



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201

PLANNING COMMISSION:

James McLean, Chairman
Phil Ponder, Vice Chairman
Stewart Clifton
Judy Cummings
Derrick Dalton

Tonya Jones
Hunter Gee
Victor Tyler
Councilmember Jim Gotto
Andrée LeQuire, representing Mayor Karl Dean

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

3/12/09

4:00 PM

***Metro Southeast at Genesco Park
1417 Murfreesboro Road***

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.

I. CALL TO ORDER

II. ADOPTION OF AGENDA

III. APPROVAL OF FEBRUARY 26, 2009, MINUTES

IV. RECOGNITION OF COUNCILMEMBERS

**V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR
WITHDRAWN**

Action: Approve and re-open the Public Hearing for 2009SP-002-001 Primrose School (8-0)

VI. PUBLIC HEARING: CONSENT AGENDA

Action: Approve (8-0)

VII. PREVIOUSLY DEFERRED ITEMS

1. 2009SP-002-001

Primrose School
Map: 171-02 Parcels:005, 006
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Brenda Bernards

A request to change from R40 to SP-INS zoning for properties located at 524 and 532 Church Street East, approximately 600 feet east of Cloverland Drive (2.89 acres), to permit a Class IV Daycare center for up to 196 children, requested by Stantec Consulting Services Inc., applicant, for Chi Wai Lee, owner.

Action: Defer to the March 26, 2009, Planning Commission meeting and re-open the Public Hearing (8-0)

VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS

2. 88-69P-001

Williams Home Place PUD (Verizon Tower Revision)
Map: 161-00 Parcel: 084
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for the Williams Home Place Planned Unit Development Overlay located at 5714 Edmondson Pike, approximately 380 feet south of Old Hickory Boulevard (4.36 acres), zoned SCC, to permit a 180 foot monopole wireless communication tower, requested by Verizon Wireless Tennessee Partnership, applicant, for WM LLC, owner.

Action: Disapprove as a revision to the PUD, approve with conditions as an amendment to the PUD, including a condition that the Councilmember explore options for aesthetic improvements to the tower that can be reasonably accommodated. (8-0)

IX. PUBLIC HEARING: SPECIFIC PLANS

3. 2009SP-004-001

Horrell Properties SP
Map: 093-14 Parcel: 499
Downtown Community Plan
Council District 19 – Erica S. Gilmore
Staff Reviewer: Jason Swaggart

A request to change from CF to SP-A zoning and for final site plan approval for property located at 809 5th Avenue South, approximately 150 feet south of Ash Street (0.69 acres), to permit wrecker service, auto repair and all other uses permitted in the CF zoning district, requested by John and Gayle Horrell, owners.

Action: Approve with conditions (8-0)

X. PUBLIC HEARING: ZONING MAP AMENDMENTS

4. 2008Z-093G-02

Map: 033-00 Parcel: 116
Parkwood/Union Hill Community Park
Council District 10 – Rip Ryman
Staff Reviewer: Brian Sexton

A request to rezone from CS to IWD zoning property located at 1216 Dickerson Pike, approximately 830 feet east of W. Campbell Road (1.84 acres), requested by Timothy and Shelley Tinnin, owners.

Action: Disapprove (8-0)

5. 2009Z-009PR-001

Map: 082-09 Parcels:327, 328, 329, 330, 331, 332, 334
North Nashville Community Plan
Council District 19 – Erica S. Gilmore
Staff Reviewer: Brian Sexton

A request to change from IR to MUN zoning properties located within the Phillips-Jackson Street Redevelopment District and Germantown Historic Preservation District at 312 Madison Street, 1200, 1208, 1210, 1214, 1216, and 1218 4th Avenue North, at the northeast corner of 4th Avenue North and Madison Street (1.38 acres), requested by MRK Development, LLC, applicant, for The R & S Allen Family Limited Partnership, owner.

Action: Approve (8-0)

6. **2009Z-010PR-001**
Map: 082-08 Parcel: 137
East Nashville Community Plan
Council District 5 – Pam Murray
Staff Reviewer: Brian Sexton

A request to change from RS5 to RM15 zoning property located within the Greenwood Neighborhood Conservation Overlay at 837 Cleveland Street, approximately 115 feet west of McFerrin Avenue (0.28 acres), requested by C.R. and Sheridath Blackwood, owners.

Action: Approve (7-0-1)

7. **2009Z-011PR-001**
Map: 156-00 Parcels: 007, 008
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Brenda Bernards

A request to rezone from RS40 to AR2a zoning properties located at 7978 and 7984 Highway 100, approximately 700 feet east of Temple Road (6.97 acres), requested by Eric and Beth Lewis, owners.

Action: Approve (8-0)

8. **2009Z-012PR-001**
Map: 032-00 Parcels:009, 136, 146
Parkwood/Union Hill Community Plan
Council District 3 – Walter Hunt
Staff Reviwer: Brenda Bernards

A request to rezone from R20 to AR2a zoning properties located at 4370 and 4412 Brick Church Pike and Brick Church Pike (unnumbered), at the southwest corner of Brick Church Pike and Jackson Road (84.51 acres), requested by Reinhold Holtkamp et ux, owners.

Action: Approve (8-0)

9. **2009Z-013PR-001**
Map: 104-08 Parcels:064, 066, 067
Green Hills/Midtown Community Plan
Council District 18 – Megan Barry
Staff Reviewer: Brenda Bernards

A request to change from MUL to MUI zoning properties located within the Hillsboro Village Urban Design Overlay at 1501, 1505, and 1507 21st Avenue South, at the southwest corner of 21st Avenue South and Pierce Avenue (1.27 acres), requested by Vanderbilt University, owner.

Action: Approve (8-0)

10. 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.

Action: Defer to the April 14, 2009 Planning Commission meeting (8-0)

XI. PUBLIC HEARING: REVISED SITE PLANS

11. 155-74P-001

Larchwood Commercial (Lot 2 Revision)
Map: 096-00 Parcel: 054
Donelson/Hermitage/Old Hickory Community Plan
Council District 14 – James Bruce Stanley
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of the Larchwood Commercial Planned Unit Development Overlay located at 6918 Stewarts Ferry Pike, at the southeast corner of Stewarts Ferry Pike and McCrory Creek Road (19.04 acres), zoned CL, to permit 183,000 square feet of office uses, 20,000 square feet of retail uses and 5,200 square feet of restaurant uses, replacing 221,350 square feet of office, hotel, and restaurant uses, requested by Gresham Smith & Partners, applicant, for Commerce Center TN Land L.P., owner.

Action: Defer to the March 26, 2009, Planning Commission meeting (8-0)

XII. OTHER BUSINESS

12. Employee contract renewals for Brian Sexton and Tifinie Adams.

Action: Approve (8-0)

13. Executive Director Reports

14. Legislative Update

XIII. ADJOURNMENT



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