

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 27, 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 MAY 13, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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 June 10, 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 June 10, 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: ZONING MAP AMENDMENTS, SPs, AND NEIGHBORHOOD LANDMARKS

4. 2005SP-117G-14

Elm Hill Pike Daycare Center
Map: 108-00 Parcel: 333
Donelson/Hermitage/Old Hickory Community Plan
Council District 13 – Carl Burch
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (S) district known as "Elm Hill Pike Daycare Center", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code, for property located at 3300 Elm Hill Pike (1.61 acres), approved for a daycare facility serving up to 200 children via Council substitute Bill BL2005-856 effective on April 18, 2006, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP active

5. 2005SP-179U-03

Trinity Bluffs
Map: 070-06 Parcels: 038, 040, 041, 042, 044, 045, 046, 047, 048
Bordeaux/Whites Creek Community Plan
Council District 2 – Frank R. Harrison
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (R) district known as "Trinity Bluffs", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code, for property located at 1106, 1108, 1110, 1116, and 1120 West Trinity Lane (27.55 acres), approved for 248 townhouses with a club house via Council Bill BL2006-960 effective on April 18, 2006, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District Inactive and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.

6. 2010SP-004-001

4414 Westlawn Drive SP
Map: 103-08 Parcel: 072
West Nashville Community Plan
Council District 24 – Jason Holleman
Staff Reviewer: Jason Swaggart

A request to change from RS7.5 to SP-MU zoning and for final site plan approval for property located at 4414 Westlawn Drive, approximately 200 feet north of Sloan Road (0.18 acres), to permit single-family residential, medical and general office uses within an existing single-family structure not to exceed 1,999 square feet in floor area, requested by Daniel Barton, applicant, James W. Sovine, owner.

Staff Recommendation: Approve with conditions

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7. **2010NL-001-001**
358 Bellevue Road
Map: 142-00 Parcel: 066
Bellevue Community Plan
Council District 22 – Eric W. Crafton
Staff Reviewer: Greg Johnson

A request to establish a Neighborhood Landmark District and for approval of the Neighborhood Landmark Development Plan for property located at 358 Bellevue Road, approximately 310 feet east of Old Harding Pike (0.76 acres), zoned as RS15, to allow for an existing single-family dwelling unit to be used for personal care instruction and a residence, requested by Julee Jones and Victor Scoggin, owners.

**Staff Recommendation: Approve Neighborhood Landmark District
Approve with conditions the Neighborhood Landmark Development Plan**

8. **2010NL-002-001**
Larry's Grand Ole Garage
Map: 043-14 Parcels: 035, 036
Madison Community Plan
Council District 9 – Jim Forkum
Staff Reviewer: Jason Swaggart

A request to establish a Neighborhood Landmark District and for approval of the Neighborhood Landmark Development Plan for properties located at 108 and 112 Leena Belle Avenue, at the northwest corner of Leena Belle Avenue and E. Maple Street (1.26 acres), zoned as RS5, to permit a residence and a bluegrass music facility (commercial amusement indoor/outdoor), requested by Lonnie Jones, owner.

**Staff Recommendation: Approve Neighborhood Landmark District
Approve with conditions the Neighborhood Landmark Development Plan**

IX. PUBLIC HEARING: REVISED SITE PLANS

9. **1-74P-001**
Hickory Hollow Mall
Map: 163-00 Parcel: 230
Antioch/Priest Lake Community Plan
Council District 32 – Sam Coleman
Staff Reviewer: Greg Johnson

A request to revise the preliminary plan and for final approval for a portion of the Hickory Hollow Mall Commercial Planned Unit Development located at 5301 Hickory Hollow Lane, at the southeast corner of Bell Road and Hickory Hollow Lane, zoned SCR (1.27 acres), to permit a 5,130 square foot fast food restaurant with 130 seats, replacing an existing fast food restaurant containing 140 seats, requested by Tsquare Engineering, applicant, for McDonald's Corp., owner.

Staff Recommendation: Approve with conditions

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10. 46-83P-001

Metropolitan Airport Center
Map: 108-02 Parcel: 113
Donelson/Hermitage/Old Hickory
Council District 14 – James Bruce Stanley
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Metropolitan Airport Center Commercial Planned Unit Development located at 840 Royal Parkway, approximately 1,025 feet east of Airport Center Drive, zoned CS (6.95 acres), to permit a 5-story, 62,487 square foot hotel containing 105 rooms in Phase One and a 4-story, 48,036 square foot office building in Phase Two, requested by Dean Design Group, applicant, for Pinnacle Nashville Airport, owner.

Staff Recommendation: Approve with conditions, including the conditions from Metro Stormwater received on May 26, 2010.

X. OTHER BUSINESS

11. Amendment #3 to the FY 2010 Transportation Planning Contract (Grant #1-07-036033-00) between TDOT and the Metro Planning Commission.
12. Grant Contract between TDOT and MPC (on behalf of the MPO) for FTA 5303 Program
13. Adoption of revised subdivision plat fees
14. Election of Officers/Annual Meeting.
15. Approve Planning Commission Rules and Procedures with an effective date of Sept 2, 2010, for Early Notice of Application Filing (VII.A.1), a modification to the Four Year Review of SPs procedures to notify the Homeowner's Association, and consideration of an amendment for the creation of an Executive Committee
16. Historical Commission Report
17. Board of Parks and Recreation Report
18. Executive Director Reports
19. 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.