

**REVISED**



**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**

*January 14, 2010*

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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 DECEMBER 10, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. PREVIOUSLY DEFERRED ITEMS**

**1. 2009S-108-001**

J. J. Pryor's Subdivision, Resub. Lot 1 & Part Of Lot 2, 1st Rev  
Map: 083-02 Parcels: 246, 352, 353  
East Nashville Community Plan  
Council District 6 – Mike Jameson  
Staff Reviewer: Greg Johnson

A request for final plat approval to create five lots on properties located at 1703 Greenwood Avenue and at 1203 and 1205 Chapel Avenue, at the northeast corner of Greenwood Avenue and Chapel Avenue (1.43 acres), zoned R6 and located within the Eastwood Neighborhood Conservation Overlay, requested by Alain Christopher Keenan, owner, Kirk Duclos, surveyor.  
**Staff Recommendation: Defer to January 28, 2010, Planning Commission meeting.**

**VIII. PUBLIC HEARING: COMMUNITY PLANS**

**2. 2009CP-006-001**

Bellevue Community Plan: 2003 Update  
Map: 126-16-0-B Parcel:062  
Bellevue Community Plan  
Council District 35 – Bo Mitchell  
Staff Reviewer: Anita McCaig

A request to amend the *Bellevue Community Plan: 2003 Update* changing the land use policy from Residential Low Medium (RLM) to Conservation (CO) on approximately 58.62 acres at the southeast corner of Rivervalley Drive and Newsome Station Road, requested by the Metro Planning Department for Councilmember Bo Mitchell, property owner is Bank of America, N.A. (See also Proposal Nos. 2000P-003G-06 and. 2007Z-184G-06).  
**Staff Recommendation: Approve**

**IX. PUBLIC HEARING: SPs, ZONING MAP AMENDMENTS, TEXT AMENDMENTS, MANDATORY REFERRALS, AND PUDs**

**3. 2007Z-184G-06**

Map: 126-16-0-B Parcel: 062  
Bellevue Community Plan  
Council District 35 – Bo Mitchell  
Staff Reviewer: Jason Swaggart

A request to rezone from RM2 to RS40 property located at 6000 Rivervalley Drive, at the southeast corner of Rivervalley Drive and Newsom Station Road and located within a Planned Unit Development Overlay (58.48 acres), requested by Councilmember Bo Mitchell, applicant, Bank of America N.A., owner. (See also Proposal Nos. 2000P-003G-06 and 2009CP-006-001).  
**Staff Recommendation: Disapprove**

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**4. 2000P-003G-06**

Riverwalk (PUD Cancellation)  
Map: 126-16-0-B Parcel: 062  
Bellevue Community Plan  
Council District 35 – Bo Mitchell  
Staff Reviewer: Jason Swaggart

A request to cancel a portion of the Riverwalk Planned Unit Development district located at 6000 Rivervalley Drive, at the southeast corner of Rivervalley Drive and Newsom Station Road, zoned RM2, (58.48 acres), approved for 61 multi-family dwelling units, requested by Councilmember Bo Mitchell, applicant, Bank of America N.A., owner. (See also Proposal Nos. 2007Z-184G-06 and 2009CP-006-001).

**Staff Recommendation: Disapprove**

**5. 2007SP-057-001**

Parkside (Amend #1)  
Map: 172-00 Parcel: 032  
Southeast Community Plan  
Council District 31 – Parker Toler  
Staff Reviewer: Greg Johnson

A request to amend the Parkside Specific Plan District located at 5940 Mt. Pisgah Road, approximately 830 feet east of Edmondson Pike, (10.2 acres), zoned SP-R, to permit 31 single-family dwelling units where 30 were previously approved, requested by Anderson, Delk, Epps & Associates Inc., applicant, for Regent Parkside LLC, owner.

