



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

Thursday, September 8, 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
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 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 Hoppood 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 AUGUST 25, 2011 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS

 - E. ITEMS FOR DEFERRAL / WITHDRAWAL
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- 1. **165-79P-001**
RIVERGATE MARKETPLACE (PANDA EXPRESS)

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.

- 2. **2007SP-103G-06**
HARPETH SPRINGS VILLAGE

- 5. **2006IN-001-003**
DAVID LIPSCOMB (NURSING & PHARMACY RESEARCH BUILDING)

- 6. **2011S-065-001**
MAPLEWOOD HOME TRACT, RESUB LOT 48

- 7. Proposed application fee for designating Landmark Signs.

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.

Planned Unit Developments

- 1. **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, 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).

No Cases on this Agenda

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

2. 2007SP-103G-06

HARPETH SPRINGS VILLAGE

Map 141, Parcel(s) 088

Council District 22 (Sheri Weiner)

Staff Reviewer: Brenda Bernards

Current Status

Consent

Public Hearing

Open

The periodic review of an approved Specific Plan (R) district known as "Harpeth Springs Village", to determine its completeness pursuant to Section 17.40.106.l of the Metro Zoning Code (Review of a Development Plan), for property located at 7960 Coley Davis Road (5.78 acres), approved for 98 townhomes via Council Bill BL2007-1535 effective on July 17, 2007, review initiated by the Metro Planning Department.

Staff Recommendation: FIND THE SP ACTIVE

3. 2011SP-018-001

RHINO DISCOUNT MUFFLER

Map 050, Part of Parcel(s) 035

Council District 03 (Walter Hunt)

Staff Reviewer: Greg Johnson

Current Status

Not on consent

Public Hearing

Open

A request to rezone from CS to SP-A zoning and for final site plan approval for a portion of property located at 3556 Dickerson Pike, approximately 700 feet south of Due West Avenue and partially located within the Floodplain Overlay District (0.84 acres), to permit automobile sales (used), automobile repair, automobile service and all other uses permitted by the CS District, requested by Saed Y. Qiqieh, owner.

Staff Recommendation: DISAPPROVE

4. 2011SP-019-001

MADISON CAMPUS SIGN

Map 052-07, Part of Parcel(s) 124

Council District 09 (Bill Pridemore)

Staff Reviewer: Greg Johnson

Current Status

Not on consent

Public Hearing

Open

A request to rezone from OG to SP-INS zoning and for final site plan approval for a portion of property located at 607 B Larkin Springs Road, approximately 1,075 feet north of Neelys Bend Road (0.84 acres), to permit a sign totaling 32 square feet in size containing a 16 square foot digital reader board requested by Madison Campus Church, applicant, Kentucky-Tennessee Conference Association of Seventh Day Adventists Inc., owner.

Staff Recommendation: DISAPPROVE

J. PLANNING COMMISSION ACTIONS

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

Institutional Overlays: final site plans

5. 2006IN-001-003

DAVID LIPSCOMB (NURSING & PHARMACY RESEARCH BUILDING)

Map 117-16, Parcel(s) 064-068, 079-081, 202, and Part of 163

Council District 25 (Sean McGuire)

Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request for a revision to the preliminary plan to convert a residence to an office use at 4014 Granny White Pike, and for final site plan approval for a portion of the David Lipscomb University Institutional Overlay district for properties located at 3714 Belmont Boulevard, 3700, 3704, 3705, 3706, 3707, 3708 and 3709 Crestview Drive, 3705 and 3707 Rosemont Avenue, and 4014 Granny White Pike, approximately 450 feet south of Grandview Drive (2.9 acres), zoned R10, to permit the development of a 24,800 square foot Nursing Building, a 15,300 square foot Pharmacy Research Building, and a 103 space parking lot, requested by Tuck-Hinton Architects, applicant, for David Lipscomb University, owner.

Staff Recommendation: APPROVE revision to preliminary master plan. APPROVE final site plan WITH CONDITIONS.

Subdivision: Final Plats

6. 2011S-065-001

MAPLEWOOD HOME TRACT, RESUB LOT 48

Map 061-15, Parcel(s) 026

Council District 08 (Karen Bennett)

Staff Reviewer: Greg Johnson

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create two lots on property located at 3907 Baxter Avenue and a sidewalk variance, approximately 330 feet north of Oak Street (.54 acres), zoned RS7.5, requested by Latdavone Word, owner, James Overfelt, surveyor.

Staff Recommendation: APPROVE WITH CONDITIONS

K. OTHER BUSINESS

7. Proposed application fee for designating Landmark Signs.
8. Historical Commission Report
9. Board of Parks and Recreation Report
10. Executive Committee Report
11. Executive Director Report
12. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

September 12, 2011

Lakewood Community Meeting

6pm, DuPont-Hadley Middle School Auditorium

Topic: Final discussion of Lakewood Community Plan and Zoning

September 8, 2011 Meeting

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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

September 15, 2011

Bellevue Community Meeting

6-8pm, Harpeth Heights Baptist Church, 8063 Hwy 100

Bellevue Community Plan Update: Plan Implementation, transportation, open spaces

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 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

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Withdraw = Applicant requests to withdraw application