

**DRAFT**



**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**

*April 22, 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 APRIL 8, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.

**DRAFT**

**VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS**

**1. 2007S-209G-12**

Brentwood Knoll (Rescind Recorded Plat)  
Map: 172-15-0-C Parcels: 001 - 012  
Map: 172-15-0-C Parcels: 013, 014, 015, 900, 901  
Southeast Community Plan  
Council District 31 – Parker Toler  
Staff Reviewer: Carrie Logan

A request to rescind final plat approval for Brentwood Knoll, containing 15 lots and open space located along Brentwood Knoll Court and Bryce Road (5.09 acres), zoned RS10 and AR2a, requested by the Planning Department on behalf of Councilmember Parker Toler; Mark Sarmadi and Dean Baxter, owners.

**Staff Recommendation: Approve**

**2. 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**

**3. 2010UD-001-001**

Fawn Crossing  
Map: 150-14-0-C Parcels: 001 - 030  
Map: 164-00 Parcels: part of 193, 196  
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 Hamilton Church Road (unnumbered) and for properties located along Shady Tree Lane and Apple Orchard Trail, zoned RS10 and RM9 (76.9 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, and various property owners.

**Staff Recommendation: Withdraw**

**DRAFT**

**VIII. PUBLIC HEARING: COMMUNITY PLANS**

**4. 2010CP-007-001**

Special Policy Area (Office Transition)  
Map: 103-08 Parcels: 072, 272  
West Nashville Community Plan  
Council District 24 – Jason Holleman  
Staff Reviewer: Cynthia Wood

A request to amend the West Nashville Community Plan: 2009 Update by adding Special Policy language regarding transitional offices on 4414 and 4424 Westlawn Drive to the text for Area 07-T4-NM-03.

**Staff Recommendation: Approve**

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

**5. 2009SP-031-001**

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

A request to change from AR2a to SP-R zoning for 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 362 single-family lots, requested by Anderson, Delk, Epps & Associates, applicant, for Y & H Tennessee Partnership G.P. and Rachel and Amy Yazdian, owners.

**Staff Recommendation: Approve with conditions**

**6. 2010SP-003-001**

Metro Nashville Teachers Apt.  
Map: 117-14 Parcel: 090  
Green Hills/Midtown Community Plan  
Council District 25 – Sean McGuire  
Staff Reviewer: Brian Sexton

A request to change from RM20 to SP-MU zoning for a portion of an existing development located within the Green Hills Urban Design Overlay district at 2209 Abbott Martin Road, at the southwest corner of Abbott Martin Road and Hillsboro Circle (2.08 acres), to grant preliminary and final approval for multi-family, restaurant, and cellular communications tower uses, and to grant preliminary approval for a personal care service uses, requested by Metro Nashville Teachers Apartment Inc., owner.

**Staff Recommendation: Approve with conditions**

**DRAFT**

7. **2010SP-005-001**  
4130 Andrew Jackson Parkway  
Map: 086-00 Parcel: 035.01  
Donelson/Hermitage/Old Hickory Community Plan  
Council District 12 – Jim Gotto  
Staff Reviewer: Brian Sexton

A request to change from RS15 to SP-MU zoning and for final site plan approval for property located at 4130 Andrew Jackson Parkway, approximately 950 feet north of Chandler Road (2.04 acres), to permit an existing single-family dwelling unit to be used as a medical office and other specified uses of the MUN district, requested by Les Neely, applicant, Jim and Laria Gillispie, owners.

**Staff Recommendation: Approve with conditions**

8. **2010Z-008TX-001**  
Inflatable Sign Figures  
Staff Reviewer: Jennifer Regen

A council bill to modify the Metro Zoning Code, Section 17.32.040 to allow inflatable advertising figures resembling the human form where they are attached to a fixed base, do not exceed 20 feet in height from the ground, are located more than 1,000 feet from any residential zoning district, and are used only during daylight hours, sponsored by Councilmember Darren Jernigan.

**Staff Recommendation: Disapprove**

9. **2010Z-009TX-001**  
Medium Manufacturing  
Staff Reviewer: Jennifer Regen

A council bill to modify the Metro Zoning Code, Section 17.08.030 by making "medium manufacturing" a use permitted with conditions (PC) instead of permitted by right (P), and Section 17.16.090 by adding a new sub-section "E" for medium manufacturing and requiring opaque fence screening for any outdoor storage that can be viewed from a residentially-zoned property with materials stacked no higher than the opaque fence, sponsored by Councilmember Darren Jernigan.

**Staff Recommendation: Approve with amendment**

**DRAFT**

**10. 18-85P-001**

7734 Highway 70 S  
Map: 127-00 Parcel: 086  
Bellevue Community Plan  
Council District 22 – Eric W. Crafton  
Staff Reviewer: Brenda Bernards

A request to cancel the 7734 Highway 70 S Commercial Planned Unit Development district located at 7734 Highway 70 South, at the northwest corner of Highway 70 South and Harpeth Valley Road, zoned R40 and proposed for CL, (3.37 acres), approved for a commercial nursery facility, requested by Councilmember Eric Crafton, for Patsy Potter, owner. (See also Proposal No. 2010Z-010PR-001)

**Staff Recommendation: Approve**

**11. 2010Z-010PR-001**

Map: 127-00 Parcel: 086  
Bellevue Community Plan  
Council District 22 – Eric W. Crafton  
Staff Reviewer: Brenda Bernards

A request to rezone from R40 to CL zoning for property located within the 7734 Highway 70 S Planned Unit Development Overlay at 7734 Highway 70 S, at the northwest corner of Highway 70 S and Harpeth Valley Road (3.37 acres), requested by Ted Potter, applicant, Patsy Potter, owner (See also Proposal No.18-85P-001).

