



**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*

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**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**V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**

**Action: Approve (7-0)**

**VI. PUBLIC HEARING: CONSENT AGENDA**

**Action: Approve (7-0)**

## **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)

**Action: Defer to the June 10, 2010, Planning Commission meeting (7-0)**

### **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).

**Action: Defer to the June 10, 2010, Planning Commission meeting (7-0)**

### **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.

**Action: Defer to the June 24, 2010, Planning Commission meeting (7-0)**

**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.

**Action: Find the SP District Active (7-0)**

**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.

**Action: 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. (7-0)**

**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.

**Action: Approve with conditions (7-0)**

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.

**Action: Approve the Neighborhood Landmark District and approve with conditions the Neighborhood Landmark Development Plan (7-0)**

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.

the 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

**Action: Approve the Neighborhood Landmark District and approve with conditions the Neighborhood Landmark Development Plan (7-0)**

## **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.

**Action: Approve with conditions (7-0)**

### **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.

**Action: Approve with conditions including the conditions from Metro Stormwater received on May 26, 2010 (7-0)**

## **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.

**Action: Approve (7-0)**

- 12.** Grant Contract between TDOT and MPC (on behalf of the MPO) for FTA 5303 Program

**Action: Approve (7-0)**

- 13.** Adoption of revised subdivision plat fees

**Action: Approve (7-0)**

14. Election of Officers/Annual Meeting.

**Action: Elect James McLean Chairman and Hunter Gee Vice Chairman (6-0)**

15. Readoption of the 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

**Action: Readopt the Planning Commission Rules and Procedures with an effective date of Sept 2, 2010, for Early Notice of Application Filing (VII.A.1) and a modification to the Four Year Review of SP District procedures to notify the Homeowner's Association. Defer the discussion on the amendment to create an Executive Committee to the June 10, 2010, Planning Commission meeting. (6-0)**

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](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.