

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

May 13, 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 22, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.

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VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS

1. 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: Defer to the May 27, 2010, Planning Commission meeting.

2. 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: Defer to the May 27, 2010, Planning Commission meeting.

3. 2007S-209G-12

Brentwood Knoll
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

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VIII. PUBLIC HEARING: COMMUNITY PLANS

4. 2010CP-014-001

CP: Hermitage-Donelson
Donelson/Hermitage/Old Hickory Community Plan
Staff Reviewer: Tifinie Adams

A request to amend the Downtown Donelson DNDP (Donelson-Hermitage-Old Hickory Community Plan: 2004 Update) to add the alternate detailed policy Mixed Use in Community Center to existing Parks, Reserves and Other Open Space detailed policies for portions of four properties, and changing a Parks, Reserves and Other Open Space detailed policy to Natural Conservation policy for portions of two properties, located within the Downtown Donelson DNDP, requested by the Metro Planning Department.

Staff Recommendation: Approve

5. 2010CP-014-002

Hermitage-Donelson
Map: 075-00 Parcel: 024
Map: 075-06 Parcel: 11
Donelson/Hermitage/Old Hickory Community Plan
Council District 11 – Darren Jernigan
Staff Reviewer: Anita McCaig

A request to amend the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* by changing the current Land Use Policy Residential Medium (RM) to Community Character Policy T3 Suburban Neighborhood Evolving (T3 NE) on 4243 and 4301 Hermitage Road, requested by Dale & Associates, applicant, PMFS H-VIEW I LLC, owner. (See also Specific Plan Proposal No. 2010SP-007-001).

Staff Recommendation: Approve

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IX. PUBLIC HEARING: ZONING MAP AMENDMENTS AND SPs

6. 2010SP-007-001

Hermitage Road
Map: 075-00 Parcel: 024
Map: 075-06 Parcel: 111
Donelson/Hermitage/Old Hickory Community Plan
Council District 11 – Darren Jernigan
Staff Reviewer: Greg Johnson

A request to change from R10 to SP-MR zoning properties located at 4243 and 4301 Hermitage Road, approximately 2,100 feet north of Lebanon Pike (8.32 acres), to permit an assisted living facility, an independent living facility and/or multifamily uses with a maximum floor area of 235,579.5 square feet, requested by Dale & Associates, applicant, for PMFS H-View I LLC, owner (See also Proposal No. 2010CP-014-001).

Staff Recommendation: Approve with conditions, subject to approval of the associated Community Plan Amendment

7. 2004SP-163U-11

Glenrose
Map: 119-02 Parcel: 002
South Nashville Community Plan
Council District 16
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (O) district known as "Glenrose" , to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 104 Glenrose Avenue (0.27 acres), approved for a 911 square foot office / retail use within an existing structure via Council bill BL2005-565 effective on March 21, 2006, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District complete

8. 2005SP-099U-10

Stammer Parke
Map: 131-02-0-P Parcels: 001 - 016, 900
Green Hills/Midtown Community Plan
Council District 34 – Carter Todd
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (R) district known as "Stammer Parke" , to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for properties located at southwest corner of Stammer Place and Hobbs Road (2.34 acres), approved for 16 multi-family units via Council substitute bill BL2005-896 effective on April 8, 2006, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active

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9. 2005SP-152U-07

Harley Davidson
Map: 091-12 Parcel: 127
West Nashville Community Plan
Council District 20 – Buddy Baker
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (C) district known as "Harley Davidson", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 608 47th Avenue North (1.29 acres), approved for a variety of commercial uses in the CS zoning district with certain exceptions via Council substitute bill BL2006-926 effective on April 4, 2006, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active

10. 2005SP-178U-11

Samuchin
Map: 119-01 Parcel: 026
South Nashville Community Plan
Council District 16 – Anna Page
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (C) district known as "Samuchin", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 106 Glenrose Avenue (0.24 acres), approved for a building contractor supply, office, or residential use within an existing structure via Council bill BL2006-961 effective on March 21, 2006, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District complete

11. 2006SP-010G-06

Plantation View
Map: 143-00 Parcels: 011, 030
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (R) district known as "Plantation View" , to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 6949 and 6957 Highway 70 S (19.8 acres), approved for 16 cottages and 19 townhomes via Council bill BL2006-968 effective on March 21, 2006, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active

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12. 2009SP-018-001

Liberty Trails
Map: 163-00 Parcels: 098, 262
Antioch/Priest Lake Community Plan
Council District 33 – Robert Duvall
Staff Reviewer: Jason Swaggart

A request to rezone from R15 to SP-MR zoning properties located at 1282 and 1300 Rural Hill Road, approximately 600 feet west of Bell Road (8.96 acres), to permit an 89 unit multi-family residential development, requested by Dale and Associates, applicant, for Jerry D. Cupit, owner.

