



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, March 24, 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
Ana Escobar

Tonya Jones
Phil Ponder
Councilmember Jim Gotto
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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MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF MARCH 10, 2011 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

G. PREVIOUSLY DEFERRED ITEMS

Specific Plans

1. 2006SP-135U-08

CLIFTON AVENUES TOWNHOMES

Map 091-12, Parcel(s) 197-198

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (R) district known as "Clifton Avenue Townhomes", to determine its completeness pursuant to Section 17.40.106.1 of the Metro Zoning Code (Review of a Development Plan), for properties located at 711 and 713 40th Avenue North (0.54 acres), approved for ten units via Council Bill BL2006-1253 effective on January 19, 2007, review initiated by the Metro Planning Department.

MPC Action: FIND THE SP ACTIVE (8-0-1)

2. 2011SP-006-001

CENTRAL PIKE NORTH

Map 087, Parcel(s) 034, 038

Council District 12 (Jim Gotto)

Staff Reviewer: Greg Johnson

A request to rezone from RS15 to SP-MU zoning for properties located at 4161 and 4193 Central Pike, opposite S. New Hope Road (6.68 acres), to permit up to 135 multi-family units consisting of either live/work units, flats and/or townhomes with a proposed 78 units at 4161 Central Pike and 57 units at 4193 Central Pike, requested by Anderson, Delk, Epps & Associates 1nc., applicant, CDT New Hope and Central Pike Preuett, owners.

MPC Action: APPROVE WITH CONDITIONS (8-0-1)

Zone Changes

3. 2011Z-002PR-001

2631 SMITH SPRINGS ROAD

Map 136, Parcel(s) 043

Council District 29 (Vivian Wilhoite)

Staff Reviewer: Jason Swaggart

A request to rezone from R10 to OR20 district property located at 2631 Smith Springs Road, approximately 760 feet west of Bell Road (.36 acres), requested by Keith Jordan, owner.

MPC Action: DEFER to the April 14, 2011, Planning Commission meeting. (9-0)

March 24, 2011 Meeting

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4a. 2011Z-003PR-001

STONE BROOK DRIVE

Map 171, Parcel(s) 159
Council District 31 (Parker Toler)
Staff Reviewer: Greg Johnson

A request to rezone from R10 to RM15 district property located at Stone Brook Drive (unnumbered), approximately 1,750 feet south of Old Hickory Boulevard (6.56 acres), requested by Lukens Engineering Consultants, applicant, Mt. View LLC, owner (see also PUD Amendment Case # 89P-032-001).

MPC Action: DEFER to the April 14, 2011, Planning Commission meeting. (9-0)

4b. 89P-032-001

BRENTWOOD SKYLINE

Map 171, Parcel(s) 159
Council District 31 (Parker Toler)
Staff Reviewer: Greg Johnson

A request to amend the Brentwood Skyline Planned Unit Development Overlay District for property located at Stone Brook Drive (unnumbered), approximately 1,750 feet south of Old Hickory Boulevard (6.56 acres), zoned R10 and proposed for RM15, to permit 86 multi-family units where a 129,600 square foot office building was previously approved, requested by Lukens Engineering Consultants, applicant, Mt. View LLC, owner (see also Zone Change Case # 2011Z-003PR-001).

MPC Action: DEFER to the April 14, 2011, Planning Commission meeting. (9-0)

Planned Unit Developments

5. 117-84P-002

LIGHTHOUSE CHRISTIAN PRE-SCHOOL

Map 162, Part of Parcel 225
Council District 32 (Sam Coleman)
Staff Reviewer: Brian Sexton

A request to revise the preliminary plan and for final approval for a portion of the Lighthouse Christian School Planned Unit Development Overlay located at 5115 Blue Hole Road (.75 acres), at the southwest corner of Blue Hole Road and Tusculum Road, zoned One and Two-Family Residential (R8), to permit a one-story, 4,435 square foot addition where a 4,180 square foot addition was previously approved for an existing day-care center, requested by Barge Cauthen & Associates, applicant, for Lighthouse Baptist Church, owner.

MPC Action: APPROVE WITH CONDITIONS (9-0)

6. 2005P-028-001

CARILLON (Amend #1)

Map 121, Parcel(s) 079
Council District 13 (Carl Burch)
Staff Reviewer: Jason Swaggart

A request to amend the Carillon Planned Unit Development Overlay District for property located at Bell Road (unnumbered), approximately 1,650 feet north of Couchville Pike (39.53 acres), zoned MUL and RM9, to permit 452 multi-family dwelling units, where 165,200 square feet of retail and office and 170 multi-family dwelling units were previously approved., requested by Ragan-Smith-Associates Inc., applicant, Carillon II Investment Partners, owner.

