



**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**

*September 14, 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 AUGUST 26, 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**V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. 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.

**Action: Defer to the September 23, 2010, Planning Commission Meeting (8-0)**

- 2. 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; Mark Sarmadi and Dean Baxter, owners.

**Action: Defer Indefinitely (8-0)**

- 3. 2010M-006PR-001**  
Walter Stokes School Surplus Property Request  
Map: 117-16 Parcel: 001  
Green Hills/Midtown Community Plan  
Council District 25 – Sean 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.

**Action: Approve. Staff encourages continued discussions among parties with the goal of reserving a portion of the land for a neighborhood park (8-0)**

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

### 4. 2005SP-170U-05

Walden

Map: 083-06 Parcels:378, 379, 413

Map: 083-06-0-C Parcels: 001 -011, 900

East Nashville Community Plan

Council District 6 – Mike Jameson

Staff Reviewer: Brenda Bernards

The periodic review of an approved Specific Plan (MU) district known as "Walden" to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for properties located at 1818, 1898 and 1900 Eastland Avenue (7.26 acres), approved for 99 residential units (including 17 townhome units), 18,600 square feet of retail uses, 18,500 square feet of restaurant uses, 20,500 square feet of office uses, 6,800 square feet of personal care service uses, 3,000 square feet of custom assembly uses, 3,000 square feet of furniture store uses, and four single-family lots, approved August 1, 2006 via Council Bill BL2006-1042, review initiated by the Metro Planning Department.

**Action: Find the SP District Active (8-0)**

### 5. 2010SP-015-001

Southview on Second

Map: 105-03 Parcels:106, 107

South Nashville Community Plan

Council District 17 – Sandra Moore

Staff Reviewer: Brenda Bernards

A request to rezone from R6 to SP-R zoning and for final site plan approval for properties located at 1078 2nd Avenue South and at 112 Mildred Shute Avenue, at the northeast corner of 2nd Avenue South and Mildred Shute Avenue (0.13 acres), to permit the development of three residential dwelling units, requested by FMBC Investments, LLC, owner.

**Action: Approve the preliminary SP with conditions (8-0)**

### 6. 2010SP-016-001

Greenbriar Village

Map: 117-14 Parcel: 162

Green Hills/Midtown Community Plan

Council District 25 – Sean McGuire

Staff Reviewer: Jason Swaggart

A request to rezone from SCR to SP-C zoning property located at 3902 Hillsboro Pike, approximately 225 feet north of Richard Jones Road and located within the Green Hills Urban Design Overlay District (0.43 acres), to permit the development of a 1-story, 8,142 square foot building containing retail and restaurant uses, requested by Ragan-Smith-Associates, Inc., applicant, Hillsboro Plaza Partners II, owners.

**Action: Defer to the September 23, 2010, Planning Commission meeting (8-0)**

**7. 118-85P-001**

Mckay Used Books  
Map: 114-00 Parcels:162, 163, 164  
Bellevue Community Plan  
Council District 35 – Bo Mitchell  
Staff Reviewer: Greg Johnson

A request to amend the Commercial Planned Unit Development located at Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and I-40, zoned CL (5.93 acres), to permit 39,612 square feet of retail and restaurant uses where a 124-room motel and 8,140 square feet of commercial uses were previously approved, requested by Ragan-Smith-Associates, Inc., applicant, for Beverly Brooks, owner.

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

**8. 2010P-002-001**

Tom's Elite Carryout  
Map: 083-05 Parcel: 228  
East Nashville Community Plan  
Council District 6 – Mike Jameson  
Staff Reviewer: Brian Sexton

A request for preliminary approval for a proposed Planned Unit Development Overlay located at 501 Gallatin Avenue, within the Gallatin Pike Specific Plan District, at the northeast corner of Gallatin Avenue and Calvin Avenue, (0.29 acres), to permit an existing 1,800 square foot restaurant an exemption from beer regulations requiring a 100 foot minimum distance from a residential use. requested by Tom's Elite Carryout, applicant, Floyd Robinson et ux, owners.

**Action: Approve with a condition (8-0)**

**IX. PUBLIC HEARING: REVISED SITE PLANS**

**9. 1-74P-002**

Hickory Hollow Mall  
Map: 163-00 Parcel: 224  
Antioch/Priest Lake Community Plan  
Council District 32 – Sam Coleman  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of the Hickory Hollow Mall Commercial Planned Unit Development located at 853 Bell Road, at the corner of Bell Road and Mt. View Road, zoned SCR (6.04 acres), to permit the construction of a 3,209 square foot fast food restaurant, requested by Dale & Associates, applicant, for Courtyard at Hickory Hollow Ltd. PTSP, owner.

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

**10. 103-79P-002**

Old Hickory Skilled Nursing Facility  
Map: 044-14-0-A Parcels: 001, 002, 003, 004, 005  
Map: 053-00 Parcel: 051  
Donelson/Hermitage/Old Hickory Community Plan  
Council District 11 – Darren Jernigan  
Staff Reviewer: Brian Sexton

A request to revise the preliminary plan and for final approval for a portion of the Old Hickory Skilled Nursing Facility Planned Unit Development Overlay located on properties at 1220, 1230, 1246 and 1250 Robinson Road and at Robinson Road (unnumbered), approximately 250 feet north of Martingale Drive (13.49 acres), zoned MUN, to permit a 77,000 square foot nursing home containing 124 beds, requested by Littlejohn Engineering Associates, Inc., applicant, for Nashville Medical Investors, LLC, owner.

