



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**Thursday, May 24, 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**  
**Hunter Gee, Vice-Chair**

Greg Adkins  
Stewart Clifton  
Judy Cummings  
Derrick Dalton

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 p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

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**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](http://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](http://www.nashville.gov/calendar) for a broadcast scheduled.

## Writing to the Commission

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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](mailto:planningstaff@nashville.gov)

## Speaking to the Commission

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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](http://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](http://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](http://www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf)

## Legal Notice

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**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](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Shirley Sims-Saldana or Denise Hopgood of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Ron Deardoff at (615) 862-6640

# MEETING AGENDA

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- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF MAY 10, 2012 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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## G. PREVIOUSLY DEFERRED ITEMS

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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.

### Zone Changes

#### 1. 2012Z-010PR-001

18 FERN AVENUE  
Map 071-14, Parcel(s) 317  
Council District 05 (Scott Davis)  
Staff Reviewer: Greg Johnson

A request to rezone from the RS5 to R6 district property located at 18 Fern Avenue, approximately 225 feet east of Whites Creek Pike (0.14 acres), requested by LaShaunda Bryant, owner.

**MPC Action: Defer to the June 28, 2012, meeting. (8-0)**

### Planned Unit Developments

#### 2a. 74-79P-003

NASHBORO VILLAGE SITE 14  
Map 135, Parcel(s) 276  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Brenda Bernards

A request to the Metro Planning Department for a periodic review of a portion of the Nashboro Village Planned Unit Development Overlay District located at Nashboro Boulevard (unnumbered), at the southeast corner of Nashboro Boulevard and Flintlock Court, Site 14, zoned R10 (4.48 acres), approved for 144 multifamily units in two six-story buildings, requested by Councilmember Karen Y. Johnson, applicant, Flintlock Investors, LLC, owner.

**MPC Action: Find the PUD inactive, recommend to the Metro Council that the PUD continue to be implemented as adopted. (8-0)**

#### 2b. 74-79P-004

NASHBORO VILLAGE SITE 15  
Map 135, Parcel(s) 418  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Brenda Bernards

A request to the Metro Planning Department for a periodic review of a portion of the Nashboro Village Planned Unit Development Overlay District located at Nashboro Boulevard (unnumbered), at the southwest corner of Nashboro Boulevard and Flintlock Court, Site 15, zoned R10 (3.46 acres), approved for approximately 27,600 square feet of commercial uses, requested by Councilmember Karen Y. Johnson, applicant, Vastland Nashboro Development, LLC, owner.

**MPC Action: Find the PUD inactive, recommend to the Metro Council that the PUD continue to be implemented as adopted and direct staff to work with the applicant to ensure that the development will contribute to the overall PUD by providing neighborhood services at an appropriate scale and design that also contributes to the walkability of the area. (8-0)**

**2c. 74-79P-006**

**NASHBORO VILLAGE SITE 27**

Map 135, Parcel(s) 317  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Brenda Bernards

A request to the Metro Planning Department for a periodic review of a portion of the Nashboro Village Planned Unit Development Overlay District located at Nashboro Boulevard (unnumbered), approximately 1,500 feet east of Murfreesboro Pike, Site 27, zoned RM6 (1.7 acres), approved for a day care center, requested by Councilmember Karen Y. Johnson, applicant, Vastland Nashboro Development, LLC, owner.

**MPC Action: Find the PUD inactive, recommend to the Metro Council that the PUD continue to be implemented as adopted. (8-0)**

**2d. 74-79P-007**

**NASHBORO VILLAGE, SITE 25**

Map 135, Part of Parcel(s) 308  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Brenda Bernards

A request to the Metro Planning Department for a periodic review of a portion of the Nashboro Village Planned Unit Development Overlay District located on a portion of property at 171 Bell Road, approximately 1,000 feet south of Nashboro Boulevard, Site 25, zoned R10 (1.2 acres), approved for 100 units in a five-story building, requested by Councilmember Karen Y. Johnson, applicant, Nashboro Golf Course, LLC, owner.