MPC Action: APPROVE WITH CONDITIONS, including deleting Condition 1 and replacing with the following new Condition 1:

The PUD Final Site Plan shall incorporate a secondary ingress/egress access point to Bell Road for emergency access. This access point shall include a crash gate acceptable to Public Works and the Fire Marshal. 9-0

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Institutional Overlays

7. 2006IN-002-005

BELMONT UNIVERSITY

Map 105-09, Part of Parcels 008-010, 058, 059

Council District 18 (Kristine LaLonde)

Staff Reviewer: Brenda Bernards

A request for final approval for a portion of the Belmont University Institutional Overlay district located at 1419, 1500, 1501, 1502, 1503, 1504 and 1505 Acklen Avenue, 1812 15th Avenue South, and at 15th Avenue South (unnumbered), zoned RM20, to permit the construction of roadway improvements for Belmont School of Law, requested by Littlejohn Engineering Associates Inc., applicant, for Belmont University, owner.

MPC Action: Approve the final site plan with conditions and recommend to the Council that the Belmont University Institute Overlay remain in place. Delete the staff recommendation to require Belmont University to submit an amendment to the Overlay within two years. 9-0

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

Community Plan Amendments

8. 2011CP-001-001

JOELTON COMMUNITY PLAN UPDATE

Staff Reviewer: Tifinie Adams

A request to amend the Joelton Community Plan: 2003 Update to add Special Policies to the existing Rural Land Use Policy to identify the properties located near 7000 Harper Road as a Mixed Use Center, requested by Metro Planning Department applicant, for various property owners.

MPC Action: APPROVE (9-0)

9a. 2011CP-014-001

DONELSON HERMITAGE COMMUNITY PLAN AMENDMENT

Map 086, Parcel(s) 157, 160-162;

Map 087, Parcel(s) 121, 087, 088;

Map 098, Parcel 073

Council District 12 (Jim Gotto)

Staff Reviewer: Anita Mccaig

A request to amend the Donelson-Hermitage-Old Hickory Community Plan: 2004 Update by changing the current Land Use Policy Corridor General (CG) to Community Character Policy T3 Suburban Community Center (T3 CC) for property located along the south side of Central Pike, west of the intersection with South New Hope Road, requested by Anderson, Delk, Epps & Associates, Inc., applicant, Various owners (see also Specific Plan Case # 2011SP-005-001)

MPC Action: APPROVE if the associated rezoning, 2011SP-005=001 is approved by the Metro Council. (6-0)

9b. 2011SP-005-001

CENTRAL PIKE SOUTH

Map 086, Parcel(s) 157, 160-162;

Map 098, Parcel 073

Council District 12 (Jim Gotto)

Staff Reviewer: Greg Johnson

A request to rezone from Single Family Residential (RS15) to Specific Plan Mixed Use (SP-MU) zoning for properties located at 4124, 4140, 4144 and 4156 Central Pike and at 6002 S. New Hope Road, approximately 1,200 feet west of S. New Hope Road (25.93 acres), to permit a mixed-use development consisting of office, retail, commercial, restaurant, multi-family and live/work uses, requested by Anderson, Delk, Epps & Associates Inc., applicant, Chris Pardue, Donna and Bobby Cloyd and Central Pike Church, owners.

MPC Action: APPROVE WITH CONDITIONS, including a condition that the Stormwater Management Division may add conditions to address stormwater issues resulting from the development of the property. (6-0)

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I. RECOMMENDATIONS TO METRO COUNCIL

Zoning Text Amendments

10. 2011Z-002TX-001

DOWNTOWN CODE SIGNAGE COMPLIANCE

Staff Reviewer: Rebecca Ratz

A request to amend the Metro Zoning Code, Section 17.37 (Downtown Code) by revising the Signage Compliance deadline, requested by Metro Planning Department.

MPC Action: APPROVE (9-0)

Zone Changes

11. 2011Z-004PR-001

2905 & 2907 ELM HILL PIKE

Map 108-02, Parcel(s) 078-079

Council District 14 (James Bruce Stanley)

Staff Reviewer: Greg Johnson

A request to rezone from R10 to CL district properties located at 2905 and 2907 Elm Hill Pike, approximately 2,480 feet east of Donelson Pike (1.82 acres), requested by Barge Cauthen & Associates Inc., applicant, Metropolitan Nashville Airport Authority, owner.

MPC Action: DISAPPROVE CL. Approve SP which will address archeological and historical issues related to the property and adjacent property, limits the uses to parking and addresses stormwater issues related to the development of a parking lot on this property. (6-0)

Neighborhood Landmark Overlays

12. 2011NL-001-001

5305 PENNSYLVANIA AVENUE

Map 091-07, Parcel(s) 022

Council District 20 (Buddy Baker)

Staff Reviewer: Jason Swaggart

A request to establish a Neighborhood Landmark District and for approval of the Neighborhood Landmark Development Plan for property located at 5305 Pennsylvania Avenue, approximately 125 feet east of 54th Avenue North (0.52 acres), zoned R6, to permit a single-family residence and a music recording studio (Multimedia Productions) within an existing structure, requested by Dale & Associates, applicant, West Nashville Baptist Church, owner.

