



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED AGENDA**

**Thursday, January 12, 2012**

**4:00 pm Regular Meeting**

**700 Second Avenue South**

(between Lindsley Avenue and Middleton Street)

Howard Office Building, Sonny West Conference Center (1st Floor)

### **MISSION STATEMENT**

The Planning Commission guides growth and development as Nashville and Davidson County 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.

**Jim McLean, Chair**  
**Hunter Gee, Vice-Chair**

Greg Adkins  
Stewart Clifton  
Judy Cummings  
Derrick Dalton

Jeff Haynes  
Phil Ponder  
Councilmember Phil Claiborne  
Andrée LeQuire, representing Mayor Karl Dean

**Richard C. Bernhardt, FAICP, CNU-A**  
Secretary and Executive Director, Metro Planning Commission

**Metro Planning Department of Nashville and Davidson County**  
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-  
6300 p: (615) 862-7190; f: (615) 862-7130

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## Notice to Public

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**Please remember to turn off your cell phones.**

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at [www.nashville.gov/mpc/agendas](http://www.nashville.gov/mpc/agendas) or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit [www.nashville.gov/calendar](http://www.nashville.gov/calendar) for a broadcast schedule.

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## Writing to the Commission

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You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300  
Fax: (615) 862-7130  
E-mail: [planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)

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## Speaking to the Commission

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If you want to appear in-person before the Commission, view our tips on presentations on-line at [www.nashville.gov/mpc/pdfs/mpc\\_mtg\\_presentation\\_tips.pdf](http://www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf) and our summary regarding how Planning Commission public hearings are conducted at [www.nashville.gov/mpc/docs/meetings/Rules\\_and\\_procedures.pdf](http://www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf). Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at [www.nashville.gov/mpc/pdfs/main/rules\\_and\\_procedures.pdf](http://www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf)

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## Legal Notice

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**As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.**



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at [josie.bass@nashville.gov](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Shirley Sims-Saldana or Denise Hopgood of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Ron Deardoff at (615) 862-6640

# MEETING AGENDA

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- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF DECEMBER 8, 2011 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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## E. ITEMS FOR DEFERRAL / WITHDRAWAL

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- 1a. **2011SP-024-001**  
MEADOWS DOWNS
- 1b. **2011CP-013-004**  
ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE
- 2. **2011CP-013-005**  
ANTIOCH PRIEST LAKE COMMUNITY PLAN AMENDMENT
- 3. **2011SP-028-001**  
BL2011-71 / BAKER  
TOWNS AUTO SALES
- 4. **134-84P-001**  
DEVON HILLS
- 5. **2011S-102-001**  
KENILWOOD
- 24. **74-79P-002**  
NASHBORO VILLAGE
- 25. **2008S-048U-05**  
RIVERSIDE DRIVE

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## F. CONSENT AGENDA

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**NOTICE TO THE PUBLIC:** 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.

- 6. **2007SP-084U-05**  
10TH AND RUSSELL
- 7. **2007SP-118U-05**  
VENITA AXLEY TOWNHOMES
- 8. **2007SP-126U-11**  
A & W UPHOLSTERY
- 9. **2007SP-146G-02**  
GRACE ADULT HOMES ASSISTED LIVING FACILITY

10. **2007SP-147G-02**  
ELITE GATE COMPANY
11. **2007SP-150G-14**  
EVANS HILL
12. **2007SP-151U-13**  
BRIGHT POINTE
13. **2007SP-155U-14**  
TAXI USA OF TENNESSEE
14. **2007SP-156U-12**  
NATIONAL COLLEGE
15. **2007SP-159U-07**  
CAMERON CAR WASH
16. **2007SP-162U-05**  
WINBERRY PLACE
17. **2007SP-163U-13**  
LAVERGNE SUPER SPEED WASH
18. **2007SP-165G-04**  
MYATT DRIVE - ANDERSON LANE
- 20a. **96-81P-002**  
RED CAP INDUSTRIES
- 20b. **2012SP-003-001**  
RED KAP INDUSTRIES
- 21a. **2005P-030-003**  
RAVENWOOD COMMUNITY
- 21b. **2012Z-003PR-001**  
RAVENWOOD
22. **2011NL-002-001**  
209 DANYACREST
23. **103-79P-003**  
RIVERFRONT SHOPPING CENTER
26. **2012S-008-001**  
PLAN OF LOCKELAND, RESUB LOTS 88 & 89
27. **Appointments to the Hillsboro Village Urban Design Overlay Advisory Committee**
28. **Exclusion of, including parent companies and subsidiaries of, American Southern Insurance Company, Bond Safeguard Insurance Company, Lexon Insurance Company, and National Grange Mutual Insurance Company, from providing surety bonds for one year pursuant to Section 6-1.2.d of the Metro Subdivision Regulations.**

