METROPOLITAN PLANNING COMMISSION
DRAFT AGENDA

Thursday, March 27, 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
Lillian Blackshear
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 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 862-6640.

MEETING AGENDA

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. APPROVAL OF MARCH 13, 2014 MINUTES

D. RECOGNITION OF COUNCILMEMBERS

E. NASHVILLENEXT UPDATE

F. PRESENTATION OF 4000 HILLSBORO PIKE IN THE GREEN HILLS UDO

G. ITEMS FOR DEFERRAL / WITHDRAWAL

2. 2014CP-000-001
LUPA TRANSLATION TO CCM POLICIES

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. 2014S-037-001
507 MOORE AVENUE

3a. 2014CP-010-001
GREEN HILLS MIDTOWN PLAN AMENDMENT

3b. 2014SP-014-001
HAWKINS STREET TOWNHOMES

5. 2011SP-009-003
BL2014-704 \ LANGSTER
ONE C1TY (AMENDMENT # 1)

6. 2014Z-020PR-001

7. 2014Z-022PR-001

8. 2005P-009-001
AUTO MASTERS (AMENDMENT)

10. 2014NHC-002-001
EASTWOOD NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION

11. 2014NL-002-001
SIMPKINS GROCERY

Consent	=	Consent Agenda	Defer Indef	=	Applicant requests to defer indefinitely
Closed	=	Public Hearing was previously held and closed	Open	=	Public hearing is to be held
Defer	=	Applicant requests to defer 1 or 2 meetings	Withdraw	=	Applicant requests to withdraw application

12. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Gresham, Smith and Partners for Professional Services related to the Conduct of the State Route 109 Access Management Study.

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

Consent	=	Consent Agenda	Defer Indef	=	Applicant requests to defer indefinitely
Closed	=	Public Hearing was previously held and closed	Open	=	Public hearing is to be held
Defer	=	Applicant requests to defer 1 or 2 meetings	Withdraw	=	Applicant requests to withdraw application

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.

Subdivision: Final Plats

1. 2014S-037-001

Current Status
Consent
Public Hearing
Open

507 MOORE AVENUE
Map 105-07, Parcel(s) 351
Council District 17 (Sandra Moore)
Staff Reviewer: Melissa Sajid

A request for final plat approval to create two lots on property located at 507 Moore Avenue, approximately 210 feet west of Rains Avenue, zoned R6 (0.34 acres), requested by Dale & Associates, applicant; Lynne Wallace, owner.
Staff Recommendation: Approve with a condition.

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).

Community Plan Amendments

2. 2014CP-000-001

Current Status
Not on Consent
Public Hearing
Open

LUPA TRANSLATION TO CCM POLICIES
Council District
Staff Reviewer: Anita Mccaig

A request to amend the Bordeaux-Whites Creek Community Plan: 2003 Update, Donelson-Hermitage-Old Hickory Community Plan: 2004 Update, Downtown Community Plan: 2007 Update, East Nashville Community Plan: 2006 Update, Green Hills-Midtown Community Plan: 2005 Update, Joelton Community Plan: 2003 Update, Parkwood-Union Hill Community Plan: 2006 Update, South Nashville Community Plan: 2007 Update and the Southeast Community Plan: 2004 Update by translating LUPA (Land Use Policy Application) land use policies to CCM (Community Character Manual) land use policies, requested by the Metro Planning Department, applicant.
Staff Recommendation: Defer to the April 10, 2014, Planning Commission meeting.

3a. 2014CP-010-001

Current Status
Consent
Public Hearing
Open

GREEN HILLS MIDTOWN PLAN AMENDMENT
Map 093-13, Parcel(s) 359
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Tifinie Capehart

A request to amend the Green Hills-Midtown Community Plan to change the Land Use Policy from Single-Family Detached in Neighborhood General (SFD in NG) Policy to T4 Urban Neighborhood Evolving (T4 NE) Community Character Policy for property located at 1209 Hawkins Street, approximately 270 feet west of 12th Avenue South, (0.19 acres), requested by Dale & Associates, applicant; Frank Maxwell, III, owner (also see Specific Plan case # 2014SP-014-001).
Staff Recommendation: Approve

Consent	=	Consent Agenda	Defer Indef	=	Applicant requests to defer indefinitely
Closed	=	Public Hearing was previously held and closed	Open	=	Public hearing is to be held
Defer	=	Applicant requests to defer 1 or 2 meetings	Withdraw	=	Applicant requests to withdraw application

3b. 2014SP-014-001

HAWKINS STREET TOWNHOMES
Map 093-13, Parcel(s) 359
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to SP-R zoning for property located at 1209 Hawkins Street, approximately 270 feet west of 12th Avenue South (0.19 Acres), to permit up to four residential units, requested by Dale & Associates, applicant; Frank Maxwell, III, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

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.