**MPC Action: Find the PUD inactive, recommend to the Metro Council that PUD be amended to remove the five-story building of Site 25 and add a note that residential uses, not to exceed 100 units, consistent with the scale of development along Bell Road within this PUD could be considered as a future revision.. (8-0)**

**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.

**Zoning Text Amendments**

**3. 2012Z-007TX-001**

**TWO-FAMILY DEFINITION CHANGE**

Staff Reviewer: Jennifer Regen  
Sponsor: Councilmember Claiborne

A request to amend the Metropolitan Code of Laws, Section 17.04.060, in its definition of "Two-family" units, requested by the Metropolitan Historic Zoning Commission, applicant, Councilmember Claiborne, sponsor.

**MPC Action: Approve (8-0)**

## Specific Plans

### 4. 2007SP-171G-14

#### OLD HICKORY VILLAGE SP

Map 044-15, Parcel(s) 020-021, 023, 030, 440-441  
Council District 11 (Darren Jernigan)  
Staff Reviewer: Brian Sexton

The periodic review of an approved SP-MU district known as "Old Hickory Village" , 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 807 Debow Street, 803 Elliston Street and at Elliston Street (unnumbered), Hadley Avenue (unnumbered) and Donelson Avenue (unnumbered), (5.25 acres), approved for a maximum of 91 multifamily units and a maximum of 45,000 square feet of non- residential uses via Council Bill BL2007-89, 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. (8-0)**

### 5a. 2012SP-011-001

#### WESTMONT APARTMENTS SP

Map 104-02, Parcel(s) 413  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Joni Priest

A request to rezone from RM40 to SP-R zoning for "Westmont Apartments" located at 111 Acklen Park Drive, approximately 625 feet north of West End Avenue, and within the 31st Avenue and Long Boulevard Urban Design and I-440 Impact Overlay Districts, to permit up to 347 multi-family units and parking structure (3.57 acres), requested by Civil Site Design Group, applicant, Westmont Property Holdings LLC, owner.

**MPC Action: Approve with conditions including any requirements from the traffic impact study or additional requirements from Public Works, and disapprove without all conditions. (6-0)**

### 5b. 2005UD-006-005

#### 31ST AVENUE & LONG BOULEVARD UDO (111 ACKLEN PARK DRIVE MODIFICATION)

Map 104-02, Parcel(s) 413  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Joni Priest

A request for a modification to the 31st Avenue and Long Boulevard Urban Design Overlay (UDO) District for property located at 111 Acklen Park Drive, zoned RM40 and proposed for SP, requested by Civil Site Design Group, applicant, for Westmont Property Holdings, LLC, owner (Please see also associated Specific Plan case # 2012SP-011-001).

**MPC Action: Approve (6-0)**

## Zone Changes

### 6. 2012Z-012PR-001

#### 7301 HIGHWAY 70 S

Map 142, Part of Parcel(s) 045  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Greg Johnson

A request to rezone from the R15 to RM20 district a portion of property located at 7301 Highway 70 S, approximately 1,280 feet west of Hicks Road (1.93 acres), requested by Noble Properties Inc., owner.

**MPC Action: Approve (8-0)**

### 7. 2012Z-013PR-001

#### 265 OLD HICKORY BLVD

Map 043-13, Parcel(s) 012  
Council District 09 (Bill Pridemore)  
Staff Reviewer: Greg Johnson

A request to rezone from the CS to MUL district property located at 265 Old Hickory Boulevard, approximately 1,175 feet east of Gallatin Pike (1.52 acres), requested by Larry Bryant, applicant, Keith & Kini Jorgensen, Trustees, owners.

**MPC Action: Approve (8-0)**

## Planned Unit Developments

### 8. 118-76P-001

#### CHIPPINGTON II

Map 051-12, Parcel(s) 129  
Council District 07 (Anthony Davis)  
Staff Reviewer: Jason Swaggart

A request to cancel a portion of the Chippington II Planned Unit Development Overlay District on property located at 1306 Coreland Drive, approximately 725 feet east of Gallatin Pike, zoned RM40 (1.52 acres), requested by Ragan Smith Associates Inc., applicant, St. Joseph Catholic Church, owner.

