



**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

September 10, 2009

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 AUGUST 27, 2009, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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: PREVIOUSLY DEFERRED

1. 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.

Staff Recommendation: Disapprove

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS AND PUDs

2. 2006SP-166-001

Hickory Woods Town Center
Map: 175-00 Parcels: 154, 166
Antioch/Priest Lake Community Plan
Council District 32 – Sam Coleman
Staff Reviewer: Greg Johnson

A request to amend a portion of the Hickory Woods Town Center Specific Plan located at 4222 Mufreesboro Pike, Murfreesboro Pike (unnumbered) and LaVergne Couchville Pike (unnumbered), at the southeast corner of LaVergne Couchville Pike and Murfreesboro Pike (13.09 acres), zoned SP, to permit a 77,000 square foot 124-bed skilled nursing facility and a 79,400 square foot 104-bed assisted-living facility, requested by Littlejohn Engineering Associates, Inc., applicant, for Harold and Hermena Holigan, owners.

Staff Recommendation: Disapprove

3. 2009SP-016-001

1812 Pearl Street Office
Map: 092-08 Parcel: 080
North Nashville Community Plan
Council District 19 – Erica Gilmore
Staff Reviewer: Greg Johnson

A request to rezone from R6 to SP-MU zoning property located at 1812 Pearl Street, at the northeast corner of Pearl Street and 19th Avenue North (0.16 acres), to permit an office and one single-family dwelling unit within the existing structure containing 924 square feet, requested by George S. Morgan et ux, owners.

Staff Recommendation: Disapprove

4. **2009Z-031PR-001**
Map: 044-14-A Parcels:001, 002, 003, 004, 005
Map: 053-00 Parcel: 051
Donelson/Hermitage/Old Hickory Community Plan
Council District 11 – Darren Jernigan
Staff Reviewer: Brian Sexton

A request to rezone from R10 to MUN zoning for properties located within a portion of the Riverfront Shopping Center Planned Unit Development Overlay at 1220, 1230, 1246 and 1250 Robinson Road and Robinson Road (unnumbered), approximately 250 feet north of Martingale Drive (13.49 acres), requested by Littlejohn Engineering Associates, Inc., applicant, for Riverfront Development Limited Partnership and Charles Kotlaris, owners. (See also Planned Unit Development District Proposal No. 103-79P-001).

Staff Recommendation: Approve

5. **103-79P-001**
Old Hickory Centre Amendment #1 (Formerly Riverfront Shopping Center)
Map: 044-14-A Parcels:001, 002, 003, 004, 005
Map: 053-00 Parcel: 051
Donelson/Hermitage/Old Hickory Community Plan
Council District 11 – Darren Jernigan
Staff Reviewer: Brian Sexton

A request to amend a portion of the Riverfront Shopping Center Planned Unit Development located at 1220, 1230, 1246, and 1250 Robinson Road and Robinson Road (unnumbered), approximately 250 feet north of Martingale Drive, zoned R10 and proposed for MUN (13.49 acres), to permit a nursing home containing 159 beds and an accessory structure, requested by Littlejohn Engineering Associates, Inc., applicant, for Charles Kotlaris and Riverfront Dev. Ltd. Partnership, owners. (See also Proposal No. 2009Z-031PR- 001)

Staff Recommendation: Approve with conditions

6. **2005P-033-001**
Whitland Crossing (Amendment #1)
Map: 096-09 Parcel: 226
Donelson/Hermitage/Old Hickory Community Plan
Council District 15 – Phil Claiborne
Staff Reviewer: Jason Swaggart

A request to amend a portion of the Whitland Crossing Planned Unit Development located on property at 420 Donelson Pike, approximately 210 feet south of Lakeland Drive (1.99 acres), zoned CL, to permit an 18,900 square foot office building where an 8,000 square restaurant was previously approved, requested by Oliver Architecture, applicant, for Richard A. Halstead, Alan Edgin and J.A. Vaughn, owners.

Staff Recommendation: Approve with conditions

IX. PUBLIC HEARING: REVISED AND FINAL SITE PLANS

7. 2004P-013-001

Mill Creek Towne Centre PUD
Map: 181-00 Parcel: 255
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Mill Creek Town Centre Commercial Planned Unit Development located at Nolensville Pike (unnumbered), approximately 760 feet north of Pettus Road, zoned SCC (5.17 acres), to revise the preliminary plan to allow for 86,505 square feet of office, retail, restaurant, and child care uses and to grant final approval for a portion of the site to allow for the development of a 34,605 square foot, 2-story medical office building, requested by Barge Waggoner Sumner & Cannon, Inc., applicant, for Legg Investments-Nolensville, LLC, owner.

Staff Recommendation: Approve with conditions

8. 2006IN-002-003

Belmont University (E. Belmont Circle Closure)
Map: 104-12 Parcel: part of 352
Green Hills/Midtown Community Plan
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 1515 Wedgewood Avenue, zoned RM20, to permit the closure of E. Belmont Circle to vehicular traffic to the south of Wedgewood Avenue and to the west of Acklen Avenue, requested by RM Plan Group, Inc., applicant, for Belmont University, owner.


Staff Recommendation: Approve

X. OTHER BUSINESS

9. A resolution submitting to the Metropolitan Planning Commission a proposed plan of services for the extension of the boundaries of the Urban Services District to include certain property located within the Golden Oak subdivision on Saunders Avenue.
10. Confirmation of appointment of members to the Belmont University Neighborhood Advisory Committee.
11. Historical Commission Report
12. Board of Parks and Recreation Report
13. Executive Director Reports

14. Legislative Update

XII. ADJOURNMENT

 The Planning Department does not discriminate on the basis of age, race, sex, color, national origin, religion or disability in access to, or operation of, its programs, services, and activities, or in its hiring or employment practices. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at 862-7150 or e-mail her at josie.bass@nashville.gov. For Title VI inquiries contact Shirley Sims-Saldana or Denise Hopgood of Human Relations at 880-3370. For all employment-related inquiries call 862-6640.