



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, June 12, 2014

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
Derrick Dalton
Hunter Gee
Andrée LeQuire, representing Mayor Karl Dean

Jeff Haynes
Councilmember Walter Hunt
Lillian Blackshear

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 josie.bass@nashville.gov. For Title VI inquiries, contact Tom Negri, interim executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-664

MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN AND SELECTION OF PARKS BOARD REPRESENTATIVE BY THE CHAIRMAN.
- D. APPROVAL OF MAY 22, 2014 MINUTES
- E. RECOGNITION OF COUNCILMEMBERS
- F. NASHVILLENEXT UPDATE

G. ITEMS FOR DEFERRAL / WITHDRAWAL

- 12. **2014S-106-001**
UNITED ELECTRIC RAILWAY, RESUB LOT 81 & 82

H. 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. **2014Z-015TX-001**
BL2014-772 \ WEINER
CONSTRUCTION/DEMOLITION LANDFILL AND RECYCLING FACILITIES
- 2. **2014SP-022-001**
2324 RIVERSIDE
- 4. **2014S-084-001**
300 TILLMAN
- 5. **2014SP-038-001**
LOT 3 THE SHOPPES AT RIDGEVIEW
- 6. **2014SP-041-001**
1212 HAWKINS STREET
- 8. **2014Z-040PR-001**
1128 3RD AVENUE SOUTH
- 9. **109-81P-001**
RIVERGATE SQUARE

10. 2014S-105-001
LOVE JOY COURT

11. 2014S-100-001
ROBERT HENDRICKS SUBDIVISION

13. Employee contract amendment for Jennifer Carlat.

14. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and the State of Tennessee, Department of Transportation for the Federal Transit Administration (FTA) Section 5303 program for transportation planning administration, project planning, and transit planning.

15. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Cambridge Systematics, Inc. for Professional Services related to the Conduct of the Regional Freight & Good Movement Study.

16. Memorandum of Agreement between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Smart Growth America for the Integration of Public Health into the Transportation Planning Process.

18. Accept the Director's Report and Approve Administrative Items

I. 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. 2014Z-015TX-001

BL2014-772 \ WEINER

CONSTRUCTION/DEMOLITION LANDFILL AND RECYCLING FACILITIES

Staff Reviewer: Carrie Logan

Current Status

Consent

Public Hearing

Open

A request to amend Chapter 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations, to modify the conditions pertaining to lot size, setbacks, street standard, landscaping, and hours of operation for construction/demolition landfills and recycling facilities, requested by Councilmember Sheri Weiner, applicant.

Staff Recommendation: Approve with an Amendment to the Council Bill.

Specific Plans

2. 2014SP-022-001

2324 RIVERSIDE

Map 072-07, Parcel(s) 321

Council District 07 (Anthony Davis)

Staff Reviewer: Carrie Logan

Current Status

Consent

Public Hearing

Open

A request to rezone from RS7.5 to SP-R zoning for property located at 2324 Riverside Drive, approximately 550 feet north of McGavock Pike (1.01 acres), to permit up to eight detached single-family dwelling units, requested by Dale & Associates, applicant; Susan Y. Thornton, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

Subdivision: Final Plats

3. 2014S-082-001

MOSS PLACE

Map 150, Parcel(s) 006, Part of 007 Map 150-02, Parcel(s) 032, 093-094

Council District 29 (Karen Y. Johnson)

Staff Reviewer: Melissa Sajid

Current Status

Not on Consent

Public Hearing

Open

A request for concept plan approval to create 17 lots and open space on properties located at 2929 Moss Spring Drive, Moss Spring Drive (unnumbered) and on a portion of property located at 3120 Bluewater Way, on the south side of Moss Spring Drive, zoned R10 and AR2a (6.23 acres), requested by Moss Spring, LLC, owner; Batson & Associates, applicant.

Staff Recommendation: Approve with conditions.

4. 2014S-084-001

300 TILLMAN

Map 083-07, Parcel(s) 149

Council District 06 (Peter Westerholm)

Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create three lots on property located at 300 Tillman Lane, at the southeast corner of Tillman Lane and Skyview Drive, zoned R6 (0.57 acres), requested by Dale & Associates, applicant; Graham C. Gray and James Carson Gray, owners.

Staff Recommendation: Approve with conditions.

J. 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

K. 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

5. 2014SP-038-001

LOT 3 THE SHOPPES AT RIDGEVIEW

Map 163, Parcel(s) 420

Council District 32 (Jacobia Dowell)

Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from SP-A to SP-C zoning for property located at Bell Road (unnumbered), approximately 200 feet south of Eagle View Boulevard, (0.9 acres), to permit a restaurant, requested by Dale & Associates, applicant; PNB Holding Co., 2, Inc., owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

6. 2014SP-041-001

1212 HAWKINS STREET

Map 093-13, Parcel(s) 276-277, 299

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from RM20 to SP-R zoning for properties located at 1212 Hawkins Street and 1119 and 1121 Sigler Street, approximately 330 feet west of 12th Avenue South, (0.71 acres), to permit up to 45 multifamily units, requested by Barge Cauthen & Associates, applicant; Gulchetto Enterprises, Inc., owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

Zone Changes

7. 2014Z-037PR-001

ASHLAND CITY HIGHWAY (UNNUMBERED)

Map 069, Parcel(s) 057

Council District 01 (Lonnell Matthews, Jr.)

