



**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

October 8, 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 SEPTEMBER 10, 2009, AND SEPTEMBER 24, 2009, MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. "GO GREEN, DISTRICT 18" MAKING NASHVILLE GREEN INITIATIVE PRESENTATION.**
- VI. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- VII. 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.

VIII. PREVIOUSLY DEFERRED ITEMS

1. 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

IX. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS

2. 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 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 with guest house, and 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

X. PUBLIC HEARING: COMMUNITY PLAN AMENDMENTS

3. 2009CP-014-001

Downtown Donelson
Map: 084-15, 084-16, 085-13, 095-03, 095-03-A, 095-04, 096-01, 096-02, 900-00
Parcels: Various
Donelson/Hermitage/Old Hickory Community Plan
Council District 15 – Phil Clairborne, Council District 14 – James Bruce Stanley
Staff Reviewer: Tifinie Adams

A request to amend the Downtown Donelson Detailed Neighborhood Design Plan in association with the Downtown Donelson Urban Design Overlay, requested by The Metro Planning Department. (See Proposal No. 2009Z-034TX-001 and 2009UD-001-001)

Staff Recommendation: Approve

XI. PUBLIC HEARING: ZONING TEXT AMENDMENT, URBAN DESIGN OVERLAY, AND SPECIFIC PLANS

4. 2009Z-034TX-001

Adaptive Reuse for Downtown Donelson
Staff Reviewer: Kathryn Withers

A request to amend Section 17.16.030 (E) of the Metro Zoning Code to permit adaptive reuse of commercial areas in the proposed Downtown Donelson Urban Zoning Overlay District, requested by the Metro Planning Department, on behalf of Councilmember Phil Claiborne. (See Proposal No. 2009CP-014-001 and 2009UD-001-001)

Staff Recommendation: Approve

5. 2009UD-001-001

Downtown Donelson Urban Design Overlay District
Map: 084-15, 084-16, 085-13, 095-03, 095-03-A, 095-04, 096-01, 096-02, 900-00
Parcels: Various
Donelson/Hermitage/Old Hickory Community Plan
Council District 15 – Phil Claiborne, Council District 14 – James Bruce Stanley
Staff Reviewer: Kathryn Withers

A request to apply the Urban Design Overlay (UDO) district to be known as the "Downtown Donelson UDO" to establish sign and development standards for properties located on Lebanon Pike from Briley Parkway to Stewarts Ferry Pike, and on Old Lebanon Pike, J.B. Estille Drive, Donelson Pike, Fairway Drive, McGavock Pike, Crump Drive, Park Drive, Graylynn Drive, Cliffdale Drive, and Benson Road (229.35 acres), to establish sign and development standards, requested by Councilmember Phil Claiborne and Councilmember James Bruce Stanley (See Proposal No. 2009CP-014-001 and 2009Z-034TX-001).

Staff Recommendation: Approve

6. 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, requested by Councilmember Charlie Tygard.

Staff Recommendation: Disapprove

7. **2009SP-022-001**
Plowboy Mansion
Map: 049-00 Parcels:140, 200.01, 319
Bordeaux/Whites Creek Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Brenda Bernards

A request to rezone from R15 and RS20 to SP-MU zoning for properties located at 4105, 4125, and 4225 Whites Creek Pike, approximately 1,000 feet north of Lloyd Road (136.04 acres), to convert the existing residence into a regional tourist attraction known as "Plowboy Mansion" to permit special events, restaurant, tours of the residence, artisan distillery and micro-brewery, visitor center, specialty retail, seasonal performance entertainment venue, shuttle bus transportation around the facility, and memorabilia museum, requested by EDGE Planning/Landscape Architecture, applicant, for Fontanel Properties LLC, owner.

Staff Recommendation: Approve with conditions

8. **2009SP-023-001**
Marathon
Map: 092-04 Parcels: 335, 381
North Nashville Community Plan
Council District 19 – Erica Gilmore
Staff Reviewer: Brenda Bernards

A request to rezone from CF to SP-MU zoning properties located at 1200 and 1310 Clinton Street, at the northwest corner of Clinton Street and 12th Avenue North (2.2 acres), to permit an existing facility to be utilized for all uses permitted by the CF zoning district as well as the manufacturing and warehousing of alcoholic beverages not to exceed 1,000 barrels per month (a barrel being 55 gallons), requested by Corsair Artisan LLC, applicant, for Barry Walker, owner.

Staff Recommendation: Approve with conditions

XII. PUBLIC HEARING: REVISED SITE PLANS

9. **144-66P-001**
Overlook at Nashville West PUD (Cracker Barrel)
Map: 102-00 Parcel: 050
West Nashville Community Plan
Council District 20 – Buddy Baker
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Overlook at Nashville West Planned Unit Development Overlay located at 6834 Charlotte Pike, approximately 450 feet east of Templeton Drive (6.04 acres), zoned CL, to grant final approval for mass grading on the entire site, and revise the preliminary and grant final approval for the construction of a 10,101 square foot restaurant, replacing an approved 5-story hotel within Phase 1, requested by Littlejohn Engineering Associates, applicant, for Nashville West Shopping Center LLC, owner.

Staff Recommendation: Approve with conditions

- 10. 98-73P-002**
Hickory Hills PUD (Sudden Service Revision)
Map: 040-00 Parcel: 148
Parkwood/Union Hill Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Brian Sexton

A request to revise the preliminary plan and for final approval for a portion of the Hickory Hills Planned Unit Development Overlay located at 529 Hickory Hills Boulevard, at the northeast corner of Hickory Hills Boulevard and Old Hickory Boulevard (0.9 acres), zoned OR20, to permit a 701 square foot addition to an existing 2,580 automobile convenience facility, requested by Civil Resource Consultants, applicant, for C & H Properties LLC, owner.

Staff Recommendation: Approve with conditions

- 11. 2005P-010-001**
Nashville Commons at Skyline PUD
Map: 050-12-A Parcel: 001
Parkwood/Union Hill Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Nashville Commons at Skyline Planned Unit Development Overlay located at 3458 Dickerson Pike, at the northwest corner of Doverside Drive and Dickerson Pike (19.76 acres), zoned SCR, to permit a 153,859 square foot retail/commercial building and replace a proposed commercial out-parcel approved for 11,000 square feet of retail uses with additional parking, requested by Gresham, Smith and Partners, applicant, for Wal-Mart Stores East, LP, owner.

Staff Recommendation: Approve with conditions

XIII. OTHER BUSINESS

- 12.** A request to determine if Item No. 7 (2008CP-007G-03 Alternate Development Area Policy of the Scottsboro/Bells Bend Detailed Design Plan) and Item No. 8 (2008SP-022G-03 May Town Center) of the June 25, 2009 Planning Commission meeting will be reheard at a future meeting.
[Request withdrawn by applicant]
- 13.** Historical Commission Report
- 14.** Board of Parks and Recreation Report
- 15.** Executive Director Reports
- 16.** Legislative Update

XIV. 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.