## G. PREVIOUSLY DEFERRED ITEMS

The items below were deferred from a previous Planning Commission meeting at the request of the applicant or by the commissioners. For Community Plan Policy items, see H. Community Plan Policy Changes and Associated Cases.

### Community Plan Amendments

#### 1a. 2011CP-013-004

##### ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE

Map 149, Parcel(s) 026  
Council District 28 (Duane A. Dominy)  
Staff Reviewer: Tifine Capehart

##### Current Status

Not on consent

##### Public Hearing

Open

A request to amend the Antioch-Priest Lake Community Plan: 2003 Update to change the land use policy from Residential Low-Medium Density (RLM) to T3 Neighborhood Evolving (NE) and Conservation (CO) for property located at 2158 Una Antioch Pike, requested by Anderson, Delk, Epps and Associates, Inc., applicant, Pamela Meadows, owner. (See also Specific Plan Case # 2011SP-024-001).

**Staff Recommendation: DEFER to the January 26, 2012, Planning Commission meeting**

#### 1b. 2011SP-024-001

##### MEADOWS DOWNS

Map 149, Parcel(s) 026  
Council District 28 (Duane A. Dominy)  
Staff Reviewer: Greg Johnson

##### Current Status

Not on consent

##### Public Hearing

Open

A request to rezone from R10 to SP-MR zoning property located at 2158 Una Antioch Pike, approximately 1,915 feet south of Murfreesboro Pike (8.9 acres) and within the Floodplain Overlay District, to permit a maximum of 100 dwelling units within an assisted living and/or nursing facility, requested by Anderson, Delk, Epps and Associates Inc., applicant, Pamela Meadows, owner. (See also Community Plan Amendment Case # 2011CP-013-004)

**Staff Recommendation: DEFER to the January 26, 2012, Planning Commission meeting**

#### 2. 2011CP-013-005

##### ANTIOCH PRIEST LAKE COMMUNITY PLAN AMENDMENT

Map 162, Parcel(s) 026, 028, 029, 031, 126  
Map 163, Parcel(s) 068-071, 334  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Cynthia Wood

##### Current Status

Not on consent

##### Public Hearing

Open

A request to amend the Antioch-Priest Lake Community Plan: 2003 Update to change the land use policy from Industrial and Distribution (IN) to Natural Conservation (NCO) and Residential Low-Medium (RLM) for various properties located along Antioch Pike, Blue Hole Road and Hickory Hollow Parkway, requested by the Metro Planning Department, applicant, various property owners.

**Staff Recommendation: APPROVE**

### Specific Plans

#### 3. 2011SP-028-001

BL2011-71 / BAKER  
TOWNS AUTO SALES  
Map 091-13, Parcel(s) 355  
Council District 20 (Buddy Baker)  
Staff Reviewer: Greg Johnson

##### Current Status

Not on consent

##### Public Hearing

Open

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 5909 Charlotte Pike, approximately 1,235 feet west of Oceola Avenue (0.75 acres), to permit auto repair, automobile sales (used) and all other uses permitted by the CS District, requested by Hamid Rabiee, applicant, Carl and Denise Guye, owners.

**Staff Recommendation: DEFER to the January 26, 2012, Planning Commission meeting. Disapprove preliminary and final SP if the item is not deferred.**

## Planned Unit Developments

### 4. 134-84P-001

#### DEVON HILLS

Map 143, Parcel(s) 050  
Council District 34 (Carter Todd)  
Staff Reviewer: Brenda Bernards

Current Status  
Not on consent  
Public Hearing  
Closed

A request to the Metro Planning Department for a periodic review of a portion of the Devon Hills Residential Planned Unit Development district located at 2816 Old Hickory Boulevard, approximately 500 feet north of Highway 100, zoned RM4 (49.66 acres), approved for a multifamily development, requested by Councilmember Carter Todd, applicant, Colonial Properties Services, Inc., owner.

