

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

August 26, 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 AUGUST 12, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. PREVIOUSLY DEFERRED ITEMS

1. 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.

Staff Recommendation: Approve with conditions

VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS

2. 2009Z-015PR-001

Map: 155-00 Parcel: 122
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Jason Swaggart

A request to amend a previously approved Council Bill (BL2005-543) to modify a condition restricting access to Moss Road for property located at 5109 Moss Road, approximately 775 feet south of Collins Road (6.03 acres), zoned RM9, requested by Councilmember Bo Mitchell, applicant, Betty French and Mary and James Johnson, owners.

Staff Recommendation: Defer indefinitely

3. 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: Withdraw application

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4. 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 October 28, 2010, Planning Commission meeting

5. 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 October 28, 2010, Planning Commission meeting

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS, SPs, AND TEXT AMENDMENTS

6. 2006SP-061G-12

Shane Point

Map: 172-00 Parcel: 157
Map: 172-16-A Parcel: 001-025, 900
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (R) district known as "Shane Point", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code, for property located at 6201 Nolensville Pike (3.37 acres), approved for 25 townhomes via Council Bill BL2006-1109 effective on July 18, 2006, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active

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7. 2006SP-079U-13

Rural Hill Road

Map: 149-00 Parcels:119, 120, 121, 122, 123, 124, 125, 126, 128, 128.01, 131, 132, 133

Map: 149-00 Parcels:179, 180, 185, 190, 196, 232, 341, part of 200

Antioch/Priest Lake Community Plan

Council District 33 – Robert Duvall

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (MU) district known as "Rural Hill Road", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code, for various properties located at the intersection of Bell Road and Rice Road, east of Rural Hill Road (33.25 acres), approved for a maximum of 570 residential units and 430,000 square feet of office and commercial uses via Council Bill BL2006-1113 effective on July 18, 2006, review initiated by the Metro Planning Department.

Staff Recommendation: 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.

8. 2010SP-013-001

Alfa Tire

Map: 106-16 Parcel: 053

South Nashville Community Plan

Council District 13 – Carl Burch

Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 1044 Murfreesboro Pike, at the southeast corner of Murfreesboro Pike and Philfre Court (0.22 acres), located partially within the Floodplain Overlay District, to permit all uses permitted by CS zoning and automobile repair, requested by Afsoon Hagh and Parvin Arjmandi, owners.

Staff Recommendation: Approve with conditions

9. 2010Z-015TX-001

Recreation Centers

Staff Reviewer: Jennifer Regen

A council bill to amend Section 17.08, of the Metro Zoning Code, to allow recreation centers as a special exception use in the Agriculture (AG) and Agriculture/ Residential (AR2a) Zoning Districts., requested by Councilmember Duane Dominy.

Staff Recommendation: Approve

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- 10. 2010Z-016TX-001**
Amateur Radio Antenna Tower
Staff Reviewer: Jennifer Regen

A council bill to amend Section 17.16.290 of the Metro Zoning Code, to require an active, valid FCC license for operation of an amateur radio antenna, requested by Councilmember Anna Page.
Staff Recommendation: Approve subject to Metro Legal's review and recommendation

- 11. 2010Z-019PR-001**
Map: 126-00 Parcel: 085
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Brian Sexton

A request to rezone from SP-R to AR2a zoning for property located at 7874 McCrory Lane and partially within the Floodplain Overlay District, approximately 1,850 feet south of Highway 70 S (36.2 acres), requested by Councilmember Bo Mitchell, applicant, John Gregory Jones, owner.
Staff Recommendation: Approve and direct staff to initiate a housekeeping amendment to change the policy to Natural Conservation

- 12. 2010Z-022PR-001**
Map: 058-00 Parcel: part of 244
Bordeaux/Whites Creek Community Plan
Council District 1 – Lonnell R. Mathews, Jr.
Staff Reviewer: Greg Johnson

A request to rezone from CL to CS zoning for a portion of property located at 4123 Clarksville Pike, approximately 950 feet south of Kings Lane (0.0009 acres), requested by Old Hickory Credit Union, owner.
Staff Recommendation: Disapprove

X. PUBLIC HEARING: REVISED SITE PLANS

- 13. 117-84P-001**
Project 808
Map: 162-00 Parcel: 225
Southeast Community Plan
Council District 32 – Sam Coleman
Staff Reviewer: Bob Leeman

A request to revise the preliminary plan and for final approval for a portion of a Residential Planned Unit Development Overlay located near Blue Hole Road and Tusculum Road (1.0 acre), zoned R8, to permit construction of a one-story 6,480 square foot day care center for more than 75 children and to grant preliminary approval only for a future one-story, 4,180 square foot addition to that day care facility, requested by Barge Cauthen & Associates, applicant, for LBC, owner.
Staff Recommendation: Approve with conditions

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XI. PUBLIC HEARING: MANDATORY REFERRAL

14. 2010M-006PR-001

Walter Stokes School Surplus Property Request
Map: 117-16 Parcel: 001
Green Hills/Midtown Community Plan
Council District 25 – Seam McGuire
Staff Reviewer: Bob Leeman

An Ordinance requesting to declare as “surplus” a 5.2 acre parcel of real property located at 3701 Belmont Boulevard and known as "Walter Stokes School,” located north of Glen Echo Road along the west side of Belmont Boulevard, requested and owned by the Metropolitan Government.

Staff Recommendation: Defer to the September 14, 2010, Planning Commission meeting as discussions between Metro Departments and the School Board continue.

XII. OTHER BUSINESS

- 15.** Consideration of an amendment of the Rules and Procedures for the creation of an Executive Committee. If the rules are amended, the Commission is to select one of its members to serve on the Executive Committee with the Chair and Vice-Chair.

Amend the Rules and Procedures to add a new section:

III. MEMBERSHIP AND OFFICERS

D. EXECUTIVE COMMITTEE. There shall be an Executive Committee consisting of the Chair, Vice Chair, and one additional member chosen by the Commission at the annual meeting. The Executive Committee shall meet at the call of the Chair with the Executive Director who may include other employees at his/her discretion. The purpose of the Executive Committee is to guide the Planning Commission in establishing its vision, goals, policies and strategies. The Committee shall provide oversight of the Planning Department in order to align the objectives of the Commission and the work program of the Department. The Executive Committee will review the status of specific planning studies, procedures, the adopted and proposed budget and other issues necessary to facilitate the effective operation of the Commission in achieving its mission. All meetings of the Executive Committee shall be scheduled and held in full compliance with all notice and open meeting procedures. The Executive Committee shall not consider or discuss specific applications that may come before the full Metropolitan Planning Commission, nor shall the Committee direct the daily operations of the Department.


- 16.** Approve application for HUD Sustainable Communities Regional Planning Grant: The MPC, on behalf of the MPO, is applying for \$4,995,115 in federal funds from HUD to assist in the development of a regional vision and comprehensive plan for sustainable development for Middle Tennessee.

- 17.** Employee contract renewal for Carrie Logan.

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18. Historical Commission Report
19. Board of Parks and Recreation Report
20. Executive Director Reports
21. Legislative Update

XIII. 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.