



**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
Hunter Gee, Vice Chairman	Stewart Clifton
Ana Escobar	Phil Ponder
Judy Cummings	Councilmember Jim Gotto
Derrick Dalton	Andrée LeQuire, representing Mayor Karl Dean

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*June 10, 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 27, 2010, MINUTES**

**IV. RECOGNITION OF COUNCILMEMBERS**

**V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**

**Action: Approve (8-0)**

**VI. PUBLIC HEARING: CONSENT AGENDA**

**Action: Approve (8-0)**

## 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 24, 2010, Planning Commission meeting (8-0)**

### 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 24, 2010, Planning Commission meeting in order for the applicant to revise the request to SP (8-0)**

### 3. 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).

**Action: Approve (9-0)**

4. **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 Proposal No. 88-42P-001).

**Action: Approve (9-0)**

5. **2010M-003AB-001**  
Portion of 43rd Ave. N. & Alley #1203 Abandonment  
Map: 091-12 Parcels: 056, 096, 097, 098, 099, 100, 101, 102  
West Nashville Community Plan  
Council District 20 – Buddy Baker  
Staff Reviewer: Bob Leeman

A request to abandon a portion of 43rd Avenue North, from Georgia Avenue northward to its terminus, and a portion of Alley #1203 east of 44th Avenue North to its terminus (easements to be retained), requested by Councilmember Buddy Baker, applicant, for James R. Hunter and RCG Group LLC, owners.

**Action: Disapprove (7-2)**

## VIII. PUBLIC HEARING: COMMUNITY PLANS

6. **2010CP-003-001**  
Bordeaux-Whites Creek  
Map: 039-00 Part of parcels: 073, 277, 320  
Map: 048-00 Part of parcels: 038, 159  
Bordeaux/Whites Creek Community Plan  
Council District 3 – Walter Hunt  
Staff Reviewer: Bob Eadler

A request to amend the Bordeaux-Whites Creek: 2003 Update by changing the land use policy from Natural Conservation (NCO) and Rural (R) to T3 Suburban Neighborhood Evolving (T3NE) for approximately 16.92 of 43.55 acres located at 4998, 5000, 5010, 5012 and 5026 Clarksville Pike, requested by Wamble & Associates and the Metro Planning Department, applicant, for Winston Templet, George R. and Mildred Butler, Trustees, and Sarah E. Todd, owners. (See also Proposal No. 2010SP-002-001)

**Action: Approve (9-0)**

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

**7. 2010SP-002-001**

The Cove At Whites Creek  
Map: 039-00 Parcels: 277, 320  
Map: 048-00 Parcels: 159  
Bordeaux/Whites Creek Community Plan  
Council District 3 – Walter Hunt  
Staff Reviewer: Jason Swaggart

A request to change from AR2a and CL to SP-MU zoning properties located at 5000, 5010 and 5012 Clarksville Pike, approximately 2,350 feet north of Lloyd Road (32.15 acres), to permit up to 215 residential units, 7,500 square feet of commercial/retail use, and 7,500 square feet of office use, requested by Wamble & Associates PLLC, applicant, for Winston Templet, owner. (See also Proposal No. 2010CP-003-001)

**Action: Approve with conditions (9-0)**

**8. 2010Z-012TX-001**

Zone Change Application Refunds  
Staff Reviewer: Brenda Bernards

A council bill to amend the Metro Zoning Code, Section 17.40.740 (Application Fees) to require the Metro Planning Commission to refund all application fees for a zone change, if the Metro Council does not enact an ordinance within one year of the date on which the application was filed, regardless of whether the zone change application is in its original form or as amended, requested by Councilmember Eric Crafton.

**Action: Disapprove (9-0)**

**X. PUBLIC HEARING: FINAL PLATS**

**9. 2010S-044-001**

Cottage Cove, 1st Revision  
Map: 118-01 Parcels: 386, 387, 468, 469  
Green Hills/Midtown Community Plan  
Council District 17 – Sandra Moore  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots and a variance from the Subdivision Regulations for lot width on properties located at 2412 A, 2412 B, 2414 and 2500 9th Avenue South, opposite Gilmore Avenue (1.41 acres), zoned R8, requested by Kelvin Pennington, owner, Jason Smith, surveyor.

**Action: Approve with conditions, including an exception from lot comparability and a variance from Section 3-4.2(f) of the Metro Subdivision Regulations for lot width and including a revision to Condition 1 that the plat be revised to include the new application number 2010S-044-001 (8-0)**

## **XI. OTHER BUSINESS**

10. Request to grant a variance to Section 6.5 of the Subdivision Regulations and release the active building permit holds for Hamilton Chase, Section 1; Hamilton Chase, Section 2; Hamilton Chase, Section 3.

**Action: Approve (8-0)**

11. Consideration of an amendment of the Rules and Procedures for the creation of an Executive Committee

**Action: Defer to the July 22, 2010, Planning Commission meeting (8-0)**

12. Historical Commission Report
13. Board of Parks and Recreation Report
14. Executive Director Reports
15. Legislative Update

## **XII. 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.