**Staff Recommendation: WITHDRAW**

## Subdivision: Final Plats

### 5. 2011S-102-001

#### KENILWOOD

Map 132-07, Parcel(s) 071  
Council District 16 (Tony Tenpenny)  
Staff Reviewer: Brian Sexton

Current Status  
Not on consent  
Public Hearing  
Open

A request for final plat approval to create four lots and dedicate easements on property located at 4200 Kenilwood Drive, approximately 1,450 feet north of Sidco Drive, zoned IWD (8.0 acres), requested by Douglas Durr, owner, Cherry Land Surveying, Inc., surveyor.

**Staff Recommendation: DEFER to the January 26, 2012, Planning Commission meeting**

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## H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

The Planning Commission will make the final decision on a Community Plan Amendment. The Commission will make a recommendation to the Metro Council on any associated cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

### No Cases on this Agenda

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## I. RECOMMENDATIONS TO METRO COUNCIL

The Planning Commission will make a recommendation to the Metro Council on the requests below. The Metro Council will make the final decision to approve or disapprove the request.

### Specific Plans

### 6. 2007SP-084U-05

#### 10TH AND RUSSELL

Map 083-09, Parcel(s) 207  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Brenda Bernards

Current Status  
Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (MU) district known as "10th and Russell", to determine its completeness pursuant to Section 17.40.106.l of the Metro Zoning Code (Review of a Development Plan), for property located at 205 South 10th Street (0.89 acres), approved for 53,851 square feet containing three retail units and 39 residential units via Council Bill BL2007-1510 effective on July 25, 2007, and amended to permit 54,000 square feet containing three retail units and 44 residential units via Council Bill BL2007-9 effective on November 29, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP 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.**

**7. 2007SP-118U-05**

**VENITA AXLEY TOWNHOMES**  
Map 083-07, Parcel(s) 090  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Brenda Bernards

Current Status  
Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (R) district known as "Venita Axley Townhomes", 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 942 Riverside Drive (1.07 acres), approved for three attached single-family townhomes and one existing single-family home via Council Bill BL2007-20 approved on November 20, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP 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. 2007SP-126U-11**

**A & W UPHOLSTERY**  
Map 133-05, Parcel(s) 052  
Council District 16 (Tony Tenpenny)  
Staff Reviewer: Brenda Bernards

Current Status  
Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (MNR) district known as "A & W Upholstery", 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 429 Veritas Street (0.34 acres), approved for an existing 2,800 square foot building to be used for one single-family dwelling unit, a general office or a light manufacturing/general retail and an upholstery shop via Council Bill BL2007-10 approved on November 20, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP COMPLETE**

**9. 2007SP-146G-02**

**GRACE ADULT HOMES ASSISTED LIVING FACILITY**  
Map 032, Parcel(s) 204  
Council District 03 (Walter Hunt)  
Staff Reviewer: Brenda Bernards

Current Status  
Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (R) district known as "Grace Adult Homes Assisted Living Facility", 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 1420 Old Hickory Boulevard (3.86 acres), approved for an assisted living facility via Council Bill BL2007-25 approved on November 20, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP ACTIVE**

**10. 2007SP-147G-02**

**ELITE GATE COMPANY**  
Map 033, Parcel(s) 298  
Council District 10 (Doug Pardue)  
Staff Reviewer: Brenda Bernards

Current Status  
Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (MU) district known as "Elite Gate Company", 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 Dickerson Pike (unnumbered) (3.23 acres), approved for 13,400 square feet of commercial sales and service uses in three buildings via Council Bill BL2007-22 adopted on November 20, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP 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.**

**11. 2007SP-150G-14**

**EVANS HILL**  
Map 086, Parcel(s) 113, 327, 348 Map 087, Parcel(s) 025, 195  
Council District 12 (Steve Glover)  
Staff Reviewer: Brenda Bernards

Current Status  
Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (MR) district known as "Evans Hill", 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 1209 and 1213 Tulip Grove Road and at Tulip Grove Road and Valley Grove Drive (unnumbered), (72.01 acres), approved for 340 dwelling units consisting of 159 townhouses and 181 single-family lots via Council Bill BL2007-35 adopted on December 4, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP 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.**

