



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201

PLANNING COMMISSION:

James McLean, Chairman	Tonya Jones
Phil Ponder, Vice Chairman	Hunter Gee
Stewart Clifton	Victor Tyler
Judy Cummings	Councilmember Jim Gotto
Derrick Dalton	Andrée LeQuire, representing Mayor Karl Dean

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

5/22/2008

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF MAY 8, 2008 MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- VI. PUBLIC HEARING: CONSENT AGENDA**

Note: 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.

**VII. PUBLIC HEARING:
COMMUNITY PLANS**

1. 2008CP-005G-14

Subarea 14

Council District 14 – Bruce Stanley

A request to amend the plan for Subarea 14: Donelson-Hermitage Community Plan (2004 Update) to change from Commercial Mixed Concentration And Residential Medium policies to Office Concentration and Mixed-Use Policies between I-40, Stewart's Ferry Pike, McCrory Creek Road and Elm Hill Pike, requested by Land Design Inc., applicant, for various owners.

Staff Recommendation: Approve

VIII. ZONING MAP AMENDMENTS (REREFERRED)

2. 2008SP-017U-08

Meharry Boulevard Coffee Shop

Map: 092-03 Parcel: 055

Subarea 8

Council District 19 –Erica Gilmore

A request to change approximately 0.2 acres located at 2110 Meharry Boulevard, approximately 255 feet west of 21st Ave. North from RM20 to SP-C zoning and for final site plan, to a coffee house and other limited uses specified in the plan, requested by Glenn and Chandra Jamison, owners.

Staff Recommendation: Approve with conditions

**IX. PUBLIC HEARING:
ZONING MAP AMENDMENTS**

3. 2008SP-012U-12

Lake Providence

Map: 147-07 Parcels: 099, 105, 107, 108

Subarea 12

Council District 27 – Randy Foster

A request to rezone from R6, CL and CS to SP-MU zoning properties located at 4412, 4416, and 4424 Bass Avenue and Nolensville Pike (unnumbered), approximately 1,760 feet north of Haywood Lane (2.01 acres), to permit an existing auto body repair business in 5,300 square feet, an auto sales and repair business in a 3,200 square foot office and 1 single-family lot and 3 duplex lots, requested by Dale & Associates, applicant, for Steven D. Elkins and Morteza Shams, owners.

Staff Recommendation: Approve with conditions

4. 2008SP-013G-14

McCrorry Creek

Map: 096-00 Parcels: 020, 021, 022, 023, 025, 026, 045, 046, 048

Map: 108-00 Parcels: 042.01, 043, 044, 044.01, 045, 047, 151

Subarea 14

Council District 14 - Bruce Stanley

A request to rezone from CS and R10 to SP-MU zoning for the McCrorry Creek development located at 559, 635, 637, 761, and 851 McCrorry Creek Road, McCrorry Creek Road (unnumbered), 2984 and 2998 Elm Hill Pike, Elm Hill Pike (unnumbered), and Neilworth Lane (unnumbered), on the south side of McCrorry Creek Road north of I-40 (219.36 acres), to permit approximately 2.7 million square feet of office and retail/commercial space, requested by LandDesign, Inc., applicant, for Thomas C. Scott, Trustee, M.C. Whitworth, Trustee, Edward and Debra Lynn Crutchfield, Grassmere Partners, and John Robert Seaborn, et ux, owners. (See also Proposal Nos. 2005P-034G-14 and 110-84-G-14, and Proposal No. 2008CP-005G-14).

Staff Recommendation: Approve with conditions

5. 110-84-G-14

Niagara Place (Pud Cancellation)

Map: 096-00 Parcel: 045

Map: 108-00 Parcel: 046

Subarea 14

Council District 14 – Bruce Stanley

A request to cancel a portion of the Niagara Place Planned Unit Development located at McCrorry Creek Road (unnumbered) and Elm Hill Pike (unnumbered), at the end of Niagara Drive (25.08 acres), zoned R10 and approved for 90 single-family lots and proposed for Specific Plan zoning, requested by LandDesign, Inc., applicant, for Thomas C. Scott, Trustee, owner. (see also Proposal No. 2008SP-013G-14, Proposal No. 2005P-034G-14, and Proposal No. 2008CP-005G-14).