**Staff Recommendation: Approve with conditions, including a revision to Public Works recommendation No. 4 that the IDA improvements for this development shall be determined prior to the issuance of construction permits.**

**6. 2009SP-015-001**

Churches of Christ Disaster Relief  
Map: 133-06 Parcels:029, 030, 031, 271  
Map: 133-06 Parcels:PART OF 261  
South Nashville Community Plan  
Council District 16 – Anna Page  
Staff Reviewer: Brenda Bernards

A request to rezone from OR20 and IWD to SP-MI zoning for properties located at 401, 403, 405, and 407 Veritas Street and a portion of property located at 410 Allied Drive, approximately 160 feet west of Nolensville Pike (1.06 acres), to permit a one-story, office and warehouse addition to an existing warehouse facility located at 410 Allied Drive, requested by Dale & Associates, applicant, for Churches of Christ Disaster Relief Efforts, Inc., owner (See also Proposal No. 2009M-005AB-001).

**Staff Recommendation: Approve with conditions**

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**7. 2009M-005AB-001**

Alley No. 1916 and Unnumbered Alley Closure  
Map: 133-06 Parcels: 029, 030, 031, 261, 271  
South Nashville Community Plan  
Council District 16 – Anna Page  
Staff Reviewer: Brenda Bernards

A request to abandon an unnumbered alley and a portion of Alley No. 1916, including all utility easements, from its beginning to a point 160 feet west, located between Allied Drive and Veritas Street, requested by Churches of Christ Disaster Relief Effort Inc., owner. (See also Proposal No. 2009SP-015-001)

**Staff Recommendation: Approve if the accompanying SP is approved with conditions**

**8. 2009SP-034-001**

Claims Unlimited  
Map: 061-11 Parcel: 156  
East Nashville Community Plan  
Council District 8 – Karen Bennett  
Staff Reviewer: Brian Sexton

A request to rezone from RS7.5 to SP-MU zoning and for final site plan approval for property located at 1022 Virginia Avenue, approximately 180 feet west of Gallatin Pike (0.13 acres), to permit a general office use within a single-family dwelling unit, requested by William J. Evans, applicant, for Russell B. Johns, owner.

**Staff Recommendation: Approve with conditions**

**9. 2009SP-035-001**

Guaranteed Gutter & Siding  
Map: 108-00 Parcel: 134  
Donelson/Hermitage/Old Hickory Community Plan  
Council District 13 – Carl Burch  
Staff Reviewer: Greg Johnson

A request to rezone from R10 to SP-MU zoning and for final site plan approval for property located at 3089 Elm Hill Pike, approximately 2,000 feet east of I-40 (1.18 acres), to permit a building contractor supply, general office and single-family dwelling unit, requested by Walter Davison & Associates, applicant, for David Rodriguez and Amanda Jean LaQuiere, owners.

**Withdrawn by Applicant**

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**10. 2009Z-032TX-001**

Home Occupation - Cosmetologist/Barbershop  
Staff Reviewer: Jennifer Regen

A request to amend Section 17.16.250 of the Metro Zoning Code to permit cosmetologists and barbers as home occupations in residential zoning districts, requested by Councilmember Bruce Stanley.

**Staff Recommendation: Disapprove**

**X. PUBLIC HEARING: CONCEPT PLANS**

**11. 2007S-313G-12**

Old Hickory Crossing (Concept Plan Extension)  
Map: 182-00 Parcels:013.04, 015  
Southeast Community Plan  
Council District 32 – Sam Coleman  
Staff Reviewer: Jason Swaggart

A request to permit the extension of an expired concept plan for one year from December 13, 2009, for the Old Hickory Crossing Subdivision for 117 single-family clustered residential lots located at Old Hickory Boulevard (unnumbered), at the southeast corner of Old Hickory Boulevard and Legacy Drive, zoned RS10 (34.08 acres), requested by Randall Smith and Corey and Lloyd Craig, owners.