**12. 2007SP-151U-13**

**BRIGHT POINTE**

Map 164, Parcel(s) 106-109, 212  
Council District 33 (Robert Duvall)  
Staff Reviewer: Brenda Bernards

Current Status

Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (MR) district known as "Bright Pointe", 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 3781, 3791, 3799 and 3803 Pin Hook Road and at Pin Hook Road (unnumbered), (19.29 acres), approved for 42 multifamily units and 57 single-family lots via Council Bill BL2007-32 adopted on November 20, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP 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.**

**13. 2007SP-155U-14**

**TAXI USA OF TENNESSEE**

Map 094, Parcel(s) 043  
Council District 15 (Phil Claiborne)  
Staff Reviewer: Brenda Bernards

Current Status

Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (A) district known as "Taxi USA of Tennessee", 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 1510 Lebanon Pike, (1.77 acres), approved for automobile convenience, vehicular rental/leasing, vehicular sales and service, limited, and all other uses permitted by the CS zoning district via Council Bill BL2007-13 approved on November 20, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP COMPLETE**

**14. 2007SP-156U-12**

**NATIONAL COLLEGE**

Map 162, Parcel(s) 105  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Brenda Bernards

Current Status

Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (O) district known as "National College", 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 1638 Bell Road (6.64 acres), approved for a business school via Council Bill BL2007-26 approved on December 4, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP COMPLETE**

**15. 2007SP-159U-07**

**CAMERON CAR WASH**

Map 103-02, Parcel(s) 060  
Council District 24 (Jason Holleman)  
Staff Reviewer: Brenda Bernards

Current Status

Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (A) district known as "Cameron Car Wash", 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 306 White Bridge Pike (0.37 acres), approved for a car wash facility via Council Bill BL2007-11 approved on December 04, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP COMPLETE**

**16. 2007SP-162U-05**

**WINBERRY PLACE**

Map 082-03, Parcel(s) 461-464  
Council District 05 (Scott Davis)  
Staff Reviewer: Brenda Bernards

Current Status

Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (MU) district known as "Winberry Place", 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 927, 929,1001 and 1003 Lischey Avenue (0.74 acres), approved for mixed use development via Council Bill BL2007-14 approved on November 20, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP ACTIVE**



**17. 2007SP-163U-13**

**LAVERGNE SUPER SPEED WASH**

Map 175-08, Parcel(s) 051  
Council District 33 (Robert Duvall)  
Staff Reviewer: Brenda Bernards

Current Status

Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (A) district known as "LaVergne Super Speed Wash", 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 4201 Hurricane Creek Boulevard (1.0 acres), approved for a car wash facility via Council Bill BL2007-24 approved on November 20, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP COMPLETE**

**18. 2007SP-165G-04**

**MYATT DRIVE - ANDERSON LANE**

Map 043-06, Parcel(s) 083-086, 105, 106, 349  
Map 043-07, Parcel(s) 001, 033, 034, 046-057, 062, 065-068, 071, 072, 089-093, 115-117, 121, 123-128, 130  
Map 043-11, Parcel(s) 034-035, 037, 039-047, 057-062, 130-140, 149-155, 188, 189, 194  
Council District 09 (Bill Pridemore)  
Staff Reviewer: Brenda Bernards

Current Status

Consent  
Public Hearing  
Open

The periodic review of an approved Specific Plan (MU) district known as "Myatt Drive-Anderson Lane", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for various properties abutting Myatt Drive from State Route 45 (Old Hickory Boulevard) to Anderson Lane, and abutting Anderson Lane from May Drive to Rio Vista Drive (33.19 acres), approved for mixed uses along Myatt Drive and mixed housing types along Anderson Lane via Council Bill BL2007-21 approved on November 20, 2007, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP ACTIVE**

**19. 2012SP-001-001**

BL2011-81 / PARDUE  
**WHOLESALE, INC.**  
Map 034-02, Parcel(s) 025  
Council District 10 (Doug Pardue)  
Staff Reviewer: Greg Johnson

Current Status

Not on consent  
Public Hearing  
Open

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 1809 Gallatin Pike, approximately 250 feet north of Myatt Drive (4.93 acres), to permit automobile sales (used), automobile service, automobile repair, and all other uses permitted by the CS District, requested by Dale & Associates, applicant, Steve and Jenelle Brewster, owners.

