



**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**

*August 13, 2009*

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*4:00 PM*

*Metro Southeast at Genesco Park  
1417 Murfreesboro Road*

*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.*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF JULY 23, 2009, MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  
**Action: Approve (10-0)**
- VI. PUBLIC HEARING: CONSENT AGENDA**  
**Action: Approve (10-0)**

## **VII. PREVIOUSLY DEFERRED ITEMS**

### **1. 2009Z-008TX-001**

Electronic Signs (Special Exception Use)  
Staff Reviewer: Kathryn Withers

A request to amend the Metro Zoning Code to designate electronic display signs as a permitted use or a special exception use in certain zoning districts, and to add standards for electronic display signs to be allowed as a special exception use, requested by Councilmember Charlie Tygard.

**Action: Defer to the October 8, 2009 Planning Commission meeting (10-0)**

## **VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS**

### **2. 2009CP-010-001**

Valerie Crossings at Green Hills  
Map: 117-14 Parcels:080-089  
Green Hills/Midtown Community Plan  
Council District 25 – Sean McGuire, Council District 34 – Carter Todd  
Staff Reviewer: Bob Eadler

A request to amend land use policies on property within the Green Hills – Midtown Community Plan: 2005 Update located at Cross Creek Road and Abbot Martin Road from RAC (Regional Activity Center) and RLM (Residential Low Medium) to Community Character Policies CO (Conservation), T5 MU (T5 Center Mixed Use Neighborhood), and T4 NE (T4 Urban Neighborhood Evolving), requested by Fiveash Development. (See also Proposal No. 2009SP-013-001).

**Action: Defer Indefinitely (10-0)**

## **IX. PUBLIC HEARING: ZONING MAP AMENDMENTS AND SPECIFIC PLANS**

### **3. 2009SP-009-001**

Valerie Crossings at Green Hills  
Map: 117-14 Parcels:080 - 089  
Green Hills/Midtown Community Plan  
Council District 25 – Sean McGuire, Council District 34 – Carter Todd  
Staff Reviewer: Brenda Bernards

A request to change from R20 and RM20 zoning to SP-R for properties located at 3910, 3914, 3916, 3920, 3922, and 3926 Cross Creek Road and 2215, 2217, and 2219 Abbott Martin Road, at the southeast corner of Abbott Martin Road and Cross Creek Road (7.89 acres), to permit up to 270 multi-family residential units and one single family residential unit, requested by Fiveash Development, applicant, for various owners (See also Community Plan Amendment 2009CP-010-001.)

**Action: Defer Indefinitely (10-0)**

4. **2007SP-040-001**  
High Point (Amendment #1)  
Map: 181-00 Parcel: 046  
Southeast Community Plan  
Council District 31 – Parker Toler  
Staff Reviewer: Jason Swaggart

A request to amend Council Bill BL2007-1409 for a portion of the previously approved High Point Specific Plan District located at 6640 Nolensville Pike, approximately 610 feet north of Concord Hills Drive (4.25 acres), to add "retail" as a permitted use in the SP district, requested by Highpoint Investors LLC, applicant.

**Action: Approve (10-0)**

5. **2009SP-013-001**  
Universal Robotics  
Map: 135-00 Parcel: 334  
Antioch/Priest Lake Community Plan  
Council District 29 – Vivian Wilhoite  
Staff Reviewer: Jason Swaggart

A request to change from R10 to SP-MU zoning for property located at 2518 Old Smith Springs Road, approximately 1,090 feet east of Ned Shelton Road (2.29 acres), to permit a single-family residence, guest house, detached garage and a two story, 7,600 square foot office building, requested by Looney Ricks Kiss Architects, applicant, for Benno Von Hopffgarten, owner.

**Action: Defer to the August 27, 2009 Planning Commission meeting and keep the public hearing open (9-0)**

6. **2009Z-028PR-001**  
Map: 160-00 Parcel: 044  
Southeast Community Plan  
Council District 31 – Parker Toler  
Staff Reviewer: Greg Johnson

A request to rezone from OR40 to MUL zoning for property located within a portion of the Seven Springs Planned Unit Development Overlay at 330 Seven Springs Way, opposite Cloverland Drive (10.94 acres), requested by Barge Cauthen & Associates, Inc., applicant, for Highwoods Realty Limited Partners, owner (See also Proposal No. 98P-007-001).

**Action: Approve (10-0)**

7. **98P-007-001**  
Seven Springs PUD (Amendment #2)  
Map: 160-00 Parcels:044, 243  
Southeast Community Plan  
Council District 31 – Parker Toler  
Staff Reviewer: Greg Johnson

A request to amend a portion of the Seven Springs Planned Unit Development located on property at 310 and 330 Seven Springs Way, opposite Cloverland Drive (22.94 acres), zoned OR40 and proposed for MUL for a portion of the amended area, to permit 659,920 square feet of office uses and 58,918 square feet of retail and restaurant uses for a total of 718,838 square feet in the amended portion of the PUD, where 499,169 square feet of office space was previously approved, requested by Barge Cauthen & Associates, Inc., applicant, for Highwoods Realty Limited Partnership, owner. (See also Proposal No. 2009Z-028-001).

**Action: Approve with conditions (10-0)**

8. **2009Z-029PR-001**  
Map: 071-02 Parcel: Part Of 002  
Bordeaux/Whites Creek Community Plan  
Council District 2 – Frank R. Harrison  
Staff Reviewer: Brian Sexton

A request to rezone from R8 to IWD zoning for a portion of property located at 2506 Brick Church Pike, approximately 2,050 feet north of W. Trinity Lane (7.4 acres), requested by NAI Nashville, applicant, for Reggie and Susan Perry, owners.

**Action: Approve (10-0)**

## **X. PUBLIC HEARING: REVISED SITE PLANS**

9. **2006IN-001-001**  
Lipscomb University IO  
Map: 117-16 Parcels: various  
Green Hills/Midtown Community Plan  
Council District 25 – Sean McGuire  
Staff Reviewer: Greg Johnson

A request for a minor modification of a portion of the preliminary plan for the Lipscomb University Institutional Overlay district for various properties located east of Belmont Boulevard (approximately 9.5 acres), zoned R10, to revise the location of several proposed buildings, requested by Tuck-Hinton Architects, applicant, for Lipscomb University, owner.

**Action: Approve with conditions (10-0)**

- 10. 97P-026-001**  
West End Station  
Map: 104-01-F Parcel: 900  
West Nashville Community Plan  
Council District 24 – Jason Holleman  
Staff Reviewer: Greg Johnson

A request to revise the preliminary plan and for final approval for the West End Station Residential Planned Unit Development located at 124 36th Avenue North, on the north side of Nebraska Avenue, zoned RS7.5 (5.17 acres), to reduce the number of townhouse units from 46 to 45 and to revise the layout of some proposed units, requested by Barge Waggoner Sumner & Cannon, Inc., applicant, for West End Station, LLC, owner.

**Action: Approve with conditions (10-0)**

## **XI. OTHER BUSINESS**

- 11.** New employee contract for David A. Edwards

**Action: Approve (10-0)**

- 12.** An employee contract renewal for Joni Priest.

**Action: Approve (10-0)**

- 13.** Historical Commission Report

- 14.** Board of Parks and Recreation Report

- 15.** Executive Director Reports

- 16.** Legislative Update

## **XII. ADJOURNMENT**



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