**Staff Recommendation: Approve**

**XI. PUBLIC HEARING: FINAL PLATS**

**12. 2009S-027-001**

Poplar Hill Subdivision (Final Plat Extension)  
Map: 154-00 Parcel: 282  
Bellevue Community Plan  
Council District 35 – Bo Mitchell  
Staff Reviewer: Brenda Bernards

A request for a variance from Section 2-5.5 of the Subdivision Regulations to permit the extension of the final plat approval for 90 days for the Poplar Hill Subdivision for one lot at 8706 Poplar Creek Road), zoned AR2a (7.1 acres), requested by Wyatt and Wendy Rampy, owners.

**Staff Recommendation: Approve a variance to 2-5.5 of the Subdivision Regulations for the extension of final plat approval for 90 days to March 22, 2010.**

**REVISED**

**13. 2009S-117-001**

Battlefield Estates, Resub. Lot 22b, Sec. 1  
Map: 118-06 Parcel: 047  
Green Hills/Midtown Community Plan  
Council District 17 – Sandra Moore  
Staff Reviewer: Greg Johnson

A request for final plat approval to create two lots on property located at 834 Gale Lane, at the northeast corner of Gale Lane and Vaulx Lane (0.48 acres), zoned R10, requested by Core Development Services LLC, owner, Delle Land Surveying, surveyor.

**Staff Recommendation: Approve with a condition and an exception to the lot comparability requirements of Section 3.5 of the Subdivision Regulations**

**14. 2009S-118-001**

Best One Nashville Realty Subdivision  
Map: 106-06 Parcel: 058  
South Nashville Community Plan  
Council District 16 – Anna Page  
Staff Reviewer: Greg Johnson

A request for final plat approval to create three lots on property located at 705 Murfreesboro Pike, approximately 150 feet west of Arlington Avenue (22.67 acres), zoned IR, requested by Best One Nashville Realty Partnership, owner, Ragan-Smith-Associates Inc., surveyor.

**Staff Recommendation: Approve with conditions**

**15. 2009S-120-001**

Terry's Two Lot Subdivision  
Map: 103-08 Parcel: 144  
West Nashville Community Plan  
Council District 24 – Jason Holleman  
Staff Reviewer: Brenda Bernards

A request for final plat approval to create two lots on property located at 17 Westlawn Court, approximately 250 feet south of Westlawn Drive (0.36 acres), zoned RS7.5, requested by Robert and Patrick Terry, owners, Mark Donlon, surveyor.

**Staff Recommendation: Approve with conditions and an exception to the lot comparability requirements of Section 3.5 of the Subdivision Regulations**

**XII. OTHER BUSINESS**

**16. 2005SP-110U-13**

Smith Springs Beauty Salon (4-Year Review)  
Map: 136-00 Parcel: 046  
Antioch/Priest Lake Community Plan  
Council District 29 – Vivian Wilhoite  
Staff Reviewer: Brenda Bernard

The review of an approved Specific Plan-Commercial Zoning District development plan, to determine its completeness pursuant to Section 17.40.120.I of the Metro Zoning Code, for property located at 2643 Smith Springs Road, approved December 20, 2005 (BL2005-762) for a personal care services use.

**Staff Recommendation: Approve finding that the SP is complete.**

- 17. Request by Bond Safeguard Insurance Company, which was excluded from providing surety bonds for one year for lack of payment pursuant to Section 6-1.2.d of the Metro Subdivision Regulations at the November 12, 2009, Planning Commission meeting, to be permitted to provide surety bonds.
- 18. Planning Department Policy for Developers with Open Bankruptcy Cases
- 19. Planning Department Policy for Calling Securities
- 20. Planning Department Policy on Assignment of Certificate of Deposit
- 21. Approval of the final plat for Phase 11 of the Creekside Trails (Jordan Ridge at Eaton's Creek) Planned Unit Development.
- 22. Historical Commission Report
- 23. Board of Parks and Recreation Report
- 24. Executive Director Reports
- 25. Legislative Update

**XIII. 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](mailto: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.