



**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 24, 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 JUNE 10, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.

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 South Commercial Planned Unit Development district located at 7734 Highway 70 South, at the northwest corner of Highway 70 South and Harpeth Valley Road, and partially within the Floodplain Overlay District, zoned R40 and proposed for SP-C, (3.37 acres), approved for a commercial nursery facility, requested by Councilmember Eric Crafton, for Patsy Potter, owner. (See also Proposal No. 2010SP-011-001)

Staff Recommendation: Defer or disapprove

2. 2010SP-011-001

Potter SP
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 SP-C zoning for property located at 7734 Highway 70 South, at the northwest corner of Highway 70 South and Harpeth Valley Road and partially within the Floodplain Overlay District, (3.37 acres) to allow certain uses permitted in the CL zoning district, requested by Dale & Associates, applicant, Patsy E. Potter, owner. (See also Proposal No.18-85P-001).

Staff Recommendation: Defer or disapprove

3. 2007S-209G-12

Brentwood Knoll
Map: 172-15-0-C Parcels: 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 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, Community South Bank, owner.

Staff Recommendation: Approve

4. 2010UD-002-001

Pin Hook

Map: 164-00 Parcels: 083, 180, 181

Map: 164-00 Parcel: Part of 193

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 (61.48 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 August 26, 2010, Planning Commission meeting

5. 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: Defer to August 26, 2010, Planning Commission meeting

6. 2010UD-007-001

Hamilton-Hobson

Map: 150-00 Parcel: 135

Map: 164-00 Parcels: 053, 060, 207, 258, 259, 293, 294, 295

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: Defer to August 26, 2010, Planning Commission meeting

VIII. PUBLIC HEARING: COMMUNITY PLANS

7. 2010CP-006-002

Amend the Bellevue Community Plan: 2003 Update
Map: 114-00 Parcel: 166
Bellevue Community Plan
Council District 22 – Eric W. Crafton
Staff Reviewer: Bob Eadler

A request to amend the land use policy from Residential Low-Medium Density to Commercial Mixed Concentration for property located at 7552 Sawyer Brown Road, on the south side of I-40 adjacent to Sam's Club (4.29 acres), requested by Metro Planning Department, Bancorp South, owner.

Staff Recommendation: Approve

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS AND SPs

8. 2006SP-022U-08

Morgan Park Place
Map: 082-09-0-J Parcels:008, 010
North Nashville Community Plan
Council District 19 – Erica Gilmore
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan district known as "Morgan Park Place", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for various properties located at Van Buren Street (unnumbered) between 3rd Avenue North and 5th Avenue North, (2.3 acres), approved for 11,934 square feet of general retail, general office, restaurant, and/or multifamily uses, 28 multifamily units, 28 townhouses, and 4 single family units via Council Bill BL2006-1037 effective on May 17, 2006, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active

9. 2006SP-034G-06

Traemoor Village
Map: 114-07-0- A Parcels: 001-121
Map: 114-07-0- A Parcel: 900
Bellevue Community Plan
Council District 22 – Eric W. Crafton
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan district known as "Traemoor Village", 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 225 Traemoor Village Way (22.44 acres), approved for 122 multi-family units via Council Bill BL2006-1033 effective on May 17, 2006, and partially within the Floodplain Overlay District, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active

10. 2006SP-044U-12

At Home Medical Supplies
Map: 147-00 Parcel: 014
Southeast Community Plan
Council District 26 – Gregory E. Adkins
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan district known as "At-Home Medical Supplies", 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 350 Wallace Road (1.45 acres), approved for a 3,000 square foot medical supply sales use and all uses permitted in the OR20 zoning district via Council Bill BL2006-1041 effective on May 17, 2006, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District complete

11. 2010SP-008-001

International Hair Salon #2
Map: 119-10 Parcel: 209
South Nashville Community Plan
Council District 16 – Anna Page
Staff Reviewer: Greg Johnson

A request to change from OL to SP-C zoning and for final site plan approval for property located at 2901 Dobbs Avenue, at the southwest corner of Dobbs Avenue and Thompson Lane (0.33 acres), to permit an existing office building to be used for a personal care service use, requested by Lilian Richardson, owner.

