s) 167
Council District 13 (Councilmember Elect Stites)
Staff Reviewer: Cynthia Wood

Current Status
Consent
Public Hearing
Open

A request to amend the Antioch- Priest Lake Community Plan: 2003 Update to change the Land Use Policy from Residential Low-Medium Density (RLM) to Commercial Arterial Existing (CAE) for property located at Murfreesboro Pike (unnumbered), approximately 350 feet south of Vultee Boulevard (1.04 acres), requested by the Metropolitan Planning Department, applicant, Sam Bernhard, owner.

Staff Recommendation: APPROVE

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

4. 2007SP-080U-13

RUSSELL'S RETREAT

Map 136, Parcel(s) 071, 113
Map 136-14, Parcel(s) 167-169
Council District 29 (Karen Johnson)
Staff Reviewer: Brian Sexton

Current Status

Consent

Public Hearing

Open

The periodic review of an approved Specific Plan (R) district known as "Russell's Retreat", 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 2801 and 2803 Smith Springs Road and at Starboard Drive (unnumbered) (15.43 acres), approved for 138 townhomes via Council Bill BL2007-1497 effective on August 7, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP ACTIVE

5a. 2011SP-021-001

CAMPING WORLD OF TENNESSEE

Map 062, Parcel(s) 121, 141
Council District 15 (Phil Claiborne)

Current Status

Consent

Public Hearing

Open

A request to change from CA to SP-A zoning for properties located within the Willie's Nightlife Commercial Planned Unit Development Overlay District at 2620 and 2622 Music Valley Drive, approximately 1,965 feet east of Pennington Bend Road (7.31 acres), to permit "Heavy Equipment Sales and Service", and all other uses permitted by the CA zoning district, requested by L.H.M. & M., Inc., and AGRP of Nashville, LLC, owners. (See also PUD Cancellation Proposal No. 68-72P-002).

Staff Recommendation: APPROVE WITH CONDITIONS

Planned Unit Developments

5b. 68-72P-002

WILLIE'S NIGHTLIFE

Map 062, Parcel(s) 121, 141
Council District 15 (Phil Claiborne)
Staff Reviewer: Brian Sexton

Current Status

Consent

Public Hearing

Open

A request to cancel a portion of the Willie's Nightlife Commercial Planned Unit Development Overlay District located at 2620 and 2622 Music Valley Drive, approximately 1,965 feet east of Pennington Bend Road (7.31 acres), zoned CA and proposed for SP-A, approved for a campground, restaurant and maintenance garage, requested by L.H.M. & M. Inc. and AGRP of Nashville, LLC, owners (See also Specific Plan Proposal No. 2011SP-021-001).

Staff Recommendation: APPROVE

6. 117-83P-001

MUSIC CITY OUTLET CENTER

Map 062, Parcel(s) 248
Council District 15 (Phil Claiborne)
Staff Reviewer: Brian Sexton

Current Status

Consent

Public Hearing

Open

A request to cancel a portion of the Music City Outlet Center Planned Unit Development District Overlay on property located at 2471 McGavock Pike, approximately 930 feet west of Music Valley Drive, approved for a 4,400 square foot convenience market (1.13 acres), zoned CA and within the Floodplain Overlay District, requested by Hobbs & Sons L.P., owner.

Staff Recommendation: APPROVE

J. PLANNING COMMISSION ACTIONS

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

Urban Design Overlays: final site plans

7. 2005UD-007-001

LENOX VILLAGE, PH 3

Map 172, Part of Parcel(s) 093
Council District 31 (Fabian Bedne)
Staff Reviewer: Scott Morton

Current Status

Consent

Public Hearing

Open

A request for final site plan approval for a portion of the Lenox Village Urban Design Overlay District located on a portion of property at 6130 Nolensville Pike, at the northeast corner of Nolensville Pike and Bienville Drive (8.39 acres), zoned MUL, to permit the development of 185 multifamily dwelling units within eight buildings, a swimming pool and to extend the right-of-way for Persia Way, requested by Batson & Associates, applicant, for Lenox Village III LLC, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

Planned Unit Developments: final site plans

8. 2003P-010-002

JARDIN DE BELLE

Map 130-13-0-A, Parcel(s) 005-006
Council District 34 (Carter Todd)
Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Jardin de Belle Planned Unit Development Overlay District on properties located at 620 and 624 Belle Park Circle, on the north side of Forrest Park Drive, zoned R8 (0.26 acres), to consolidate Lots 5 and 6 into one lot, reducing the overall number of lots in the development from 28 to 27, requested by Jesse Walker Engineering, applicant, for Fortuna Partners LLC, owners.

Staff Recommendation: APPROVE WITH CONDITIONS

9. 2005P-008-002

HARPETH VILLAGE

Map 156-09-0-A, Parcel(s) 005
Council District 35 (Bo Mitchell)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to revise the preliminary plan for a portion of the Harpeth Village Commercial Planned Unit Development Overlay located at 7996 Highway 100, at the northeast corner of Temple Road and Highway 100 (1.32 acres), zoned CL and within Floodplain Overlay District, to permit the development of a 4,167 square foot automobile convenience facility with 10 fuel islands and a drive-thru window, replacing 11,157 square feet of previously approved retail uses, requested by Dale & Associates, applicant, for Rite Aid of Tennessee Inc., owner.

Staff Recommendation: APPROVE WITH CONDITIONS

K. OTHER BUSINESS

10. Contract between the Metropolitan Government of Nashville and Davidson County (on behalf of the Nashville Area MPO) and Westat, Inc. for Professional Services related to Data Collection Activities for Regional Planning Models.
11. Historical Commission Report
12. Board of Parks and Recreation Report
13. Executive Committee Report
14. Executive Director Report

L. MPC CALENDAR OF UPCOMING MATTERS

September 19, 2011

Lakewood Community Meeting

6pm, Dupont Hadley Middle School Auditorium

Topic: Final discussion of Lakewood Community Planning and Zoning.

September 22, 2011

Work Session

2:15pm, 800 Second Ave. South, Metro Office Building, Nashville Room

Topic: Lakewood Zoning/Plan Amendment and MCSP

MPC Meeting

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

October 13, 2011

MPC Meeting

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

October 27, 2011

Work Session

2:15pm, 800 Second Ave. South, Metro Office Building, Nashville Room

Topic: Downtown Sign Code

MPC Meeting

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

M. ADJOURNMENT