Zoning Text Amendments

4. 2014Z-005TX-001

BL2014-715 \ BLALOCK
ZONING APPLICATION FEES & PUBLIC HEARING NOTICE COSTS
Staff Reviewer: Carrie Logan

Current Status
Not on Consent
Public Hearing
Open

A request to amend Chapter 17.40 of Title 17 of the Metropolitan Zoning Code, Zoning Regulations, pertaining to the zoning application fees and public hearing notice costs for amendments to the official zoning map initiated by a member or members of the Metropolitan Council, requested by Councilmember Davette Blalock, applicant.
Staff Recommendation: Disapprove

Specific Plans

5. 2011SP-009-003

BL2014-704 \ LANGSTER
ONE C1TY (AMENDMENT # 1)
Map 092-14, Parcel(s) 039, 079, 083-085, 095, P/O 094
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to amend the ONE C1TY Specific Plan district approved for a mixed-use development for properties located at 329, 330, 331, and 336 28th Avenue North, 28th Avenue North (unnumbered) and 3001 Charlotte Avenue, southwest of the intersection of 28th Avenue and Charlotte Avenue (18.73 Acres), to permit temporary improvements, permit additional uses not currently permitted and increase the maximum building height, requested by Civil Site Design Group PLLC, applicant; Nashcam, L.P., owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

Zone Changes

6. 2014Z-020PR-001

BL2014-706 \ TODD
Map 130-03, Parcel(s) 087, 089, 102-104, 107-112, 125 Map 130-04, Parcel(s) 006-012
Map 130-07, Parcel(s) 073-080, 082, 097-099, 143-145, 148
Map 130-08, Parcel(s) 001-002
Council District 34 (Carter Todd)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request to rezone from R20 and RS20 to RS30 zoning for various properties located along Iroquois Avenue, Iroquois Court, and Sunnybrook Drive, west of Estes Road (approximately 40 acres), requested by Councilmember Carter Todd, applicant; various property owners.
Staff Recommendation: Approve

Consent	=	Consent Agenda	Defer Indef	=	Applicant requests to defer indefinitely
Closed	=	Public Hearing was previously held and closed	Open	=	Public hearing is to be held
Defer	=	Applicant requests to defer 1 or 2 meetings	Withdraw	=	Applicant requests to withdraw application

7. 2014Z-022PR-001

Map 083-01, Parcel(s) 462
Council District 05 (Scott Davis)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request to rezone from RS5 to RM20-A zoning for property located at 1041 W. Greenwood Avenue, at the northeast corner of W. Greenwood Avenue and Bailey Street (0.26 Acres), requested by Dale & Associates, applicant; D221, LLC, owner.
Staff Recommendation: Approve

Planned Unit Developments

8. 2005P-009-001

AUTO MASTERS (AMENDMENT)
Map 133-01, Parcel(s) 103
Council District 16 (Tony Tenpenny)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request to amend the Commercial Planned Unit Development Overlay District for property located at 3101 Nolensville Pike, at the southwest corner of Nolensville Pike and McIver Street, zoned CS (1.1 acres), to remove a section of Amendment #1 in Council Bill BL2005-688 that states that "No signage shall be allowed other than that currently in existence and is located upon the brick building", requested by Sign Me Up, applicant; JMM, LLC et al, owners.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

9. 74-79P-009

BL2012-302 / JOHNSON
NASHBORO VILLAGE (SITE 15)
Map 135, Parcel(s) 418
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to amend a portion of the Nashboro Village Planned Unit Development Overlay District for property located at Nashboro Boulevard (unnumbered), at the southwest corner of Nashboro Boulevard and Flintlock Court, zoned R10 (3.46 acres), to permit neighborhood retail uses not to exceed one story, where 27,600 square feet of commercial uses were previously approved, requested by Councilmember Karen Johnson, applicant, Vastland Nashboro Development, LLC, owner
Staff Recommendation: Disapprove as submitted; Approve with amendments in a Substitute Bill.

Neighborhood Conservation Overlays

10. 2014NHC-002-001

EASTWOOD NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION
Council District
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to apply the provisions of the Eastwood Neighborhood Conservation Overlay District to various properties located along Benjamin Street, Early Avenue, Fall Street, Franklin Avenue, Granada Avenue, Gentry Avenue, Greenwood Avenue, Manchester Avenue, Matthews Place, N. 12th Street, N. 14th Street, N. 16th Street, Petway Avenue, Pontotoc Avenue, Porter Road, Scott Avenue, Setliff Place, Seymour Avenue, Sharpe Avenue and Sumner Avenue, east of Gallatin Avenue (approximately 120 acres), requested by Councilmember Peter Westerholm, applicant; various property owners.
Staff Recommendation: Approve

Neighborhood Landmark Overlays

11. 2014NL-002-001

SIMPKINS GROCERY
Map 083-14, Parcel(s) 300
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request to apply a Neighborhood Landmark Overlay District to property located at 1627 Shelby Avenue, at the northwest corner of Shelby Avenue and S. 17th Street, (0.11 acres), zoned R6, requested by Kris and Eliot Houser, owners.
Staff Recommendation: Approve

Consent	=	Consent Agenda	Defer Indef	=	Applicant requests to defer indefinitely
Closed	=	Public Hearing was previously held and closed	Open	=	Public hearing is to be held
Defer	=	Applicant requests to defer 1 or 2 meetings	Withdraw	=	Applicant requests to withdraw application

L. PLANNING COMMISSION ACTIONS

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

No Cases on this Agenda

M. OTHER BUSINESS

12. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Gresham, Smith and Partners for Professional Services related to the Conduct of the State Route 109 Access Management Study.

13. Historic Zoning Commission Report

14. Board of Parks and Recreation Report

15. Executive Committee Report

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

17. Legislative Update

N. MPC CALENDAR OF UPCOMING MATTERS

March 27, 2014
MPC Meeting
4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

April 10, 2014
MPC Meeting
4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

April 24, 2014
MPC Meeting
5:30pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

O. ADJOURNMENT

Consent	=	Consent Agenda	Defer Indef	=	Applicant requests to defer indefinitely
Closed	=	Public Hearing was previously held and closed	Open	=	Public hearing is to be held
Defer	=	Applicant requests to defer 1 or 2 meetings	Withdraw	=	Applicant requests to withdraw application