



**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**

*August 12, 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 JULY 22, 2010, MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- VI. PUBLIC HEARING: CONSENT AGENDA**  
**Action: Approve (9-0)**

## **VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS**

### **1. 2009CP-012-002**

Map: 186-00 Parcels: 014.01, 021, 026  
Southeast Community Plan  
Council District 31 – Parker Toler  
Staff Reviewer: Cindy Wood

A request to amend the Southeast Community Plan: 2004 Update by changing from Neighborhood Center and Neighborhood General Policies to T-3 Suburban Community Center policy for properties located at the southeast corner of Nolensville Pike and Burkitt Road.

**Action: Approve (6-2-1)**

### **2. 2009SP-006-001**

The Shoppes at Burkitt Place  
Map: 186-00 Parcels: 014.01, 021, 026  
Southeast Community Plan  
Council District 31 – Parker Toler  
Staff Reviewer: Brenda Bernards

A request to change from AR2a to SP-C zoning for properties located at 7022 Nolensville Pike, Nolensville Pike (unnumbered), and Burkitt Road (unnumbered), at the southeast corner of Nolensville Pike and Burkitt Road (17.98 acres), to permit commercial uses, requested by Regency/PGM-Burkitt, LLC, applicant, for James and William McFarlin et al, Ruth Marie McFarlin, and Newco-Burkitt, LLC, owners.

**Action: Approve with conditions (8-0-1)**

## **VIII. PUBLIC HEARING: ZONING MAPS, TEXT AMENDMENTS, AND SPs**

### **3. 2010SP-014-001**

4101 Hillsboro Circle  
Map: 131-02 Parcel: 013  
Green Hills/Midtown Community Plan  
Council District 25 – Sean McGuire  
Staff Reviewer: Jason Swaggart

A request to rezone from OR20 to SP-MU zoning and for final site plan approval for property located at 4101 Hillsboro Circle, opposite Hillsboro Drive and located within the Green Hills Urban Design Overlay District and partially within the Floodplain Overlay District (0.17 acres), to permit retail, convenience retail and all uses permitted by OR20, requested by Emad Eshak, applicant, Reza Farazmand et ux, owners.

**Action: Defer to the August 26, 2010 Planning Commission meeting (9-0)**

4. **2010Z-011TX-001**  
Metro Council Zoning Fee Waiver  
Staff Reviewer: Brenda Bernards

A council bill to amend Section 17.40.740 of the Metro Zoning Code to provide a waiver for the zoning application fee for Councilmembers requesting the rezoning of ten or more parcels from a Specific Plan district to another base zoning district, requested by Councilmember Jamie Hollin.

**Action: Because this ordinance deals with a matter of Council prerogative to set fees for rezonings, the Commission took no official position on the bill. (9-0)**

5. **2010Z-017PR-001**  
Map: 059-00 Parcels: 086, 087  
Bordeaux/Whites Creek Community Plan  
Council District 3 – Walter Hunt  
Staff Reviewer: Jason Swaggart

A request to rezone from R10 to ON zoning properties located at 3200 Knight Drive, approximately 230 feet north of Briley Parkway (1.13 acres), requested by Pactrucking Inc., applicant, Pamela L. Franck, owner.

**Action: Approve. Direct staff to initiate a housekeeping amendment to change the land use policy to a transition policy and to include the appropriate properties within the amendment. (9-0)**

## IX. PUBLIC HEARING: FINAL PLATS

6. **2010S-053-001**  
Wal-Mart South, Resub. Lots 3 & 4  
Map: 161-00 Parcel: 291  
Southeast Community Plan  
Council District 31 – Parker Toler  
Staff Reviewer: Greg Johnson

A request for final plat approval to shift lot lines between two lots and to abandon a joint access easement and to establish a new joint access easement on properties located at 5828 Nolensville Pike, approximately 1,400 feet south of Old Hickory Boulevard (2.11 acres), zoned CL and within the Floodplain Overlay District, requested by Glory Teller Office LLC, owner, Blue Ridge Surveying Inc., surveyor.

**Action: Approve with conditions including a condition that the southern access point be a right out only and that a note be added to the plat that access is limited to only one full joint access and one right exit access for both lots at the locations shown on the plat. (8-1)**

## **X. OTHER BUSINESS**

7. A resolution submitting to the Metropolitan Planning Commission a proposed plan of services for the extension of the boundaries of the Urban Services District to include property located in the Bellevue area along Old Hickory Boulevard between Interstate 40 and Highway 70 South.

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

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

**Action: Defer to the August 26, 2010 Planning Commission meeting (9-0)**

9. Historical Commission Report
10. Board of Parks and Recreation Report
11. Executive Director Reports
12. Legislative Update

## **XI. ADJOURNMENT**



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