



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, September 27, 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 AUGUST 23, 2012 MINUTES

D. RECOGNITION OF COUNCILMEMBERS

G. ITEMS FROM THE SEPTEMBER 13, 2012 PLANNING COMMISSION MEETING

1. 2006SP-108-002

METRO CENTER AUTO FACILITY

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

Map 081-08, Parcel(s) 079

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Jason Swaggart

A request to amend the Metro Center Auto Facility Specific Plan District 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, and 501 Dominican Drive, at the southeast corner of Dominican Drive and Rosa L. Parks Boulevard (7.58 acres), to allow for CS signage standards for all signage within the Specific Plan District, requested by TPC Management, Inc., applicant, for Ironwood Partners LTD, and S.A. North Ltd., owners.

MPC Action: Approve with a condition 9-0

2. 2012SP-024-001

1404 CLINTON STREET

Map 092-08, Parcel(s) 018

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Duane Cuthbertson

A request to rezone from MUG to SP-MU zoning and for final site plan approval for property located at the northeast corner of 16th Avenue North and Clinton Street (2.2 acres), to permit all uses and bulk standards permitted by MUG-A zoning and building contractor supply, light manufacturing, warehousing and storage, artisan distillery and micro-brewery, requested by the Metro Planning Department, applicant, J.D. Eatherly, owner.

MPC Action: Approve with conditions 9-0

3a. 2005UD-008-001

BL2012-245 Duvall

HAMILTON HILLS

Map 164, Parcel(s) 044

Council District 33 (Robert Duvall)

Staff Reviewer: Greg Johnson

A request to cancel a portion of the Hamilton Hills Urban Design Overlay District located at 3300 Murfreesboro Pike, approximately 3,250 feet south of Hamilton Church Road, zoned RM9 and RM20 and proposed for CS (29.9 acres), requested by George Ellis Thomas, owner. (See also Zone Change Proposal No. 2012Z-017PR-001)

MPC Action: Disapprove 9-0

3b. 2012Z-017PR-001

BL2012-246 Duvall
Map 164, Parcel(s) 044
Council District 33 (Robert Duvall)
Staff Reviewer: Greg Johnson

A request to rezone from the RM9 and RM20 districts to the CS district property located at 3300 Murfreesboro Pike, approximately 3,250 feet south of Hamilton Church Road (29.9 acres), and located within the Hamilton Hills Urban Design Overlay District, requested by George Ellis Thomas, owner. (See also Urban Design Overlay District Proposal No. 2005UD-008-001).

MPC Action: Disapprove 9-0

4. 2012Z-019PR-001

Map 093-13, Parcel(s) 297
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

A request to rezone from the RM20 to ON district property located at 1208 Hawkins Street, approximately 210 feet west of 12th Avenue South (0.25 acres), requested by New Hope Missionary Baptist Church, owner.

MPC Action: Approve. Staff is directed to initiate a housekeeping amendment to change the land use policy to Transition Buffer in Neighborhood General. 9-0

5. 2006IN-001-004

DAVID LIPSCOMB
Map 131-03, Parcel(s) 140
Council District 25 (Sean McGuire)
Staff Reviewer: Greg Johnson

A request to amend the David Lipscomb Institutional Overlay District to add property located at 4109 Belmont Boulevard and to make modifications to several buildings located within the existing Overlay District, zoned R10, requested by Tuck-Hinton Architects, applicant, for David Lipscomb University, owner.

MPC Action: Disapprove request to expand the Institutional Overlay boundary west of Belmont Boulevard, approve with conditions, including the revised conditions of the Public Works Department, the setback encroachment for McFarland Hall, the new parking area east of Granny White Pike and the additional building square footage within the existing Institutional Overlay boundary. 7-2

6. 2004P-035-002

BURKITT PLACE, PH 2K
Map 186, Part of Parcel(s) 033
Council District 31 (Fabian Bedne)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a portion of the Burkitt Place Residential Planned Unit Development Overlay District on a portion of property located on the east side of Ivymount Lane (unnumbered), approximately 1,875 feet south of Burkitt Road, zoned RS10 (12.67 acres), to permit a total of 360 residential units within the overlay and final for 77 single-family lots, requested by Civil Site Design Group, applicant, for NW Burkitt, LLC, owner.