**Staff Recommendation: DISAPPROVE**

**20a. 2012SP-003-001**

**RED KAP INDUSTRIES**  
Map 031, Parcel(s) 112  
Council District 03 (Walter Hunt)  
Staff Reviewer: Greg Johnson

Current Status

Consent  
Public Hearing  
Open

A request to rezone from OR20 to SP-IND district property located at 554 Hickory Hills Boulevard, approximately 1,000 feet north of Old Hickory Boulevard (25.0 acres), to permit a building expansion to a maximum of 295,000 square feet to an existing building containing 219,425 square feet, containing distributive business, warehouse and light manufacturing uses., requested by J & S Construction, applicant for Red Kap Industries Inc., owner. (See also Planned Unit Development Case # 96-81P-002).

**Staff Recommendation: APPROVE the SP WITH CONDITIONS and DISAPPROVE without all conditions of approval.**

**20b. 96-81P-002**

**RED CAP INDUSTRIES**  
Map 031, Parcel(s) 112  
Council District 03 (Walter Hunt)  
Staff Reviewer: Greg Johnson

Current Status

Consent  
Public Hearing  
Open

A request to cancel the Red Cap Industries Industrial Planned Unit Development Overlay District located at 554 Hickory Hills Boulevard, approximately 1,000 feet north of Old Hickory Boulevard, zoned OR20 and proposed for SP (25.0 acres), requested by J & S Construction, applicant, for VF Imagewear Red Cap Industries Inc., owner. (See also Specific Plan Case # 2012SP-003-001).

**Staff Recommendation: APPROVE the PUD cancellation if the SP is approved.**

## Zone Changes

### 21a. 2012Z-003PR-001

#### RAVENWOOD

Map 085, Part of Parcel(s) 007  
Council District 14 (James Bruce Stanley)  
Staff Reviewer: Jason Swaggart

#### Current Status

Consent  
Public Hearing  
Open

A request to rezone from the AR2a district to RS10 district a portion of property located at 1176 Stones River Road, north of Stone Hall Boulevard (4.9 acres), requested by Civil Site Design Group, applicant, for E. Phillips Development on behalf of Ravenwood Country Club LLC, owner. (See also Planned Unit Development Overlay Case # 2005P-030-003)

**Staff Recommendation: APPROVE**

### 21b. 2005P-030-003

#### RAVENWOOD COMMUNITY

Map 085, Part of Parcel 007, Parcel 213  
Council District 14 (James Bruce Stanley)  
Staff Reviewer: Jason Swaggart

#### Current Status

Consent  
Public Hearing  
Open

A request to amend a portion of the Ravenwood Residential Planned Unit Development Overlay District located on the north side of Stones River Road northwest of Lebanon Pike zoned RM6 and RS10 to add approximately 4.9 acres zoned AR2a and proposed for RS10 to the overlay and change the layout for a portion of the overlay to permit a total of 337 residential units within the entire overlay, requested by Civil Site Design Group, applicant, for E. Phillips Development on behalf of Ravenwood Country Club LLC, owner. (See also zone change Case # 2012Z-003PR-001)

**Staff Recommendation: APPROVE PUD amendment WITH CONDITIONS**

## Neighborhood Landmark Overlays

### 22. 2011NL-002-001

#### 209 DANYACREST

Map 085-11, Parcel(s) 005  
Council District 14 (James Bruce Stanley)  
Staff Reviewer: Jason Swaggart

#### Current Status

Consent  
Public Hearing  
Open

A request to establish a Neighborhood Landmark Overlay District (NLOD) for property located at 209 Danyacrest Drive, at the northeast corner of Danyacrest Drive and Jenry Drive (2.78 acres), zoned Single-Family Residential (RS15), requested by Dale & Associates, applicant, Don and Christi McEachern, owners.

**Staff Recommendation: APPROVE**

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## J. PLANNING COMMISSION ACTIONS

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The Planning Commission will make the final decision on the items below.

