



**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**

*4/10/2008*

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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 27, 2008 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.

## VII. PUBLIC HEARING: COMMUNITY PLANS

### 1. 2008CP-04G-12

Amend the *Southeast Community Plan: 2004 Update*  
Map172-00, Parcel 009  
Subarea 12  
Council District 31 - Parker Toler

Amend the *Southeast Community Plan: 2004 Update* changing the land use policy from RLM to RM for 15.1 acres at the corner of Edmondson Pike and Cloverland Drive.

**Staff Recommendation: Disapprove Plan Amendment Request from RLM to RM.**

## VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS ON PUBLIC HEARING ZONING MAP AMENDMENTS

### 2. 2008Z-010G-12

Map183-00, Parcels 011, 011.01, 012, 012.01, 060  
Subarea 12  
Council District 31 - Parker Toler

A request to rezone from AR2a to RM9 district properties located at 13153, 13159, 13167 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 430 feet south of Muci Drive (24.01 acres), requested by Centex Homes, applicant, for Gene Smith et ux, Shirley Smith, Bruce Gold and Joan Gold Cypress, and Walter Jones et ux, owners (See also PUD Proposal No. 2008P-003G-12).

**Staff Recommendation: Disapprove. If approved, the Infrastructure Deficiency Area requirements for this property must be met with any development proposal associated with this zone change.**

### 3. 2008P-003G-12

Cane Ridge Villas  
Map183-00, Parcels 011, 011.01, 012, 012.01, 060  
Subarea 12  
Council District 31 – Parker Toler

A request for preliminary approval for a Planned Unit Development, properties located at 13153, 13159, 13167 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 430 feet south of Muci Drive (24.01 acres), zoned AR2a and proposed for RM9 zoning, to permit 211 multi-family units, requested by Dale & Associates, applicant, for Gene Smith et ux, Shirley Smith, Bruce Gold and Joan Gold Cypress and Walter Jones et ux, owner (See Proposal No. 2008Z-010G-12).

**Staff Recommendation: Disapprove**

**4. 2008Z-029U-10**

Map 104-14, Parcels 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.

**Staff Recommendation: Approve**

**FINAL PLATS**

**5. 2008S-062U-13**

Town Park Estates, Resub. Lot 61

Map135-05, 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.

**Staff Recommendation: Approve with conditions**

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

**6. 2008SP-009G-06**

Bluffs On Sawyer Brown

Map 128-00, Parcels 045

Subarea 6

Council District 22 – Eric Crafton

A request to change approximately 39.09 acres from R15 to Specific Plan - Residential (SP-R) zoning property located at Sawyer Brown Road (unnumbered), approximately 540 feet north of Meadow Lane Drive, to permit the development of 115 townhome units, requested by Dale & Associates, applicant, for Hodges & Sons Inc., owner.

**Staff Recommendation: Disapprove**

**7. 2008SP-010U-12**

Cloverland & Edmonson  
Map 172-00, Parcel 009  
Subarea 12  
Council District 31 – Parker Toler

A request to change approximately 15.1 acres from R40 to Specific Plan - Residential (SP-R) zoning property located at Edmondson Pike (unnumbered), at the northwest corner of Edmondson Pike and Cloverland Drive, to permit the development of 104 dwelling units, requested by LandDesign, Inc., applicant, for Thoroughbred Lane Investment Company, LLC, owner.

**Staff Recommendation: Disapprove**

**8. 2008Z-012T**

Fee for Minor Changes to Overlay Districts/SP

A proposed resolution to establish an alternative, lower fee for applications requesting minor changes to an adopted overlay district or specific plan district that must be approved by the Metro Council.

**Staff Recommendation: Approve**

**9. 2008Z-025T**

Replacement of Trees

A council bill to amend Section 17.24.100.A (Replacement of Trees) as to calculation of tree density, sponsored by Councilmember Mike Jameson.

**Staff Recommendation: Approve**

**10. 2008Z-031T**

Zoning Application Property Owner Signatures

A council bill to amend Section 17.40.060 (Applications) to require the signature of all property owners on a zone change application, yet permit the waiver of this requirement by Metro Council resolution provided 27 affirmative votes are obtained, sponsored by Councilmember Eric Crafton.

**Staff Recommendation: Disapprove**

**11. 2008Z-032T**

Check Cashing, Pawnshop, Cash Advance, and Title Loan

A council bill to amend Chapters 17.04, 17.08 and 17.16 of the Zoning Code to create new definitions, modify the land use table, and establish conditions for financial institution, check cashing, pawnshop, title loan, and cash advance uses, sponsored by Councilmember Erik Cole.

**Staff Recommendation: Approve**

**12. 2008Z-034T**  
Religious Institution in SCR District

A council bill to amend Section 17.08.030 of the Zoning Code to permit by right a "Religious Institution" in the SCR zoning district, sponsored by Councilmember Sam Coleman.