Staff Recommendation: Approve with conditions

6. 2005P-034G-14

McCrorry Creek Business Park (Pud Cancellation)

Map: 108-00 Parcels: 042.01, 043, 044, 044.01, 151

Subarea 14

Council District 14 – Bruce Stanley

A request to cancel the McCrorry Creek Business Park Planned Unit Development located at 851 McCrorry Creek Road, 2984 Elm Hill Pike, McCrorry Creek Road (unnumbered) and Neilworth Lane (unnumbered), at the northeast corner of Elm Hill Pike and McCrorry Creek Road (69.09 acres), zoned CS and approved for 735,000 square feet of office uses, requested by LandDesign Inc., applicant, for Thomas C. Scott, Trustee, owner. (See also Proposal No. 110-84-G-14, Proposal No. 2008SP-013G-14, and Proposal No. 2008CP-005G-14).

Staff Recommendation: Approve with conditions

7. **2008Z-042G-06**
Map: 155-00 Parcel: 122, Part of 293
Subarea 6
Council District 35 – Bo Mitchell

A request to amend a previously approved Council Bill to remove condition #5 restricting access to Moss Road for property located at Highway 100 (unnumbered), approximately 775 feet south of Collins Road (6.03 acres), requested by West Meade Realtors, applicant, for Betty French and Mary and James Johnson, owners.

Staff Recommendation: Approve with conditions

8. **2008Z-049G-06**
Map: 155-00 Parcel: 104
Subarea 6
Council District 35 – Bo Mitchell

A request to rezone from RS40 to RS20 district property located at 8281 Collins Road, approximately 320 feet north of Highway 100 (1.63 acres), requested by Ernest and Martha Quinn, owners.

Staff Recommendation: Approve

9. **2008Z-052G-06**
Map: 155-00 Parcels: 281, 283, 294
Subarea 6
Council District 35 – Bo Mitchell

A request to rezone from RS20 to AR2a district property located at Collins Road (unnumbered), approximately 2,850 feet west of Highway 100 (100.0 acres), requested by Councilmember Bo Mitchell, applicant, on behalf of David E. Johnson, owner.

Staff Recommendation: Approve

10. **2008Z-053G-14**
Map: 064-09 Parcel: 132
Subarea 14
Council District 11 - Darren Jernigan

A request to rezone from R8 to R6 district property located at 4225 Woods Street, at the northwest corner of Woods Street and 5th Street (0.55 acres), requested by Matt Manson, applicant, Curtis and Debbie Seals, owners.

Staff Recommendation: Disapprove

**X. PUBLIC HEARING:
FINAL PLANS**

11. 2008S-095G-10

DORSET PARK (FORMERLY GRANNY WHITE SUBDIVISION)

Map: 159-00 Parcels: 085, 201, 228, 265

Subarea 10

Council District 34 – Carter Todd

A request to revise the concept plan and for final plat approval to create 16 lots on properties located at 5638, 5640, and 5644 Granny White Pike and Granny White Pike (unnumbered), approximately 740 feet north of Old Hickory Boulevard (14.4 acres), zoned R40 and SP-R, requested by GWP Land Partnership & GWP Land Development, LLC, owner, Cherry Land Surveying Inc., surveyor.

Staff Recommendation: Approve

**XI. PUBLIC HEARING:
REVISIONS AND FINAL DEVELOPMENT PLANS**

12. 2005P-023G-02

Belle Arbor, Ph. 1 (Formerly Victory Village)

Map: 050-00 Parcel: Part of 031

Subarea 2

Council District 3 – Walter Hunt

A request to revise the preliminary plan and for final approval for a portion of the Belle Arbor Planned Unit Development Overlay located at 3549 Brick Church Pike (11.84 acres), zoned RM6, to permit the development of 36 single-family lots in Phase 1, requested by Dale & Associates, applicant, for The Victory Church of Nashville, owner.

Staff Recommendation: Approve with conditions

XII. OTHER BUSINESS

13. The Rite Car

Motor Vehicle Business Establishment application for property located at 4618 Old Hickory John M. Baker, applicant, for Arthur Anderson et ux, owners. (Proposal No. 2008Z-051G-14)

14. Car Bazaar, Inc.

Motor Vehicle Business Establishment application for 401 Murfreesboro Pike, at the southwest corner of Murfreesboro Pike and Nance Lane. (Proposal No. 2008Z-055U-11)

15. Election of Officers

16. Contract between RPM Transportation Consultants LLC and Metropolitan Government of Nashville/Davidson County (on behalf of the Nashville Area MPO) for Regional Bicycle / Pedestrian Planning Services
17. Executive Director Reports
18. Legislative Update

XIII. ADJOURNMENT