MPC Action: APPROVE the establishment of the Neighborhood Landmark Overlay District, DEFER INDEFINITELY the Neighborhood Landmark Development Plan. (9-0)

J. PLANNING COMMISSION ACTIONS

Planned Unit Developments: final site plans

13a. 32-86P-001

THE CROSSINGS (PUBLIX)

Map 095-03, Parcel(s) 013

Council District 15 (Phil Claiborne)

Staff Reviewer: Greg Johnson

A request for a revision to the preliminary and for final approval for The Crossings Commercial Planned Unit Development Overlay located at 2296 Lebanon Pike (15.97 acres), zoned SCC and within the Donelson Urban Design Overlay District, to permit 148,770 square feet of restaurant and retail uses where 148,770 square feet of retail and restaurant uses was previously approved, requested by Barge Cauthen & Associates, applicant, for Boyle Crossings LLC, owner (Please see also UDO case # 2009UD-001-003).

MPC Action: APPROVE WITH CONDITIONS (9-0)

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13b. 2009UD-001-003

DOWNTOWN DONELSON UDO

Map 095-03, Parcel(s) 013
Council District 15 (Phil Claiborne)
Staff Reviewer: Greg Johnson

A request for a modification to the Downtown Donelson Urban Design Overlay (UDO) district sign standards, located at 2296 Lebanon Pike, zoned SCC, to allow Publix and future tenants with lease areas over 12,000 square feet and facades taller than 26 feet to vary from requirements of the UDO in order to increase the permitted signage display area, requested by H. Michael Hindman Architects, PC., applicant, for Boyle Crossings LLC, owner (Please see also PUD # 32-86P-001).

MPC Action: APPROVE (9-0)

14. 5-73P-001

MUSIC VALLEY (LOGAN'S ROADHOUSE)

Map 062, Parcel(s) 169
Council District 15 (Phil Claiborne)
Staff Reviewer: Brian Sexton

A request to revise the preliminary plan and for final approval for a portion of the Music Valley Commercial Planned Unit Development Overlay located at 2506 Music Valley Drive (2.19 acres), approximately 2,500 feet north of McGavock Pike, zoned CA, to permit a 6,505 square foot restaurant where a 12,000 square foot restaurant was previously approved, requested by Logan's Roadhouse Inc., applicant, for William and Dorothy Oakes et al, owners.

MPC Action: APPROVE WITH CONDITIONS (9-0)

Subdivision: Regulations Amendments

15. 2011S-001R-001

SUBDIVISION REGULATIONS

Staff Reviewer: Brenda Bernards

A request to amend certain sections of Chapters 2, 3, 4, 6, 7, and 8 of the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on January 28, 2010, requested by the Metro Planning Department.

MPC Action: DEFER to the April 14, 2011, Planning Commission Meeting. (9-0)

K. OTHER BUSINESS

16. Reinstate Travelers Casualty and Surety Company of America, which was excluded from providing surety bonds for one year pursuant to Section 6-1.2.d of the Metro Subdivision Regulations at the January 13, 2011 Planning Commission meeting, to be permitted to provide surety bonds.

MPC Action: APPROVE (9-0)

17. Employee contract amendment for David Edwards.

MPC Action: APPROVE (9-0)

18. Employee contract renewal for Brian Sexton and Michael Skipper.

MPC Action: APPROVE (9-0)

19. Historical Commission Report

20. Board of Parks and Recreation Report

21. Executive Committee Report

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22. Executive Director Report

Rehearing for 2010M-012AB-001 from the January 13, 2011 meeting

MPC Action: Rehearing request by the applicant denied by Chairman and Executive Director as no new information was presented.

23. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

March 24, 2011

Work Session

2:30 pm, Nash Room

Topic: Streets pulled from the MCSP

MPC Meeting

4 pm, Sonny West Conference Center

Public Hearing: proposed amendments to the Subdivision Regulations

March 28, 2011

1:30 pm, Metro Southeast, 1417 Murfreesboro Pike

Community members and Council candidates

4 pm, Metro Southeast, 1417 Murfreesboro Pike

Council, Board of Education, and Planning Commission members

March 30, 2011

1:30 pm, Sonny West Conference Center

Council, Board of Education, and Planning Commission members

4 pm, Sonny West Conference Center

Community members and Council candidates

March 31, 2011

MPC Special Meeting

4 pm, Metro Southeast, 1417 Murfreesboro Pike

Topic: Consideration of new district boundaries

April 14, 2011

Work Session

2:15 pm, Sonny West Conference Center (note change of location to accommodate Metro 3 recording of the session)

Topic: Commission's responsibilities, powers, and duties – rescheduled from Feb. 10

MPC Meeting

4 pm, Sonny West Conference Center

Capital Budget

April 28, 2011

MPC Meeting

4 pm, Sonny West Conference Center

Primrose UDO

Receive consultants' preliminary comments on Downtown Sign Standards

M. ADJOURNMENT

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.

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