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**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	Hunter Gee
Stewart Clifton	Victor Tyler
Judy Cummings	Councilmember Jim Gotto
Derrick Dalton	Andrée LeQuire, representing Mayor Karl Dean

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

8/28/2008

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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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

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VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING

1. 2008S-125U-10

Michalena Subdivision
Map: 104-16 Parcel: 272
Subarea 10
Council District 18 – Keith Durbin

A request for final plat approval to create 2 lots and a variance from the lot comparability requirement of the Subdivision Regulations on property located at 1705 Beechwood Avenue, approximately 300 feet west of Oakland Avenue (0.4 acres), zoned RS7.5 and located within the Belmont-Hillsboro Neighborhood Conservation Overlay, requested by Jeffrey and Michelle Rencher, owners, Advantage Land Surveying, surveyor.

Staff Recommendation: Disapprove

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

2. 2008Z-063G-14

Map: 064-00 Parcels:022, 022.01, 023, 023.01
Map: 075-00 Parcels:003, 004, 025, 026, 058, 059.01, 081, 091, 129, 130, 131, 132
Subarea 14
Council District 11 – Darren Jernigan
Council District 12 – Jim Gotto

A request to apply a Historic Landmark Overlay to properties located west of Shute Lane, along Old Hickory Boulevard, Rachels Lane, Hermitage Road, and Lebanon Pike (997.08 acres), zoned AR2a, R10 and R20, requested by Councilmembers Jim Gotto and Darren Jernigan.

Staff Recommendation: Approve

3. 2008Z-070T

A Council Bill to amend Chapters 17.04 and 17.08 of the Zoning Code to allow microbreweries as a permitted use in the CF, IR and IG zoning districts, sponsored by Councilmember Erica Gilmore.

Staff Recommendation: Approve with amendments

4. 2008Z-071T

A Council Bill to amend Chapters 17.04, 17.08 and 17.16 of the Zoning Code to allow small wind energy systems as an accessory (A) use in all zoning districts, sponsored by Councilmembers Charlie Tygard and Mike Jameson.

Staff Recommendation: Disapprove with request for re-referral

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**VIII. PUBLIC HEARING:
SPECIFIC PLANS**

5. 2008SP-020U-14

Map: 062-00 Parcels: 011.01, 155

Subarea 14

Council District 15 – Phil Claiborne

A request to change from CS to SP-A zoning for property located within the Cullum & Maxey Planned Unit Development at 2600 Music Valley Drive and Music Valley Drive (unnumbered), approximately 5,995 feet north of McGavock Pike (3.25 acres), to permit "Vehicular sales and service, limited" with associated sales office, maintenance/service area and parts storage, requested by Dale & Associates, applicant, for Robert T. Sircy Jr. and The Maxey Family, L.P., owners (See also Proposal No. 49-75-U-14).

Staff Recommendation: Approve with conditions subject to the cancellation of the Cullum & Maxey PUD

6. 49-75-U-14

Cullum & Maxey (PUD Cancellation)

Map: 062-00 Parcels:011.01, 155

Subarea 14

Council District 15 – Phil Claiborne

A request to cancel the Cullum & Maxey Planned Unit Development located at 2600 Music Valley Drive and Music Valley Drive (unnumbered), approximately 5,995 feet north of McGavock Pike (3.25 acres), zoned CS and proposed for SP-A, approved for manufactured home sales, requested by Dale & Associates, applicant, for The Maxey Family L.P. and Robert Sircy, owners (See also Proposal No. 2008SP-020U-14).

Staff Recommendation: Approve, subject to approval of the associated Cullum & Maxey SP rezoning

**IX. PUBLIC HEARING:
CONCEPT PLANS**

7. 2006S-290G-06

South Harpeth Estates

Map: 178-00 Parcels:042, 043

Subarea 6

Council District 35 – Bo Mitchell

A request to extend the concept plan approval for one year for an 8 lot subdivision on property located at 9618 New Highway 96 and New Highway 96 (unnumbered), approximately 1,600 feet north of Little East Fork Road (18.3 acres), zoned AR2a, requested by Charles and Louise Frost, owners, PBJ Engineering, surveyor.

Staff Recommendation: Approve with conditions

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

8. 149-66-U-13

Thornton's
Map: 183-00 Parcel: 032
Subarea 13
Council District 32 – Sam Coleman

A request to revise the preliminary plan and for final approval for a portion of Commercial Planned Unit Development located at 13000 Old Hickory Boulevard, approximately 430 feet north of I-24, (0.92 acres), to permit a 3,755 square foot automobile convenience center where a 2,840 square foot automobile convenience center was previously approved, zoned IR, requested by GPD Associates, applicant, for Robert and Rita Breece, owners.

Staff Recommendation: Approve with conditions

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

9. 2002UD-001U-10

Green Hills UDO (modification)
Map: 117-14 Parcel: 37
Subarea 10
Council District 25 – Sean McGuire

A request to modify the existing Urban Design Overlay District to allow a business located at 3909 Hillsboro Pike, (1.7 acres) classified SCR, to vary from requirements of the Green Hills UDO related to signage height and display area size, requested by Premier Sign & Lighting Services.

Staff Recommendation: Disapprove


XII. OTHER BUSINESS

- 10.** Amendment One to the FY 2009 grant between the State of Tennessee, Dept. of Transportation and Nashville-Davidson County Metropolitan Planning Commission acting on behalf of the Nashville Area Metropolitan Planning Organization (MPO) for Transportation Planning.
- 11.** Grant Contract between the State of Tennessee, Dept. of Transportation and Nashville-Davidson County Metropolitan Planning Commission acting on behalf of the Nashville Area Metropolitan Planning Organization (MPO) for transit planning coordination activities.
- 12.** Rehearing request for Premier Sign Company, LLC for Shell Sign Variance, 149-66U-13. DENIED by Chairman and Executive Director per the Metro Planning Commission Rule VI.K.2- - No Action Required.

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13. An amended employee contract for Carrie Logan
14. Executive Director Reports
15. Legislative Update

XIII. ADJOURNMENT

 The Planning Department does not discriminate on the basis of age, race, sex, color, national origin, religion or disability in access to, or operation of, its programs, services, and activities, or in its hiring or employment practices. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at 862-7150 or e-mail her at josie.bass@nashville.gov. For Title VI inquiries contact Shirley Sims-Saldana or Denise Hopgood of Human Relations at 880-3370. For all employment-related inquiries call 862-6640.