MPC Action: Approve with conditions 9-0

7. 2012S-088-001

KENNER MANOR
Map 116-08, Parcel(s) 184
Council District 24 (Jason Holleman)
Staff Reviewer: Brenda Bernards

A request for final plat approval to remove the reserve status and create one lot on property located at 1008 Clearview Drive, approximately 350 feet south of Woodmont Circle, zoned R10 (0.45 acres), requested by Carolyn W. Pharris, owner, Dale & Associates, surveyor.

MPC Action: Approve 9-0

8. 2012S-112-001

24TH & FAIRFAX

Map 104-11, Parcel(s) 170-171
Council District 18 (Burkley Allen)
Staff Reviewer: Brenda Bernards

A request for final plat approval to create three lots on properties located at 2401 Fairfax Avenue and Fairfax Avenue (unnumbered), at the southwest corner of Fairfax Avenue and 24th Avenue South, zoned RS7.5 and located within the Hillsboro-West End Neighborhood Conservation Overlay District (0.64 acres), requested by Landmark Realty Services Corporation, owner, Walter Davidson & Associates, surveyor.

MPC Action: Approve 9-0

9. 2012S-113-001

TOWNVIEW

Map 149-03-0-E, Parcel(s) 007-008, 900
Map 149-04-0-A, Parcel(s) 027-028, 900
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Greg Johnson

A request for final plat approval to create ten lots on properties located at 2610 and 2614 Lakevilla Place, Lakevilla Place (unnumbered), 808 and 812 Lyndon Parke Drive and 924 Townview Place, approximately 575 feet north of Murfreesboro Pike (2.5 acres), zoned Mixed Use Limited (MUL), One and Two Family Residential (R8) and Single-Family Residential (RS3.75), Murfreesboro Road Edge-O-Lake, LLC, owner, Martin Engineering & Surveying, LLC, surveyor.

MPC Action: Defer to the October 11, 2012, Planning Commission meeting. 9-0

H. PREVIOUSLY DEFERRED ITEMS

Specific Plans

10a. 18-84P-001

BL2012-247 McGuire

BURTON HILLS

Map 131-06-0-A, Parcel(s) 001
Council District 25 (Sean McGuire)
Staff Reviewer: Jason Swaggart

A request to amend a portion of the Burton Hills Commercial Planned Unit Development Overlay District located at 1 Burton Hills Boulevard, at the southeast corner of Hillsboro Pike and Burton Hills Boulevard (9.17 AC) zoned One and Two Family Residential (R15) and proposed for Specific Plan – Office (SP-O), to permit a seven-story, 110,000 square foot office building and structured parking where a four-story, 54,000 square foot office building and structured parking were previously approved and increase the total floor area for office uses in the overlay from 550,000 square feet to 660,000 square feet., requested by Barge Cauthen & Associates, applicant, for EP Real Estate Fund, L.P., owner. (See also Planned Unit Development Proposal No. 2012SP-023-001)

MPC Action: Approve with conditions and disapprove without all conditions. 7-0

10b. 2012SP-023-001

BL2012-248 McGuire

BURTON HILLS

Map 131-06-0-A, Parcel(s) 001
Council District 25 (Sean McGuire)
Staff Reviewer: Jason Swaggart

A request to rezone from the R15 to SP-O district for property located at 1 Burton Hills Boulevard, at the southeast corner of Hillsboro Pike and Burton Hills Boulevard (9.17 acres) and within a PUD Overlay, to permit office uses, requested by Barge Cauthen & Associates, applicant, for EP Real Estate Fund, L.P., and owner. (See also Planned Unit Development Proposal No. 18-84P-001)

