

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
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

July 22, 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 24, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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: COMMUNITY PLANS

1. 2010CP-005-001

Map: 072-10 Parcels: Various

Map: 072-13 Parcels: Various

Map: 072-14 Parcels: Various

Map: 083-01 Parcels: Various

Map: 083-05 Parcels: Various

East Nashville Community Plan

Council Districts 5 – Jamie Hollin, 6 – Mike Jameson, 7 – Erik Cole, 8 – Karen Bennett

Staff Reviewer: Cynthia Wood

A request to amend the *East Nashville Community Plan: 2005 Update* to change from Parks, Reserves and Other Open Space in Potential Open Space, Mixed Housing in Neighborhood General, and Mixed Housing in Community Center to Mixed Use in Community Center all or portions of various parcels along both sides of Gallatin Avenue between Alleys No. 1003 and 715 and along both sides of Gallatin Pike between Carolyn and Cahal Avenues and Burchwood Avenue and to revise all associated Special Policies to reflect the change in uses supported by the amended policies while continuing to reflect East Nashville Community Plan goals and objectives. (47.25 acres), requested by the Metro Planning Department, applicant, various property owners.

Staff Recommendation: Approve

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS AND SPs

2. 2007SP-122-005

Gallatin Pike Improvement District

Map: 072-10 Parcels: Various

Map: 072-13 Parcels: Various

Map: 072-14 Parcels: Various

Map: 083-01 Parcels: Various

Map: 083-05 Parcels: Various

East Nashville Community Plan

Council Districts 5 – Jamie Hollin, 6 – Mike Jameson, 7 – Erik Cole, 8 – Karen Bennett

Staff Reviewer: Jason Swaggart

A request to amend portions of the Gallatin Pike Improvements District Specific Plan by deleting the Mixed Housing land use category and replacing with the Mixed Use land use category of the Gallatin Pike SP, along Gallatin Pike, Gallatin Avenue and Sharpe Avenue, located between Chicamauga Avenue and Greenwood Avenue and between Cahal Avenue and Burchwood Avenue (27.41 acres), requested by the Metro Planning Department, applicant, various property owners.

Staff Recommendation: Approve if associated Community Plan Amendment is approved

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IX. PUBLIC HEARING: CONCEPT PLANS

3. 2008S-048U-05

Riverside Drive
Map: 083-11 Parcel: 080
Map: 083-15 Parcel: 193
East Nashville Community Plan
Council District 7 – Erik Cole
Staff Reviewer: Jason Swaggart

A request to extend concept plan approval for one year to July 24, 2011, for an 18-lot subdivision on properties located at Riverside Drive (unnumbered), at the northwest corner of Riverside Drive and Huntleigh Drive, zoned R10, requested by Riverside Development, LLC, owner.

Staff Recommendation: Approve concept plan extension to July 24, 2011

X. PUBLIC HEARING: FINAL PLATS

4. 2009S-118-001

Best One Nashville Realty Subdivision
Map: 106-06 Parcel: 058
South Nashville Community Plan
Council District 16 – Anna Page
Staff Reviewer: Greg Johnson

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 Best One Nashville Realty Subdivision for three lots at 705 Murfreesboro Pike, zoned IR (22.67 acres), requested by Best One Nashville Realty Partnership, owner, Ragan-Smith-Associates Inc., surveyor.

Staff Recommendation: Approve a variance to 2-5.5 of the Subdivision Regulations for the extension of final plat approval for 90 days to October 11, 2010.

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XI. PUBLIC HEARING: REVISED SITE PLANS

5. 2005P-017-001

Shoppes on the Harpeth
Map: 155-12 Parcel: 287
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Jason Swaggart

A request to revise the preliminary and for final approval for a portion of the Shoppes on the Harpeth Commercial Planned Unit Development located at 8100 Highway 100, approximately 1,050 feet west of Temple Road (1.3 acres), zoned CL, to permit the development of a 6,300 square foot restaurant, replacing 12,150 square feet of office and retail uses, requested by Dale & Associates, applicant, for Appalachian Land & Leasing Company, LLC, owner.

Staff Recommendation: Approve with conditions

6. 61-72P-001

Bell Ridge Commercial (Setback Variance)
Map: 163-00 Parcel: 337
Southeast Community Plan
Council District 32 – Sam Coleman
Staff Reviewer: Greg Johnson

A request for a variance in the Bell Ridge Commercial Planned Unit Development Overlay at 1109 Bell Road (0.39 acres) from Section 17.24.070.A of the Metro Zoning Code to permit a zero foot front setback, where ten foot setback is required by the Zoning Code, and to permit a sign to be located in the Scenic Arterial Buffer Yard, zoned SCR, requested by Scott Denson, applicant, for Ashland Oil, Inc., owner.

Staff Recommendation: Disapprove

7. 74-73P-001

Music Valley (Sign Variance)
Map: 062-00 Parcel: 233
Donelson/Hermitage/Old Hickory Community Plan
Council District 15 – Phil Claiborne
Staff Reviewer: Greg Johnson

A request for a variance in the Music Valley Planned Unit Development Overlay at 2416 Music Valley Drive (10.24 acres) from Section 17.32.070.D.3 of the Metro Zoning Code, zoned CA, requested by Joslin Signs, applicant, for Rudy's Farm Company of Tennessee, LLC, owner.

Staff Recommendation: Disapprove

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XII. OTHER BUSINESS

8. Consideration of an amendment of the Rules and Procedures for the creation of an Executive Committee
9. New employee contracts for Scott Morton and Michael Briggs.
10. Historical Commission Report
11. Board of Parks and Recreation Report
12. Executive Director Reports
13. Legislative Update

XIII. ADJOURNMENT



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