



**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**

February 25, 2010

4:00 PM

***Metro Southeast at Genesco Park
1417 Murfreesboro Road***

Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to 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 JANUARY 28, 2010, AND FEBRUARY 11, 2010, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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: COMMUNITY PLANS

1. 2009CP-012-003

Southeast Community Plan: 2004 Update
Map: 187-00 Parcels: 010, 038, 117, 125, 147, 148, 166, 185
Southeast Community Plan
Council District 31 – Parker Toler
Staff Review: Bob Eadler

A request to amend the Southeast Community Plan: 2004 Update by changing from Rural to T-3 Suburban Neighborhood Evolving policy and applying the Infrastructure Deficiency Area for approximately 109 acres located at 6887, 6891, 6901, 6907, 6913 and 6921 Burkitt Road, Burkitt Road (unnumbered) and Kidd Road. (See also Proposal No. 2009SP-031-001)

Staff Recommendation: Disapprove

2. 2009SP-031-001

Silver Spring Valley
Map: 187-00 Parcels: 010, 038, 166
Southeast Community Plan
Council District 31 – Parker Toler
Staff Review: Jason Swaggart

A request to change from AR2a to SP-R zoning properties located at 6887 and 6891 Burkitt Road and at Kidd Road (unnumbered), approximately 6,250 feet east of Nolensville Pike (91.67 acres), to permit 374 single-family lots, requested by Anderson, Delk, Epps & Associates, applicant, for Y & H Tennessee Partnership G.P. and Rachel and Amy Yazdian, owners. (See also Proposal No. 2009CP-012-003)

Staff Recommendation: Disapprove. If associated policy is approved then staff recommends deferral to the March 25, 2010, Planning Commission meeting, or to the April 22, 2010, meeting if the bill is requested by the deadline for the May Council Public Hearing.

3. 2010CP-006-001

Bellevue Community Plan: 2003 Update
Map: 155-00 Part of Parcel: 127
Map: 156-00 Part of Parcels: 032, 033
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Cynthia Wood

A request to amend the Bellevue Community Plan: 2003 Update by changing from Residential Low Medium (RLM) to Community Center (CC) policy properties on approximately 9.38 acres located at 8033, 8045 and 8059 Highway 100, zoned RS40, requested by the Metro Planning Department. (See also Proposal No. 2010Z-004PR-001)

Staff Recommendation: Approve

4. **2010Z-004PR-001**
Map: 155-00 Parcel: 127
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Brenda Bernards

A request to rezone from RS40 to CL zoning (6.76 acres) and from RS40 to CS zoning (0.03 acres) for property located at 8059 Highway 100, approximately 750 feet west of Temple Road, requested by Harpeth Heights Baptist Church, owner. (See also Proposal No. 2010CP-006-001).
Staff Recommendation: Approve if associated Community Plan amendment is approved

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS, TEXT AMENDMENTS, URBAN AND DESIGN OVERLAY

5. **2010Z-003PR-001**
Maps: 43-11, 043-14, 043-15, 052-02, 052-03, 052-06
Parcels: Various
Madison Community Plan
Council District 9 – Jim Forkum
Staff Reviewer: Brenda Bernards

A request to rezone from RS7.5 to RS20 zoning for various properties along Larchmont Drive between State Route 45 and N. Dupont Avenue (7.39 acres), and from RS10 to RS40 zoning for various properties along Hillcrest Drive, Neelys Bend Road, and Randy Road (103.91 acres), requested by Councilmember Jim Forkum for various property owners.
Staff Recommendation: Approve

6. **2010Z-006PR-001**
Map: 108-02 Parcel: 017
Donelson/Hermitage/Old Hickory Community Plan
Council District 14 – James Bruce Stanley
Staff Reviewer: Greg Johnson

A request to rezone from RS10 to ON zoning property located at 2898 Elm Hill Pike, at the northwest corner of Elm Hill Pike and Colfax Drive (0.35 acres), requested by Donna Adwell and Melissa Faulkner, owners.
Staff Recommendation: Approve

7. **2010Z-003TX-001**
Construction/Demolition Landfill
Staff Reviewer: Jennifer Regen

A council bill to amend the Metro Zoning Code, Sections 17.16.110.A and 17.16.210.A, to modify the construction/demolition landfill standards to allow a recycling facility as an accessory use in various zoning districts, sponsored by Councilmembers Walter Hunt and Parker Toler.

Staff Recommendation: Approve with amendment

8. **2010Z-004TX-001**
Construction / Demolition Waste Processing (project specific)
Staff Reviewer: Jennifer Regen

A council bill to amend the Metro Zoning Code to add a new land use "Construction/Demolition Waste Processing (project-specific)" as a use permitted with conditions (PC) in various zoning districts, sponsored by Councilmembers Walter Hunt and Parker Toler.

Staff Recommendation: Approve with amendments

9. **2010Z-006TX-001**
Historic Bed and Breakfast Homestay
Staff Reviewer: Jennifer Regen

A council bill to amend the Metro Zoning Code, Chapters 17.04, 17.08, 17.16, 17.36, and 17.40 to delete Historic Bed and Breakfast Homestay (HB) as an historic overlay district and add it as use permitted by right (P) or as a Special Exception (SE) use in various zoning districts, sponsored by Councilmembers Kristine LaLonde, Mike Jameson, and Vivian Wilhoite.

Staff Recommendation: Approve with amendments

10. **2010Z-007TX-001**
Recycling Facility
Staff Reviewer: Jennifer Regen

A council bill to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County relative to "Recycling Facility" in Nashville and Davidson County, sponsored by Councilmembers Walter Hunt and Parker Toler.

Staff Recommendation: Approve with amendment

11. 2010UD-001-001

Fawn Crossing
Map: 150-14-0-C Various Parcels
Antioch/Priest Lake Community Plan
Council District 33 – Robert Duvall
Staff Reviewer: Greg Johnson

A request to make applicable the provisions of an Urban Design Overlay (UDO) district to be known as the "Fawn Crossing UDO" to properties located at 6052 Mt. View Road and at Hamilton Church Road (unnumbered) and for properties located along Shady Tree Lane and Apple Orchard Trail, zoned RS10 and RM9 (89.0 acres), to apply building design standards to all residential lots within the proposed and already-developed sections of the Fawn Crossing Subdivision, requested by Councilmember Robert Duvall.

Staff Recommendation: Approve

IX. PUBLIC HEARING: CONCEPT PLANS

12. 2008S-061U-12

Brentwood Branch Estates (Concept Plan Extension)
Map: 160-08-0- A Parcel: 010
Southeast Community Plan
Council District 26 – Gregory E. Adkins
Staff Reviewer: Jason Swaggart


A request to permit the extension of an approved concept plan for one year from its expiration date on March 27, 2010, for the Brentwood Branch Estates Subdivision for eight single-family clustered residential lots located at 501 Broadwell Drive, Hill Road (unnumbered) and at Trousdale Dr. (unnumbered), zoned RS20 (4.42 acres), requested by Dale & Associates, applicant, for Michael and Sharon Yates, owners.

Staff Recommendation: Approve

X. OTHER BUSINESS

- 13. Employee contract for Scott Morton, pending approval from Metro Human Resources Department
- 14. Historical Commission Report
- 15. Board of Parks and Recreation Report
- 16. Executive Director Reports
- 17. Legislative Update

XI. 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.