MPC Action: Approve with conditions and disapprove without all conditions. 7-0

11. 2012S-062-001

MADISON CHURCH OF CHRIST

Map 043-10, Parcel(s) 056
Council District 09 (Bill Pridemore)
Staff Reviewer: Greg Johnson

A request for final plat approval to create five lots and a variance to the Subdivision Regulations for lot frontage on property located at 596 N. Dupont Avenue, approximately 1,675 feet east of Delaware Avenue, zoned RM20 (5.78 acres), requested by Madison Church of Christ, Trustee, owner, Ragan-Smith Associates, Inc., surveyor.

MPC Action: Approve with condition and grant a variance to the Subdivision Regulations for lot frontage. 9-0

I. RECOMMENDATIONS TO METRO COUNCIL

Zoning Text Amendments

12. 2012Z-019TX-001

BL2012-249 Davis
NANO BREWERY
Staff Reviewer: Brenda Bernards

A request to amend Title 17 of the Metropolitan Code, Zoning Regulations, to add "Nano Brewery" as a use permitted with conditions (PC) in the MUL, MUL-A, MUG, MUG-A, MUI, MUI-A, CL and CS zoning districts, requested by Councilmember Anthony Davis, applicant.

MPC Action: Approve and support an amendment to permit up to 1,500 barrels per month. 6-0-1

Specific Plans

13. 2008SP-009G-06

BLUFFS ON SAWYER BROWN
Map 128, Parcel(s) 045
Council District 22 (Sheri Weiner)
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (R) district known as "Bluffs on Sawyer Brown", 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 Sawyer Brown Road (unnumbered), (39.09 acres), approved for 130 townhouse units via Council Bill BL2008-196 adopted on August 19, 2008, review initiated by the Metro Planning Department.

MPC Action: Defer to the October 11, 2012, Planning Commission meeting. 9-0

14. 2008Z-040G-06

497 & 501 OLD HICKORY BOULEVARD
Map 128-00, Parcel(s) 065, 065.01
Council District 22 (Sheri Weiner)
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (C) district known as "497 & 501 Old Hickory Boulevard", 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 497 and 501 Old Hickory Boulevard (7.33 acres), approved for Commercial uses via Council Bill BL2008-179 adopted on August 19, 2008, review initiated by the Metro Planning Department.

MPC Action: Find the SP District Inactive and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property. 9-0

15. 2012SP-025-001

TUGGLE AVENUE

Map 119-10, Parcel(s) 228
Council District 16 (Tony Tenpenny)
Staff Reviewer: Greg Johnson

A request to rezone from RS10 to SP-MU zoning and for final site plan approval for property located at 2901 Tuggle Avenue, at the southwest corner of Tuggle Avenue and Thompson Lane (0.27 acres), to permit a single-family dwelling unit and/or general office uses, requested by Terry & Associates, applicant, Rembert Woodroof, Jr., Ouida Woodroof Holt and Baker Woodroof, owners.

MPC Action: Approve with conditions and disapprove without all conditions. 9-0

16. 2012SP-026-001

TEASLEY'S CONVENTION FLORIST

Map 053-07, Parcel(s) 011
Council District 11 (Darren Jernigan)
Staff Reviewer: Jason Swaggart

A request to rezone from R15 to SP-C zoning and for final site plan approval for property located at 1813 Golf Club Road, at the northeast corner of Golf Club Road and Old Hickory Boulevard (0.64 acres), to permit a building contractor supply use (greenhouses) and an office use, requested by Teasley's Convention Florist, applicant, David Holmes, owner.

MPC Action: Approve. Staff is directed to initiate a housekeeping amendment to change the land use policy to Office Transition. 9-0

Zone Changes

17. 2012Z-021PR-001

Map 105-09, Parcel(s) 379
Council District 17 (Sandra Moore)
Staff Reviewer: Greg Johnson

A request to rezone from R8 to RS5 zoning for property located at 906 Acklen Avenue, approximately 460 feet west of Wedgewood Avenue (0.25 acres), requested by Kudzu Real Estate, Inc., owner.