**Action: Defer to the September 23, 2010, Planning Commission meeting (8-0)**

**11. 2005P-010-002**

Nashville Commons at Skyline  
Map: 050-12-0-A Parcel: 005  
Parkwood/Union Hill Community Plan  
Council District 3 – Walter Hunt  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Nashville Commons at Skyline Planned Unit Development Overlay located at 3434 Doverside Drive, at the southwest corner of Doverside Drive and Dickerson Pike (2.01 acres), zoned SCR, to permit a 2,756 square automobile convenience facility and a 2,500 square foot retail store, requested by Greenberg Farrow, applicant, for Nashville Commons, L.P., owner.

**Action: Approve with conditions including revised Public Works conditions received on September 3, 2010 (8-0)**

**12. 2005P-023-001**

Belle Arbor, Phase Two  
Map: 041-00 Parcel: part of 147  
Map: 050-00 Parcel: part of 031  
Parkwood/Union Hill Community Plan  
Council District 3 – Walter Hunt  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary and for final approval for a portion of the Belle Arbor Planned Unit Development Overlay located on a portion of properties at 3549 Brick Church Pike and at Westchester Drive (unnumbered), at the end of Belle Arbor Drive (16.0 acres), zoned RM6 and partially located within the Floodplain Overlay District, to permit 44 single-family lots, requested by Dale & Associates, applicant, for Eatherly/Ring Joint Venture, owner.

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

**13. 2006IN-002-004**

Belmont University  
Map: 104-1 Parcels: 309, Part of 308, Part of 352  
Map: 105-09 Parcels: 009, 057, 058, Part of 059  
Green Hills/Midtown Community Plan  
Council District 18 – Kristine LaLonde  
Staff Reviewer: Brenda Bernards

A request for final approval for a portion of the Belmont University Institutional Overlay district located at 1501, 1503, and 1505 Acklen Avenue and on a portion of properties at 1515 Wedgewood Avenue and 15th Avenue South (unnumbered), (5.1 acres), zoned RM20, to permit a 75,000 square foot College of Law, requested by Littlejohn Engineering Associates Inc., applicant, for Belmont University, owner.

**Action: Approve the College of Law Building, parking garage and plaza with revised conditions (8-0)**

**X. PUBLIC HEARING: FINAL PLATS**

**14. 2010S-060-001**

Brown Property Final Plat  
Map: 021-00 Parcels: 249, 313  
Joelton Community Plan  
Council District 1 – Lonnell R. Matthews, Jr.  
Staff Reviewer: Brenda Bernards

A request for final plat approval to create two lots on properties located at 6191 Eatons Creek Road and at Eatons Creek Road (unnumbered), approximately 325 feet south of Rawlings Road (5.79 acres), zoned RS40, requested by James R. Brown, owner, Delle Land Surveying, surveyor.

**Action: Approve with conditions and waive the requirements of Section 3-4.2.c of the Subdivision Regulations to permit a flag lot (8-0)**

**XI. PUBLIC HEARING: URBAN DESIGN OVERLAYS**

**15. 2001UD-001-001**

Lenox Village, Phase Eight, Lot 648  
Map: 173-090-A Parcel: 765  
Council District 31 – Parker Toler  
Southeast Community Plan  
Reviewer: Scott Morton

A request for a modification of the Lennox Village UDO standards to permit an encroachment into the required five foot rear setback at 3102 Fyffe Lane, at the intersection of Dothan Lane and Fyffe Lane in order to construct a 20 foot by 20 foot detached garage at the rear of the townhome., requested by Regent Homes LLC, applicant/owner.

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

- 16. 2002UD-001-003**  
Green Hills UDO Modification Request  
Map: 117-14 Parcel: 055  
Green Hills/Midtown Community Plan  
Council District 25 – Sean McGuire  
Staff Reviewer: Rebecca Ratz

A request for a modification of the existing Green Hills Urban Design Overlay (UDO) district sign standards to allow a future tenant, "Nordstrom", to be located at 2126 Abbott Martin Road, zoned SCR, to vary from requirements of the UDO in order to increase the permitted signage display area along Abbott Martin Road, requested by Nordstrom, Inc., Barge, Waggoner, Sumner and Cannon, Inc.

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

- 17. 2004UD-002-003**  
Villages of Riverwood, Phase Three, Section 1  
Map: 097-02-0-A Parcels: 105, 106, 107  
Donelson/Hermitage/Old Hickory Community Plan  
Council District 14 – James Bruce Stanley  
Staff Reviewer: Greg Johnson

A request to revise the preliminary plan and for final site plan approval for a portion of the Villages of Riverwood Urban Design Overlay located at 1500 and 1501 Stonewater Drive and at Hoggett Ford Road (unnumbered), at the southwest corner of Dodson Chapel Road and Hoggett Ford Road (8.73 acres), to permit 135 dwelling units and to change the minimum lot width required for townhome units from 20 feet to 16 feet and to change the minimum lot size required for townhome units from 2,000 square feet to 1,600 square feet, zoned RM9, requested by Ragan-Smith-Associates Inc., applicant, for Beazer Homes, owner.

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

## **XII. OTHER BUSINESS**

- 18.** Standard sidewalk recommendations for proposed SP Districts.  
**Action: Defer to the November 11, 2010, Planning Commission meeting (8-0)**

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

## **XIII. ADJOURNMENT**



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