



**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

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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
Action: Approve (7-0)
- VI. PUBLIC HEARING: CONSENT AGENDA**
Action: Approve (8-0)

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.

Action: Defer to the January 28, 2010 Planning Commission meeting (7-0)

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).

Action: Defer to the February 11, 2010 Planning Commission meeting (7-0)

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).

Action: Defer to the February 11, 2010 Planning Commission meeting (7-0)

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).

Action: Defer to the February 11, 2010 Planning Commission meeting (7-0)

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.

Action: 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. (10-0)

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).

Action: Approve with conditions (8-0)

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)

Action: Approve (8-0)

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.

Action: Approve with conditions (8-0)

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.

Action: Withdrawn (7-0)

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.

Action: Disapprove (9-0)

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.

Action: Approve (8-0)

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.

Action: 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 (8-0)

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.

Action: Approve with a condition and an exception to the lot comparability requirements of Section 3.5 of the Subdivision Regulations(8-0)

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.

Action: Approve with conditions (8-0)

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.

Action: Approve with conditions and an exception to the lot comparability requirements of Section 3.5 of the Subdivision Regulations (8-0)

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 Bernards

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.

Action: Approve finding that the SP is complete (8-0)

- 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.

Action: Approve (8-0)

- 18.** Planning Department Policy for Developers with Open Bankruptcy Cases

Action: Approve (8-0)

- 19.** Planning Department Policy for Calling Securities

Action: Approve (8-0)

- 20.** Planning Department Policy on Assignment of Certificate of Deposit

Action: Approve (8-0)

- 21.** Approval of the final plat for Phase 11 of the Creekside Trails (Jordan Ridge at Eaton's Creek) Planned Unit Development.

Action: Approve (8-0)

- 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. 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.