Staff Reviewer: Carrie Logan

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from RS15 to RM9 zoning for property located at Ashland City Highway (unnumbered), at the southwest corner of Ashland City Highway and Stewarts Lane and located within the Floodplain Overlay District (7.24 acres), requested by Dean Design Group, applicant; Terrell and Byrettia Broady, owners.

Staff Recommendation: Disapprove

8. 2014Z-040PR-001

1128 3RD AVENUE SOUTH
Map 105-03, Parcel(s) 076
Council District 17 (Sandra Moore)
Staff Reviewer: Carrie Logan

Current Status
Consent
Public Hearing
Open

A request to rezone from OR20 to MUN-A zoning for property located at 1128 3rd Avenue South, at the northeast corner of 3rd Avenue South and Chestnut Street (0.1 acres), requested by Robert Wagner, owner.

Staff Recommendation: Approve

L. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

9. 109-81P-001

RIVERGATE SQUARE
Map 034-02, Parcel(s) 099
Council District 10 (Doug Pardue)
Staff Reviewer: Bob Leeman

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Rivergate Square Planned Unit Development Overlay District for property located at 2001 Gallatin Pike, at the corner of Gallatin Pike and Shepherd Hills Drive, zoned OR20, (1.62 acres), to permit the development of 3,785 square feet of restaurant space and 4,500 square feet of retail space where an 8,370 square foot restaurant is currently approved, requested by Development Management Group, LLC, applicant; McGuffin Partners, owner.

Staff Recommendation: Approve with conditions.

Subdivision: Concept Plans

10. 2014S-105-001

LOVE JOY COURT
Map 072-07, Parcel(s) 089
Council District 07 (Anthony Davis)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request for concept plan approval to create four lots on property located at Love Joy Court (unnumbered), approximately 200 feet north of Kenmore Place, zoned RS3.75 (0.68 acres), requested by Cumberland Property Investments, LLC, owner; Harrah & Associates, applicant.

Staff Recommendation: Approve with conditions including a variance from Section 3-8 of the Subdivision Regulations requiring that sidewalks be constructed.

Subdivision: Final Plats

11. 2014S-100-001

ROBERT HENDRICKS SUBDIVISION
Map 127, Parcel(s) 261
Council District 22 (Sheri Weiner)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create three lots on property located at Charlotte Pike (unnumbered), approximately 1,240 feet west of Quail Creek Road, zoned R40 and partially located within the Floodplain Overlay District (4.06 acres), requested by Thomas W. Crow, applicant; Robert and Beverly Hendricks, owners.

Staff Recommendation: Approve

12. 2014S-106-001

UNITED ELECTRIC RAILWAY, RESUB LOT 81 & 82

Map 094-02, Parcel(s) 081-082
Council District 06 (Peter Westerholm)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create three lots on properties located at 1701 and 1703 Sevier Street, at the northeast corner of S. 17th Street and Sevier Street, zoned RS5 (0.4 acres), requested by Campbell, McRae & Associates Surveying, Inc., applicant; Sarah Squires and William and Melinda Scott, owners.

Staff Recommendation: Defer until recommendations are received from Water Services and Stormwater. Approve if approval recommendations are received before the meeting.

M. OTHER BUSINESS

- 13. Employee contract amendment for Jennifer Carlat.
- 14. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and the State of Tennessee, Department of Transportation for the Federal Transit Administration (FTA) Section 5303 program for transportation planning administration, project planning, and transit planning.
- 15. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Cambridge Systematics, Inc. for Professional Services related to the Conduct of the Regional Freight & Good Movement Study.
- 16. Memorandum of Agreement between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Smart Growth America for the Integration of Public Health into the Transportation Planning Process.
- 17. Historic Zoning Commission Report
- 18. Board of Parks and Recreation Report
- 19. Executive Committee Report
- 20. Accept the Director's Report and Approve Administrative Items
- 21. Legislative Update

N. MPC CALENDAR OF UPCOMING MATTERS

June 12, 2014

MPC Meeting

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

June 26, 2014

MPC Meeting

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

July 24, 2014

MPC Meeting

4pm, 1419 Rosa Parks Boulevard, MDHA Training Center

Location change for the following MPC meetings:

July 24, 2014 & October 23, 2014

MDHA Training Center

1419 Rosa Parks Boulevard

O. ADJOURNMENT

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