



**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**

9/25/2008

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 SEPTEMBER 11, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING

1. 2008S-125U-10

Michalena Subdivision
Map: 104-16 Parcel: 272
Green Hills/Midtown Community Plan
Council District 18 – Keith Durbin
Staff Reviewer: Jason Swaggart

A request for final plat approval to create two 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

VIII. PUBLIC HEARING: COMMUNITY PLANS

2. 2008CP-013-09

Amendment Number 9 Antioch-Priest Lake Community Plan

Antioch/Priest Lake Community Plan
Council District 28 – Duane A. Dominy
Staff Reviewer: Cindy Woods, Kathryn Withers

A request to amend the Antioch-Priest Lake Community Plan: 2003 Update by changing from Residential Low-Medium Density (RLM) and Commercial Mixed Concentration (CMC) Policies to T3 Suburban Potential Open Space (T3 POS), T3 Suburban Neighborhood Evolving (T3 NE) and T3 Suburban Mixed Use Corridor (T3 CM) Community Character Policies for an area along the west side of Antioch Pike between Ezell Road and Haystack Lane.

Staff Recommendation: Approve

**IX. PUBLIC HEARING:
SPECIFIC PLANS**

3. 2008SP-023U-13

Bakertown

Maps: 134-15, 148-00, 148-02, 148-03

Parcels: various

Antioch/Priest Lake Community Plan

Council District 28 – Duane A. Dominy

Staff Reviewer: Kathryn Withers

A request to rezone from R8, R10, and CS zoning districts to SP-MU zoning to create a new specific plan known as "Bakertown Specific Plan" for properties along Antioch Court, Antioch Pike, Bakertown Road, Cherokee Court, Cherokee Hills Drive, Cherokee Place, Ezell Road, Gasser Drive, Haystack Lane, Jansing Drive, Luna Drive, Rader Drive, and Spann Court (87.79 acres), to establish development and sign standards, and regulate land uses, requested by the Metro Planning Department, sponsored by Councilmember Charlie Tygard.

Staff Recommendation: Approve with conditions, subject to approval of the associated Community Plan Policy Amendment

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

4. 2008Z-074T

BZA Fee Waiver

Staff Reviewer: David Kleinfelter

A council bill to amend Section 17.40.770 of the Metro Zoning Code to waive Board of Zoning Appeals (BZA) application fees for councilmembers filing applications on behalf of the community where the application does not benefit an individual property owner or development, requested by Councilmember Darren Jernigan..

Staff Recommendation: Because this ordinance deals with a budgetary matter not related to zoning issues, staff recommends that the Planning Commission take no official position on the bill.

**XI. PUBLIC HEARING:
CONCEPT PLANS**

5. 2008S-150U-03

Park Preserve, Ph 1 (Concept Plan)
Map: 060-00 Parcels: 005, 006, 060
Bordeaux/Whites Creek Community Plan
Council District 2 – Frank Harrison
Staff Reviewer: Nedra Jones

A request for concept plan approval to create a cluster-lot subdivision containing 34 lots at 508 and 512 Ewing Drive and Ewing Drive (unnumbered), approximately 600 feet west of Ewing Lane (10.31 acres), zoned RS7.5, requested by Nashville Area Habitat for Humanity Inc., owner, Ragan-Smith-Associates Inc., surveyor.

Staff Recommendation: Approve with conditions

**XII. PUBLIC HEARING:
FINAL PLATS**

6. 2008S-147G-06

Ellen's Subdivision
Map: 155-00 Parcel: 104
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Brian Sexton

A request for final plat approval to create three lots on property located at 8281 Collins Road, approximately 360 feet north of Highway 100 (1.63 acres), zoned RS20, requested by Ernest and Martha Quinn, owners, Randolph Chapdelaine, surveyor.

Staff Recommendation: Approve with conditions

7. 2008S-151U-10

2113 Sharondale
Map: 117-03 Parcel: 129
Green Hills/Midtown Community Plan
Council District 25 – Sean McGuire
Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots including a variance for the sidewalk requirement and the lot width requirement of the Subdivision Regulations for property located at 2113 Sharondale Drive, approximately 370 feet east of White Oak Drive (0.61 acres), zoned SP, requested by FHL, LLC, owner, Wamble & Associates, surveyor.

Staff Recommendation: Approve with conditions, including a variance from the sidewalk requirement and the lot width requirement.

XIII. OTHER BUSINESS

- 8.** Contract between The TMA Group and the Nashville-Davidson County MPC on behalf of the Nashville Area MPO for Public Outreach activities in support of transportation planning services
- 9.** Contract between the Regional Transportation Authority and the Nashville-Davidson County MPC on behalf of the Nashville Area MPO for regional transit planning services
- 10.** Contract between the Nashville Metropolitan Transit Authority and the Nashville-Davidson County MPC on behalf of the Nashville Area MPO for short-range regional transit planning services
- 11.** Contract between the Greater Nashville Regional Council and the Nashville-Davidson County MPC on behalf of the Nashville Area MPO for Multi-Modal Planning and Public Involvement activities
- 12.** Commissioners' Request for Further Study of the Economic Impacts and Traffic Impacts of Implementing the Alternative Development Area Policy in Bells Bend.
- 13.** An Employee Contract Renewal for Kathryn Withers
- 14.** Executive Director Reports
- 15.** Legislative Update

XIV. ADJOURNMENT



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