**MPC Action: Approve (8-0)**

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## J. PLANNING COMMISSION ACTIONS

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

### Planned Unit Developments: final site plans

### 9. 134-84P-002

#### GROVE AT DEVON HILLS

Map 143, Parcel(s) 050  
Council District 34 (Carter Todd)  
Staff Reviewer: Greg Johnson

A request to revise the preliminary plan for a portion of Devon Hills Residential Planned Unit Development Overlay District located on property at 2816 Old Hickory Boulevard, approximately 500 feet north of Highway 100 (49.66 acres), zoned RM4, to permit the development of 220 multifamily units where 350 multifamily units were previously approved, requested by Littlejohn Engineering Associates, applicant, for Colonial Properties Services, Inc., owner.

**MPC Action: Approve with conditions (8-0)**

### Subdivision: Final Plats

### 10. 2011S-046-002

#### FAIRLANE PARK, RESUB LOT 264, REV 1

Map 148-13, Parcel(s) 158  
Council District 30 (Jason Potts)  
Staff Reviewer: Greg Johnson

A request for plat revision including a sidewalk variance along a portion of Fairlane Drive and Packard Drive bordering 301 Fairlane Drive, at the southwest corner of Fairlane Drive and Packard Drive, for a final plat previously approved by the Planning Commission on July 28, 2011 for 3 lots, and where the plat has not yet been recorded (0.96 acres), zoned R10, requested by Thomas Mattingly and Jerry Thurman, owners, Delle Land Surveying, surveyor.

**MPC Action: No action due to lack of quorum.**

### Subdivision: Performance Bonds

### 11. 2007B-028-003

#### CAMBRIDGE FOREST, PHASE 6

Map 149-15-A, Parcel(s) 423-452  
Council Districts 28 (Duane Dominy) and 32 (Jacobia Dowell)  
Staff Reviewer: David Edwards

A request to extend the subdivision performance bond for one year for Cambridge Forest, Phase 6, located off of Bridgecrest Drive, zoned R15 and Residential PUD, requested by Austin Daniel, Danco Property Investments, LLC, developer.

**MPC Action: No action due to lack of quorum.**

**12. 2006B-081-003**

**CAMBRIDGE FOREST, PHASE 10**

Map 149-15-A, Parcel(s) 388-421  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: David Edwards

A request to extend the subdivision performance bond for one year for Cambridge Forest, Phase 10, located off of Bromley Way, Wellenstein Way, and Welshcrest Court, zoned R15 and Residential PUD, requested by Austin Daniel, Danco Property Investments, LLC, developer.

**MPC Action: No action due to lack of quorum.**

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**K. OTHER BUSINESS**

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**13. Election of Officers**

**MPC Action: Elect James McLean Chairman, Stewart Clifton Vice Chairman and appoint Andrée LeQuire to the Executive Committee (6-0)**

**14. New employee contract for Duane Cuthbertson.**

**MPC Action: Approve (8-0)**

**15. Historic Zoning Commission Report**

**16. Board of Parks and Recreation Report**

**17. Executive Committee Report**

**18. Executive Director Report**

**19. Legislative Update**

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**L. MPC CALENDAR OF UPCOMING MATTERS**

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**May 24, 2012**

MPC Meeting

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

**June 6, 2012**

Association web-based seminar on **Adapting Cities to Climate Change**

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

**June 14, 2012**

MPC Meeting

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

**June 26, 2012**

Antioch plan update - draft policy recommendations & implementation

6pm, 5434 Bell Forge Lane East, Lakeshore Christian Church

**June 27, 2012**

American Planning Association web-based seminar -- **2012 Planning Law Review**

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

**June 28, 2012**

MPC Meeting

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

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**M. ADJOURNMENT**

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