MPC Action: Approve 9-0

18. 2012Z-022PR-001

Map 150, Parcel(s) 006-007
Map 150-02, Parcel(s) 032, 093-094
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Greg Johnson

A request to rezone from AR2a and R10 to RS3.75 zoning for properties located at 3120 Bluewater Way, 2929 Moss Spring Drive and at Moss Spring Drive (unnumbered), approximately 800 feet east of Owendale Drive (11.42 acres), requested by Martin Engineering & Surveying, applicant, Mark Marshall, owner.

MPC Action: Defer Indefinitely 9-0

J. PLANNING COMMISSION ACTIONS

Specific Plan: Final Site Plans

19. 2008SP-007-001

BYRON CLOSE

Map 104-10, Parcel(s) 047
Council District 18 (Burkley Allen)
Staff Reviewer: Brenda Bernards

A request for final site plan approval for property located within the Byron Close Specific Plan district and within the Elmington Place Neighborhood Conservation Overlay District at 3501 Byron Avenue, at the northeast corner of Richardson Avenue and Ransom Avenue (1.99 acres), to permit 11 single-family dwelling units and a relocated Ransom Avenue, requested by EDGE Planning, Landscape Architecture & Graphic Design, applicant, for Byron Avenue 3501, LLC, owner.

MPC Action: Approve with conditions, including the revised conditions of the Public Works Department. 9-0

Planned Unit Developments: Preliminary Plans

20. 61-84P-001

BELLEVUE VALLEY PLAZA

Map 142, Parcel(s) 267-269
Council District 34 (Carter Todd)
Staff Reviewer: Duane Cuthbertson

A request to revise the preliminary plan for a portion of the Bellevue Valley Plaza Planned Unit Development Overlay District on properties located at 7045, 7087 and 7089 Highway 70 South, at the southeast corner of Highway 70 South and Old Hickory Boulevard, zoned SCC (12.86 acres), to permit a 17,671 square feet addition to an existing commercial structure, a new 4,000 square feet commercial building and an additional fuel station, replacing a previously approved 8,243 square feet commercial building, requested by Barge, Waggoner, Sumner and Cannon, Inc., applicant, for Bellevue Properties, L.P. and The Kroger Co., owners.

MPC Action: Approve with conditions 9-0

Subdivision: Final Plats

21. 2012S-120-001

HAYNIE'S CENTRAL PARK PLAN, RESUB LOT 86

Map 094-05, Parcel(s) 121-122
Council District 06 (Peter Westerholm)
Staff Reviewer: Greg Johnson

A request for final plat approval to create 5 lots on properties located at 1007 S. 11th Street and at Ozark Street (unnumbered), approximately 420 feet west of S. 12th Street (0.88 acres), zoned RS5, requested by Kelley Properties, LLC, owner, Campbell, McRae & Associates Surveying, Inc., surveyor.

MPC Action: Approve with conditions, including the revised conditions of the Water Services Department. 9-0

K. OTHER BUSINESS

- 22. Employee Contract for Greg Claxton
MPC Action: Approve 9-0
- 23. Historic Zoning Commission Report
- 24. Board of Parks and Recreation Report
- 25. Executive Committee Report
- 26. Executive Director Report
- 27. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

September 27, 2012

MPC Meeting

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

October 1, 2012

First Community Open House for Phase 2 of the Fairgrounds Master Plan – A Mixed Use Development Concept

Drop in between 5:00 and 8:00 PM, FiftyForward Knowles Center, 174 Rains Ave. (across Wedgewood/Walsh from the Fairgrounds)

October 10, 2012

American Planning Association web-based seminar -- **Planning Mistakes: Assessing, Learning, Adapting**

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

October 11, 2012

MPC Meeting

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

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](#)

M. ADJOURNMENT