### Planned Unit Developments: final site plans

### 23. 103-79P-003

#### RIVERFRONT SHOPPING CENTER

Map 053, Parcel(s) 030  
Council District 11 (Darren Jernigan)  
Staff Reviewer: Jason Swaggart

#### Current Status

Consent  
Public Hearing  
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Riverfront Shopping Center Commercial Planned Unit Development Overlay District located on property at 1252 Robinson Road, at the corner of Robinson Road and Martingale Drive (1.02 acres), zoned R10 and CS, to allow for an approximately 286 foot expansion and tandem drive-thru to an existing fast food restaurant for a total of approximately 3,477 square feet, requested by T-Square Engineering, applicant, for McDonald's Corporation, owner.

**Staff Recommendation: APPROVE WITH CONDITIONS**

**24. 74-79P-002**

**NASHBORO VILLAGE**

Map 135, Parcel(s) 306-308, 395  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Brenda Bernards

Current Status  
Not on consent  
Public Hearing  
Open

A request to revise the preliminary plan for a portion of the Nashboro Village Residential Planned Unit Development Overlay District located on properties located at 171 Bell Road and at 790, 945 and 1998 Nashboro Boulevard, approximately 1,950 feet east of Murfreesboro Pike, (143.49 acres), to allow for a golf course, clubhouse, open space, and/or a public park, zoned R10, RM6, and within the Floodplain Overlay District, requested by Metro Planning Department, applicant on behalf of SPE Go Holdings Inc., owner.

**Staff Recommendation: WITHDRAW**

**Subdivision: Concept Plans**

**25. 2008S-048U-05**

**RIVERSIDE DRIVE**

Map 083-11, Parcel(s) 080 Map 083-15, Parcel(s) 193  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Jason Swaggart

Current Status  
Not on Consent  
Public Hearing  
Open

A request to extend the concept plan approval for one year for an 18-lot subdivision on properties located at Riverside Drive (unnumbered), at the northwest corner of Riverside Drive and Huntleigh Drive (6.41 acres), zoned R10, requested by Riverside Development LLC, owner.

**Staff Recommendation: APPROVE concept plan extension to January 12, 2013**

**Subdivision: Final Plats**

**26. 2012S-008-001**

**PLAN OF LOCKELAND, RESUB LOTS 88 & 89**

Map 083-10, Parcel(s) 273  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Greg Johnson

Current Status  
Consent  
Public Hearing  
Open

A request for final plat approval to create two lots and a variance to Section 3-4.2.c of the Subdivision Regulations for lot frontage for property located at Forrest Avenue (unnumbered), approximately 150 feet south of Ordway Place, zoned One and Two Family (R6) and located within the Lockeland Springs-East End Neighborhood Conservation Overlay District (0.45 acres), requested by Woodland Street Partners LLC, owner, Stanley K. Draper, surveyor.

**Staff Recommendation: APPROVE WITH CONDITIONS and grant a variance to Section 3-4.2.c for lot frontage.**

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**K. OTHER BUSINESS**

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- 27. Appointments to the Hillsboro Village Urban Design Overlay Advisory Committee**
- 28. Exclusion of, including parent companies and subsidiaries of, American Southern Insurance Company, Bond Safeguard Insurance Company, Lexon Insurance Company, and National Grange Mutual Insurance Company, from providing surety bonds for one year pursuant to Section 6-1.2.d of the Metro Subdivision Regulations.**
- 29. Nashville Chamber of Commerce: 20 Years of Partnership**
- 30. Historic Zoning Commission Report**
- 31. Board of Parks and Recreation Report**
- 32. Executive Committee Report**
- 33. Executive Director Report**

**34. Legislative Update**

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**L. MPC CALENDAR OF UPCOMING MATTERS**

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**January 12, 2012**

Work Session

2:30pm, 800 Second Ave. South, Metro Office Building, Nash Room

Topic: Bellevue Community Plan Update

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

**January 13, 2012**

Community Meeting

11:30am, 615 Church Street, Main Library Auditorium

Topic: Proposed changes to the Community Character Manual (CCM) and related changes to the Madison North Nashville, and West Nashville Community Plans.

Community Meeting

4pm, 615 Church Street, Main Library Auditorium

Topic: Proposed changes to the Community Character Manual (CCM) and related changes to the Madison North Nashville, and West Nashville Community Plans.

**January 26, 2012**

Work Session

3pm, 800 Second Ave. South, Metro Office Building, Nash Room

Topic: Tri-faced Billboards

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

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**M. ADJOURNMENT**

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