**Staff Recommendation: Disapprove**

**X. PUBLIC HEARING: FINAL PLAT**

**12. 2010S-029-001**

Trinity Lane Retail Partners  
Map: 071-01 Parcel: 087  
Bordeaux/Whites Creek Community Plan  
Council District 2 – Frank R. Harrison  
Staff Reviewer: Brian Sexton

A request for final plat approval to create three lots on property located at 415 W. Trinity Lane, approximately 600 feet west of Monticello Drive (4.86 acres), zoned RS7.5 and the majority zoned CL, requested by Trinity Lane Retail Partners, owner, Blue Ridge Surveying Inc., surveyor.

**Staff Recommendation: Approve with conditions**

**DRAFT**

**XI. PUBLIC HEARING: URBAN DESIGN OVERLAYS**

**13. 2002UD-001-001**

Green Hills UDO (Amendment #5 - Conventional Base Standards)  
Map: 117-14 Parcels: VARIOUS  
Green Hills/Midtown Community Plan  
Council District 25 – Sean McGuire, District 34 – Carter Todd  
Staff Reviewer: Rebecca Ratz

An ordinance amending Title 17 of the Metropolitan Code, zoning regulations, by amending the Green Hills Urban Design Overlay (UDO) district, to modify variations to the conventional standards of the underlying zoning to ensure the intended design overlay objectives for signage, building form, massing and character within the overlay district, requested by the Metro Planning Department, various property owners.

**Staff Recommendation: Approve**

**14. 2010UD-002-001**

Pin Hook  
Map: 164-00 Parcels: 083, 180, 181, 317, 318  
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 "Pin Hook UDO" to properties located at 3534 and 3562 Pin Hook Road, Pin Hook Road (unnumbered), and at Hamilton Church Road (unnumbered), east of Murfreesboro Pike, zoned RM9 (88.39 acres), to apply building design and typology standards to lots zoned as RM9, requested by Councilmember Robert Duvall, various property owners.

**Staff Recommendation: Defer to June 24, 2010 Planning Commission meeting**

**15. 2010UD-003-001**

Keeneland Downs  
Map: 150-14-0-D Parcels: 001-077  
Antioch/Priest Lake Community Plan  
Council District 33 – Robert Duvall  
Staff Reviewer: Greg Johnson

A request to make the provisions of an Urban Design Overlay (UDO) district to be known as the "Keeneland Downs UDO" applicable to properties located along Buckpasser Avenue, Buckpasser Court, Backstretch Boulevard, Secretariat Drive, and Seabisquit Drive, south of Hamilton Church Road, zoned RS10 (16.59 acres), requested by Councilmember Robert Duvall, various property owners.

**Staff Recommendation: Withdraw**

**DRAFT**

**16. 2010UD-004-001**

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

A request to make the provisions of an Urban Design Overlay (UDO) district to be known as the "Hamilton View UDO" applicable to properties located along Hamilton Lane, Lipton Lane, Forest Breeze Drive, and Lake Towne Drive, north of Hamilton Church Road, zoned RS10 (13.42 acres), requested by Councilmember Robert Duvall, various property owners.

**Staff Recommendation: Withdraw**

**17. 2010UD-005-001**

Harvest Grove  
Map: 164-07-0-A Parcels: 001-109  
Map: 164-00 Parcel: 085  
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 "Harvest Grove UDO" to properties located along Grovedale Trace, Gracewood Grove, Harvest Grove Drive, Millbridge Bay, and Rockglade Run, north of Pin Hook Road, zoned RS10 (77.69 acres), requested by Councilmember Robert Duvall, various property owners.

**Staff Recommendation: Withdraw**

**18. 2010UD-006-001**

Edison Park  
Map: 150-15-0-B Parcels: 001-089  
Antioch/Priest Lake Community Plan  
Council District 33 – Robert Duvall  
Staff Reviewer: Greg Johnson

A request to make the provisions of an Urban Design Overlay (UDO) district to be known as the "Edison Park UDO" applicable to properties located along Painter Drive, Schoolhouse Court, Jenny Ruth Point, Rebecca Trena Way, and Coneflower Trail, east of Mt. View Road, zoned RS10 (20.36 acres), requested by Councilmember Robert Duvall, various property owners.

**Staff Recommendation: Disapprove**

## DRAFT

### 19. 2010UD-007-001

Hamilton-Hobson  
Map: 150-00 Parcel: 135  
Antioch/Priest Lake Community Plan  
Council District 33 – Robert Duvall  
Staff Reviewer: Greg Johnson

A request to make the provisions of an Urban Design Overlay (UDO) district to be known as the "Hamilton-Hobson UDO" applicable to properties located at 3527, 3606, 3618 and 7086 Hamilton Church Road, Hamilton Church Road (unnumbered), 2214 Hobson Pike and Hobson Pike (unnumbered), at the intersection of Hamilton Church Road and Hobson Pike, zoned AR2a, RS10, MUL, and CS (45.18 acres), requested by Councilmember Robert Duvall, various property owners.

**Staff Recommendation: Approve**

## XII. OTHER BUSINESS

20. Request to grant a variance to Section 6.5 of the Subdivision Regulations and release the active building permit holds for Autumn Glen Manor Homes, Section 1; Fawn Crossing, Phase 1, Section 1; Hamilton Church Subdivision; Hamilton View, Phase 2 (formerly Hamilton Church Road Sub); Hickory Highlands Place, Section 3, Phase 2; Warren Place; Woods of West Meade (formerly Saussy Place).
21. Capital Improvements Budget
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.