



**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

6/12/2008

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF MAY 22, 2008, MINUTES AND MAY 10, 2008, PLANNING COMMISSION RETREAT MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
Action: The Commission deferred Item No. 3 and kept the Public Hearing open. (8-0)
- 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.

Action: Approve (9-0)

**VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS
COMMUNITY PLANS**

1. 2007CP-021U-13

Antioch-Priest Lake Community Plan: 2003 Update
Subarea 13
Council District 32 – Sam Coleman

A request to amend the *Antioch-Priest Lake Community Plan: 2003 Update* to replace Corridor General land use policy with Community Center land use policy for a portion of Map 164, Parcel 41 located along the south margin of Murfreesboro Pike at Hobson Pike.

Action: Approve (10-0)

**VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS
ZONING MAP AMENDMENTS**

2. 2008SP-002U-13

Starwood Commons SP
Map: 164-00 Parcel: 041
Subarea 13
Council District 32 – Sam Coleman

A request to change from AR2a to SP-MU zoning property located at 3839 Murfreesboro Pike, approximately 230 feet north of Old Hickory Boulevard (65.1 acres), to permit the development of up to 250 multi-family residential units and up to 421,500 square feet of commercial uses, requested by R. Chris Magill Consulting, LLC, applicant, for Vastland Starwood Development LLC, owner

Action: Approve with conditions, including an additional condition that the developer develop a plan for transit access and stops acceptable to the MTA and implement said plan during the construction of the site infrastructure. (9-0)

**IX. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS
URBAN DESIGN OVERLAY**

3. 2008UD-001U-05

Dickerson Pike Sign UDO
Map: 071-03, 071-07, 071-11, 071-14, 071-15
Parcels: Various
Subarea 5
Council District 5 – Pam Murray

A request to apply an Urban Design Overlay district to various properties located along Dickerson Pike between 1st Street and Trinity Lane (153.85 acres), zoned CS and CL, to regulate all signs for properties along Dickerson Pike, requested by Councilmember Pam Murray.

Action: Defer to the June 26, 2008, Planning Commission Meeting. The Public Hearing will remain open. (8-0)

**X. PUBLIC HEARING:
CONCEPT PLANS**

4. 2006S-148G-14

Hermitage Creek
Map: 086-00 Parcel: 249
Subarea 14
Council District 12 – Jim Gotto

A request to extend the preliminary approval for Hermitage Creek Subdivision for one year, approved for 11 cluster lots at Tulip Grove Road (unnumbered), approximately 2,520 feet north of Rockwood Drive, zoned Single-Family Residential (RS15), and for a variance from Section 1-9.2 of the Subdivision Regulations which prohibits the extension of a preliminary plat approved under the Subdivision Regulations in effect prior to April 27, 2006.

**Action: Approve, including a variance to Section 1-9.2 of the Subdivision Regulations.
(9-0)**

**XI. PUBLIC HEARING:
FINAL PLANS**

5. 2008S-100G-13

Mt. View Marketplace
Map: 164-00 Parcels: 078, 079, 080, 081, 310
Subarea 13
Council District 33 – Robert Duvall

A request for final plat approval to modify property lines and create 5 lots located at 3550, 3556, 3560 and 3566 Murfreesboro Pike and Pin Hook Road (unnumbered), at the northeast corner of Pin Hook Road and Murfreesboro Pike (20.2 acres), zoned CS and SCC, requested by PGM-Mt. View LLC, owner, Cherry Land Surveying Inc., surveyor.

Action: Approve with conditions (9-0)

**XII. PUBLIC HEARING:
URBAN DESIGN OVERLAY**

6. 2004UD-002G-14

Villages of Riverwood (Final: Multi-Family Portion)
Map: 097-00 Parcels: 006.01, 013, 159, part of 014
Subarea 14
Council District 14 – Bruce Stanley

A request for final approval for a portion of the Villages of Riverwood Urban Design Overlay for properties located at 3816, 3824, and 3846 Dodson Chapel Road and Hoggett Ford Road (unnumbered), on the west side of Dodson Chapel Road, north of I-40 (39.7 acres), to permit the development of 418 multi-family units and a clubhouse facility, requested by Ragan-Smith Associates, engineer, Browns Farm, L.P., and Chris Pardue, owners.

Action: Approve with conditions, including an amended condition no. 4 to read “Add 8’ pedestrian paths, or an appropriate alternative design, that connect the stairways in Buildings 5 and 6 to Dodson Chapel Road.” (9-0)

XIII. OTHER BUSINESS

7. 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

Action: Approve (9-0)

8. Executive Director Reports
If time permits, a presentation on Nashville’s Planning Process. (Approximately 1 hour)
9. Legislative Update

XIV. ADJOURNMENT