Staff Recommendation: Approve with conditions

12. 2004P-023-001

Rosedown
Map: 180-00 Parcel: 023
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Brian Sexton

A request to cancel the Rosedown Residential Planned Unit Development district located at 6515 Holt Road, approximately 1,500 feet east of Redmond Lane and partially within the Floodplain Overlay District, zoned RS10 and proposed for AR2a, (6.6 acres), approved for 17 single-family lots, requested by Councilmember Parker Toler, for Thomas and Donna Sirmeyer, owners. (See also Proposal No. 2010Z-016PR-001)

Staff Recommendation: Approve

13. 2010Z-016PR-001

Map: 180-00 Parcel: 023
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Brian Sexton

A request to rezone from RS10 to AR2a zoning for property located within the Rosedown Residential Planned Unit Development Overlay at 6515 Holt Road, approximately 1,500 feet east of Redmond Lane and partially within the Floodplain Overlay District (6.6 acres), requested by Councilmember Parker Toler, applicant, Thomas and Donna Sirmeyer, owners (See Proposal No. 2004P-023-001).

Staff Recommendation: Approve

14. 2010NL-003-001

The Hair Biz
Map: 086-14 Parcels: 011, 012
Donelson/Hermitage/Old Hickory Community Plan
Council District 14 – James Bruce Stanley
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 400 and 404 Wisteria Lane, at the northwest corner of Wisteria Lane and Central Pike (0.46 acres), zoned R8, to permit personal care services use within the existing residential structure, requested by Kathy and Keith Sawyer, owners.

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

XI. PUBLIC HEARING: FINAL PLATS

15. 2009S-027-001

Poplar Hill Subdivision
Map: 154-00 Parcel: 282
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Brenda Bernards

A request for a variance from Section 2-5.5 of the Subdivision Regulations to permit the extension of the final plat approval for 90 days for the Poplar Hill Subdivision for one lot at 8706 Poplar Creek Road, zoned Agricultural Residential (AR2a) (7.1 acres), requested by Wyatt and Wendy Rampy, owners.

Staff Recommendation: Approve a variance to 2-5.5 of the Subdivision Regulations for the extension of final plat approval for 90 days to September 18, 2010.

16. 2010S-043-001

Wright Industries, Resub. Lot 1, 2nd Revision
Map: 106-00 Parcel: 172
Donelson/Hermitage/Old Hickory Community Plan
Council District 15 – Phil Claiborne
Staff Reviewer: Brenda Bernards

A request for final plat approval to create three lots on property located at 1508 Elm Hill Pike, approximately 2,425 feet west of Massman Drive (36.08 acres), zoned IR and SP and within the Floodplain Overlay District, requested by Summit Holladay Partners LLC I, owner, Crawford & Cummings P.C., surveyor.

Staff Recommendation: Approve with conditions

XII. PUBLIC HEARING: URBAN DESIGN OVERLAYS

17. 2004UD-002-002

Villages of Riverwood
Map: 097-00 Parcels: 004, 006.01, 014, 016, 158, 159, 160, 161, 163
Map: 097-02-0-A Parcels: 001-108.CO
Map: 097-02-0-A Parcels: 901-922.CO
Donelson/Hermitage/Old Hickory Community Plan
Council District 14 – James Bruce Stanley
Staff Reviewer: Greg Johnson

A request to amend the Villages of Riverwood Urban Design Overlay District, located at the southwest corner of Hoggett Ford Road and Dodson Chapel Road (219.8 acres) classified RM9 and MUN zoning and partially within the Floodplain Overlay District, to modify the conditions of approval in the adopted Council Ordinance BL2004-325 to require an updated Traffic Impact Study with the submittal of each Final Site Plan submittal to the Planning Commission and to also require the applicant to comply with any new requirements of the new Traffic Impact Study, requested by Councilmember James Bruce Stanley, applicant, various property owners.

Staff Recommendation: Disapprove

XIII. OTHER BUSINESS

18. Resolution authorizing the expenditure of \$15,000 from the Advance Planning and Research Fund to undertake the study, in cooperation with the State of Tennessee's Department of Transportation and the Metro Public Works Department, of transportation options and coordinating land use choices for the Green Hills Regional Activity Center.
19. Historical Commission Report
20. Board of Parks and Recreation Report
21. Executive Director Reports
22. Legislative Update

XIV. 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.