**Staff Recommendation: Approve**

**13. 2008Z-039U-03**  
Map 071-01, Part of Parcel 087  
Subarea 3  
Council District 2 – Frank Harrison

A request to rezone from RS7.5 to CL district a portion of property located at 415 W. Trinity Lane, approximately 560 feet west of Monticello Drive (4.10 acres), requested by Leslie and Lori Y. Stratton, applicant, for Greater Grace Temple Community Church, owner.

**Staff Recommendation: Disapprove**

**14. 2008Z-048T**  
Rehabilitation Services

A council bill to amend Chapter 17.08 of the Metro Zoning Code by adding "Rehabilitation Services" as a permitted use in the AG and AR2a districts, requested by the Metropolitan Planning Department on behalf of the Department of Law.

**Staff Recommendation: Approve**

**X. PUBLIC HEARING:  
FINAL PLANS**

**15. 2008S-010U-10**  
Woodmont Acres, Rev.Lots 35-38 & Foxhall Close Reserve Parcel  
Map 117-09-A, Parcel 036  
Map 117-09, Parcel 010  
Subarea 10  
Council District 25 – Sean McGuire

A request for final plat approval to remove the reserve parcel status on one lot and to consolidate four lots and a reserve parcel into one lot for property located at 3505 Wimbledon Road, approximately 230 feet west of Grayswood Avenue (0.55 acres), zoned RS10, requested by Galyon Northcutt, surveyor, for Kevin and Hilary Doherty, owners.

**Staff Recommendation: Approve**

- 16. 2008S-070A-10**  
Legend Hall, Lot 4108 Setback Amendment  
Map 131-01-0-A, Parcel 159  
Subarea 10  
Council District 34 – Carter Todd

A request to amend the rear setback from 30 feet to 20 feet for property located at 4108 Legend Hall Drive (0.21 acres), approximately 340 feet north of Hobbs Road, zoned R20 and located within the Legend Hall Planned Unit Development, requested by Katherine Hall, owner.

**Staff Recommendation: Approve**

- 17. 2008S-073U-14**  
Bainbridge & Satterfield Resub. Lot 13  
Map 084-16, Parcel 024  
Subarea 14  
Council District 15 – Phil Claiborne

A request for final plat approval to revise a previously recorded plat to add a second access point for properties located at 150 McGavock Pike, approximately 600 feet north of Lebanon Pike (2.13 acres), zoned CL, requested by Kroger Limited Partnership I and Theodore F. Bertuca, owners, Michael Abernathy, surveyor.

**Staff Recommendation: Disapprove**

- 18. 2008S-075U-10**  
Cottage Cove  
Map 118-01, Parcel 385  
Subarea 10  
Council District 17 – Sandra Moore

A request for final plat approval to create 2 lots on properties located at 2412 9th Avenue South, approximately 300 feet north of Montrose Avenue (.43 acres), zoned R8, requested by Kelvin Pennington, owner, Jason Smith, surveyor.

**Staff Recommendation: Approve, including a variance to Section 3-4.2(f) of the Metro Subdivision Regulations for the lot depth to width ratio.**

**XI. PUBLIC HEARING:  
REVISIONS AND FINAL DEVELOPMENT PLANS**

**19. 96-72-U-06**

Bellevue Plaza Shopping Center: McDonald's  
Map 142-00, Parcel 020  
Subarea 6  
Council District 22 – Eric Crafton

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development located at 7100 Highway 70 South, at the northwest corner of Highway 70 South and Old Hickory Boulevard (0.84 acres), zoned SCC, to permit a 4,052 square foot restaurant, replacing a 3,433 square foot restaurant, requested by BA Engineering, applicant, for McDonald's Corporation, owner.

**Staff Recommendation: Disapprove**

**XII. PUBLIC HEARING:  
MANDATORY REFERRAL**

**20. 2008M-049U-08**

Alley #616  
Map 092-11, Parcel 058  
Subarea 8  
Council District 19 – Erica Gilmore

A request to abandon a portion of Alley #616 from Spruce Street to Jo Johnston Avenue between Charlotte Avenue and Pearl Street, requested by Spruce Street Baptist Church.

**Staff Recommendation: Disapprove**

**XIII. OTHER BUSINESS**

**21. 2005UD-001U-10**

Harding Town Center  
Map 103-15, Parcels Various  
Map 103-16, Parcels Various  
Map 116-03, Parcels Various  
Subarea 10  
Council District 24 – Jason Holleman

A request to add two positions to the Harding Town Center Urban Design Overlay Advisory Committee, bringing the total number of members to nine, requested by Councilmember Holleman.

**Staff Recommendation: Approve**

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

23. Motor Vehicle Business Establishment application for 2632 Nolensville Pike, Marco Juarez, owner. (Proposal No. 2008Z-033U-11)
24. Select a member of the Planning Commission to serve on a task force to consider provisions regulating electronic signs. This task force is organized by Councilmember Tygard to deal comprehensively with electronic and LED sign issues.
25. Amend employee contract for Brandon Burnette.
26. Executive Director Reports
27. Legislative Update

#### **XIV. ADJOURNMENT**