Staff Recommendation: Approve with conditions

13. 2010SP-006-001

Greenside Park
Map: 083-04 Parcel: 285
Map: 084-01 Parcel: 022
East Nashville Community Plan
Council District 7 – Erik Cole
Staff Reviewer: Brenda Bernards

A request to change from R10 to SP-R zoning and for final site plan approval for properties located at Solon Drive (unnumbered) and at Rosebank Avenue (unnumbered), approximately 200 feet north of Carter Avenue (3.99 acres), to permit 15 single-family dwelling units, requested by Dale & Associates, applicant, Woodland Street Partners, LLC, owner.

Staff Recommendation: Approve with conditions

14. 88-042P-001

Parmley Commercial
Map: 049-00 Parcel: Part of 185
Bordeaux/Whites Creek Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Jason Swaggart

A request to cancel the Parmley Commercial Planned Unit Development District Overlay located on a portion of property at 3705 Whites Creek Pike, approximately 2,450 feet north of Green Lane, approved for an 80,000 square foot office and retail development, zoned SCN (12.07 acres), and proposed for RS10 zoning, requested by Tenn. Contractors, Inc., applicant, for Pinnacle National Bank, owner (See also Proposal No. 2010Z-011PR-001).

Staff Recommendation: Defer to the June 10, 2010, Planning Commission meeting

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15. 2010Z-011PR-001

Map: 049-00 Parcel: 185
Bordeaux/Whites Creek Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Jason Swaggart

A request to rezone from SCN, RS15 and RS20 to RS10 zoning for property located at 3705 Whites Creek Pike, including the Parmley Commercial PUD, approximately 2,450 feet north of Green Lane (38.39 acres), requested by Tenn. Contractors, Inc., applicant, Pinnacle National Bank, owner. (See also Planned Unit Development Proposal No. 88-42P-001).

Staff Recommendation: Defer to the June 10, 2010, Planning Commission meeting

16. 2010Z-012PR-001

Map: 070-13 Parcels: 086, 087
Bordeaux/Whites Creek Community Plan
Council District 2 – Frank R. Harrison
Staff Reviewer: Brian Sexton

A request to rezone from RM9 and RM20 to R8 zoning properties located at 2113 Cliff Drive and Cliff Drive (unnumbered), approximately 625 feet north of Clarksville Pike (3.09 acres), requested by Margaret A. Wall, owner.

Staff Recommendation: Approve

X. PUBLIC HEARING: FINAL PLATS

17. 2010S-028-001

Plan of Roselawn, Reserve Parcel
Map: 083-03 Parcel: 282
East Nashville Community Plan
Council District 7 – Erik Cole
Staff Reviewer: Brenda Bernards

A request for final plat approval to remove the reserve status from the westerly part of the reserved parcel and to create one buildable lot on property located at 999 Riverside Drive, at the southeast corner of Riverside Drive and Rosebank Avenue (0.64 acres), zoned CL, requested by Energi Partners, LLC, owner, Stanley Draper, surveyor.

Staff Recommendation: Approve with condition

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XI. PUBLIC HEARING: REVISED SITE PLANS

18. 60-86P-001

Northlake Village Shopping Center

Map: 086-00 Parcel: 089

Subarea 14 – Donelson/Hermitage/Old Hickory Community Plan

Council District 12 – Jim Gotto

Staff Reviewer: Brian Sexton

A request to revise the preliminary plan and for final approval for a portion of the Northlake Village Shopping Center Commercial Planned Unit Development located at 5502 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and Andrew Jackson Way, zoned SCC (19.05 acres), to permit a 16,990 square foot addition to an existing grocery store, replacing 10,289 square feet of retail space, requested by Perry Engineering, LLC, applicant, for Northlake Village Shopping Center, LLC, owner.

Staff Recommendation: Approve with conditions

XII. OTHER BUSINESS

19. Discuss the need for a Commission Executive Committee.

20. Update on flood activity.

21. Contract renewal for Rebecca Ratz.

22. Contract amendment for Scott Morton.

23. Historical Commission Report

24. Board of Parks and Recreation Report

25. Executive Director Reports

26. 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.