



**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
Phil Ponder, Vice Chairman	Ann Nielson
Stewart Clifton	Victor Tyler
Judy Cummings	Councilmember – Jim Gotto
Derrick Dalton	Andrée LeQuire, representing Mayor Karl Dean

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*3/27/2008*

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*4:00 PM*

*Metro Southeast at Genesco Park  
1417 Murfreesboro Road*

**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**III. APPROVAL OF MARCH 13, 2008 MINUTES**

**IV. RECOGNITION OF COUNCILMEMBERS**

**V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**

**Action: Approve (7-0)**

**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.

**Action: Approve (7-0)**

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

### ZONING MAP AMENDMENTS

**1. 2008Z-017G-06**

Map: 126-00 Parcel(s): 027

Subarea 6

Council District 35 – Bo Mitchell

A request to change from AR2a and R80 to CS zoning property located at Old Charlotte Pike (unnumbered), at the northwest corner of Old Charlotte Pike and Highway 70 South (4.5 acres), requested by Oliver Cromwell Carmichael, owner.

**Action: Defer Indefinitely (7-0)**

**2. 2008Z-023T**

LED Signs

A request to amend Section 17.32.050, G and H, to allow digital and LED (i.e. electronic) signs in certain areas of Davidson County, requested by Councilmember-at-Large Charlie Tygard.

**Action: Disapprove, request any changes to the bill be re-referred to the Planning Commission for recommendation (7-0)**

### FINAL PLANS

**3. 2008S-023U-07**

WEST MEADE FARMS, RESUB. Lot 816, SEC. 9

Map: 115-13 Parcel(s): 011

Subarea 7

Council District 23 – Emily Evans

A request for final plat approval to create 2 lots on property located at 439 Grayson Drive, approximately 520 feet west of Grayson Court (4.04 acres), zoned RS40, requested by Helen Marie Scott, owner, Campbell, McRae & Associates Inc., surveyor.

**Action: Disapprove (6-0)**

**VIII. PUBLIC HEARING:  
ZONING MAP AMENDMENTS**

**4. 2008Z-027U-08**

Map:092-07 Parcel(s): 417

Subarea 8

Council District 19 – Erica Gilmore

A request to rezone from RS3.75 to MUN district property located at 1923 Britt Place, approximately 430 feet west of 19th Avenue North (0.17 acres), requested by Latanza E. Sales and Jerell Harris, owners.

**Action: Disapprove (6-0)**

**5. 2008Z-028T**

A request to amend the Metro Zoning Code to create a new use called "Animal Boarding Facility" and to allow it with conditions in the IWD and IR zoning districts, requested by Councilmember-at-Large Ronnie Steine.

**Action: Approve (6-0)**

**6. 2008Z-029U-10**

Map:104-14 Parcel(s): 072, 073

Subarea 10

Council District 18 – Keith Durbin

A request to rezone from RS7.5 to R8 district properties located at 2902 and 2904 W. Linden Avenue, approximately 95 feet west of 29th Avenue South (0.70 acres), requested by Dennis and Delia Corrieri, owners.

**Action: Defer to the April 10, 2008, Planning Commission Meeting (7-0)**

**IX. PUBLIC HEARING:  
CONCEPT PLANS**

- 7. 2008S-061U-12**  
BRENTWOOD BRANCH ESTATES  
Map: 160-08-0 Parcel: 010A  
Map: 160-08 Parcels: 046, 048  
Map: 160 Parcel: 123  
Subarea 12  
Council District 26 – Greg Adkins

A request for concept plan approval to create a cluster-lot subdivision of 8 lots and to remove the reserve parcel status of property at 531 Broadwell Drive, Hill Road (unnumbered), and Trousdale Drive (unnumbered), at the terminus of Trousdale Drive south of Broadwell Drive, zoned RS20 (4.93 acres), requested by Michael and Sharon Yates and Dixon Northcutt, owners, Dale & Associates, surveyor.

**Action: Approve with Conditions (6-0)**

**X. PUBLIC HEARING:  
FINAL PLANS**

- 8. 2007S-195U-07**  
HORTENSE PLACE, RESUB. LOT 94 (formerly NEVADA HEIGHTS, RESUB.  
Lot 94)  
Map: 092-13 Parcel(s): 401, 416.01  
Subarea 7  
Council District 24 – Jason Holleman

A request for final plat approval to create one lot and dedicate 1,532 square feet of right-of-way along 33rd Avenue North, approximately 145 feet south of Nevada Avenue (0.52 acres), zoned RS5, requested by DreamInc, owner, Wamble & Associates, surveyor.

**Action: Approve with Conditions (7-0)**

- 9. 2008S-060A-07**  
HORTON HEIGHTS, RESUB. LOT 1 SETBACK AMENDMENT  
Map: 102-08 Parcel(s): 058  
Subarea 7  
Council District 24 – Jason Holleman

A request to remove the platted front setbacks on property located at 6509 Charlotte Pike (0.75 acres), at the northeast corner of Charlotte Pike and Hillwood Boulevard, zoned CS, requested by Aquaterra Engineering on behalf of Mapco Express Inc., lessee, and Linde Bracey Wilson, Trustee et al, owners.

**Action: Approve (6-0)**

10. **2008S-062U-13**  
TOWN PARK ESTATES, RESUB. LOT 61  
Map: 135-05 Parcel: 055  
Subarea 13  
Council District 28 – Duane A. Dominy

A request for final plat approval to create 3 lots on property located at 316 Melvin Jones Drive, approximately 450 feet south of Southwind Drive (1.3 acres), zoned R10, requested by David Waynick, owner, Civil Site Design Group, surveyor.

**Action: Defer to the April 10, 2008, Planning Commission Meeting (7-0)**

11. **2008S-064U-09**  
ROLLING MILL HILL, LOT 5  
Map: 093-11 Parcel(s): 251  
Subarea 9  
Council District 6 – Mike Jameson

A request for concept plan approval to create 34 lots and common space at Academy Place (unnumbered) and bounded by Middleton Place, Nance Avenue, and Rolling Mill Hill Road (1.09 acres), zoned CF and within the Rutledge Hill Redevelopment district, requested by M.D.H.A., owner, Littlejohn Engineering Associates, surveyor.

**Action: Approve (7-0)**

## **XI. OTHER BUSINESS**

12. Motor Vehicle Business Establishment application for 2632 Nolensville Pike, Marco Juarez, owner. (Proposal No. 2008Z-033U-11)

**Action: Defer to the April 10, 2008, Planning Commission Meeting (7-0)**

13. Request to adopt a Planning Commission policy for administrative approval of Motor Vehicle Business Establishment applications.

**Action: Defer to the April 10, 2008, Planning Commission Meeting (6-0)**

14. Correction to the February 28, 2008, minutes

**Action: Approve (7-0)**

15. Executive Director Reports

16. Legislative Update

## **XII. ADJOURNMENT**