



**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

10/23/2008

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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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

VIII. PREVIOUSLY DEFERRED ITEMS

1. 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 single-family 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

IX. PUBLIC HEARING: SPECIFIC PLANS

2. 2007SP-114U-10

4000 Wayland Drive (Formerly Beacon Way Townhomes)
Map: 130-11-0 Parcels: 001, 002, 003
Green Hills/Midtown Community Plan
Council District 34 – Carter Todd
Staff Reviewer: Bob Leeman

A request for final site plan approval for the Specific Plan-Residential (SP-R) located at 4000 Wayland Drive, at the northwest corner of Wayland Drive and Beacon Drive (1.25 acres), to construct one single-family residence with a detached garage, and install drainage, landscaping, and a wall associated with the proposed residence, Carbine and Associates, applicant for Charles R. Carroll, owner.

Staff Recommendation: Approve with conditions

3. 2008SP-025U-03

The Park at Ewing Creek
Map: 059-00 Parcels: 063, 195
Bordeaux/Whites Creek Community Plan
Council District 2 – Frank Harrison
Staff Reviewer: Brenda Bernards

A request to rezone from RS7.5, R8, and CS to SP-MI zoning properties located at 2832 Whites Creek Pike and Rowan Drive (unnumbered), approximately 1,510 feet south of Briley Parkway (91.97 acres), to permit the development of a retail, office, warehouse and industrial campus and open space, requested by Dale & Associates, applicant, for Ewing Creek, LLC, owner.

Staff Recommendation: Disapprove

X. PUBLIC HEARING: ZONING MAP AMENDMENTS

4. 2008Z-078G-13

Stewarts Ferry Pike
Map: 110-00 Parcel: 102
Map: 111-00 Parcels:005, 007, 022, 023, 024, 033
Maps: 123-00, 124-00, 137-00, 137-04, 138-00 Parcels: Various
Antioch/Priest Lake Community Plan
Council District 33 – Robert Duvall
Staff Reviewer: Brenda Bernards

A request to rezone various properties from RS15 and AR2a to RS80 zoning along Bakers Grove Road, Couchville Pike, Granny White Lane, Hobson Pike, Mt. Juliet Road, Palimino Place, Pugh Road, Stewarts Ferry Pike, and Thoroughbred Drive (2265.98 acres), requested by Councilmember Robert Duvall for various owners.

Staff Recommendation: Approve

5. 2008Z-079U-10

Whitland Avenue
Map: 103-16 Parcels:Various
Map: 104-09, 104-09-Q Parcels: Various
Green Hills/Midtown Community Plan
Council District 24 – Jason Hollman
Staff Reviewer: Carrie Logan

A request to apply a Neighborhood Conservation Overlay for various properties on both sides of Whitland Avenue between Wilson Boulevard South and Bowling Avenue, zoned R8 (19.61 acres), requested by Councilmember Jason Holleman, applicant, for various owners.

Staff Recommendation: Approve

6. 2008Z-082T

After Hours Establishment
Staff Reviewer: Jennifer Regen

A council bill to amend the Metro Zoning Code, Chapters 17.04 and 17.08, to create "After Hours Establishment" as a use permitted with conditions, and to provide restrictions and conditions regarding the location of after hours establishments, sponsored by Councilmember Anna Page.

Staff Recommendation: Approve with amendments

7. **2008Z-086T**
Parking for After-Hours Establishments
Staff Reviewer: Jennifer Regen

A council bill to amend the Metro Zoning Code, Table 17.20.030 (Parking Requirements) and Table 17.20.040 (Adjustment to Required Parking) for "After Hours Establishments", sponsored by Councilmember Anna Page.

Staff Recommendation: Approve

8. **2008Z-087T**
Prohibiting Auto Uses in Industrial Districts
Staff Reviewer: Jennifer Regen

A council bill to amend the Metro Zoning Code, Section 17.08.030 to require Specific Plan (SP) zoning and delete as permitted by right in the industrial zoning districts (IWD, IR, and IG) "Automobile sales, used," "Automobile repair", "Vehicular Rental/Leasing", "Vehicular Sales and Service, Limited", "Wrecker Service", and "Heavy Equipment, Sales and Service", sponsored by Councilmember Anna Page.

Staff Recommendation: Disapprove

9. **2008Z-088T**
Mobile Vendors on Cleveland Street
Staff Reviewer: Jennifer Regen

A council bill to amend the Metro Zoning Code, Section 17.04.060 to modify the definition of "mobile vendor" to exempt vending activity along Cleveland Street between Dickerson Pike and McFerrin Avenue, sponsored by Councilmember Pam Murray.

Staff Recommendation: Disapprove

10. **2008Z-089T**
Residential Tree Density Requirements
Staff Reviewer: Ann Hammond

A council bill to amend the Metro Zoning Code, Sections 17.24.050 (Exceptions) and 17.24.100 (Replacement of Trees), to make tree density requirements apply to residential development for two (2) lots or more, sponsored by Councilmember Mike Jameson and Councilmember-at-Large Megan Barry.

Staff Recommendation: Approve

XI. PUBLIC HEARING: FINAL PLATS

11. 2008S-162G-02

Wooten Subdivision
Map: 033-06 Parcel: 006
Parkwood/Union Hill Community Plan
Council District 10 – Rip Ryman
Staff Reviewer: Jason Swaggart

A request for final plat approval to create 2 lots on property located at 1204 Campbell Road, at the northwest corner of Campbell Road and Old Dickerson Pike (1.1 acres), zoned R20, requested by Aaron and Robin Walker, owners, Rocky Montoya, surveyor.

Staff Recommendation: Approve with conditions including an exception to the lot comparability requirement

XII. PUBLIC HEARING: REVISIONS AND FINAL DEVELOPMENT PLANS

12. 2005P-010G-02

Nashville Commons at Skyline (Wal-Mart Revision #2, Water Tank)
Map: 050-12-0-A Parcels:001, 004
Parkwood/Union Hill Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Nashville Commons at Skyline Planned Unit Development Overlay located at 3458 Dickerson Pike, at the northwest corner of Briley Parkway and Dickerson Pike (24.01 acres), zoned SCR, to reduce the area of a proposed Wal-Mart Superstore from 184,109 to 153,859 sq. ft., to construct a 150,000 gallon water tank, and to create a 1.43 acre outparcel with 11,000 sq. ft. of retail, requested by Gresham Smith and Partners, applicant, for Nashville Commons L.P. and Wal-Mart Stores East L.P., owners.

Staff Recommendation: Approve with conditions

13. 2005P-027U-05

Home Depot (Amendment #1 - Regions Bank)
Map: 061-03 Parcel: 205
East Nashville Community Plan
Council District 4 – Michael Craddock
Staff Reviewer: Brian Sexton

A request to amend a portion of the Home Depot Planned Unit Development Overlay, approved by Council Bill BL2005-881, located at Gallatin Pike (unnumbered), at the northwest corner of Gallatin Pike and Joyce Lane, classified SCR (1.81 acres), to delete Condition #20 restricting access to Joyce Lane and to allow for the development of a 4,952 square foot financial institution, replacing two 3,600 square foot restaurant uses previously approved, requested by Sain Associates, applicant, for Home Depot U.S.A., Inc., owner.

Staff Recommendation: Approved with conditions, including removing the restriction for access to Joyce Lane

XIV. OTHER BUSINESS

- 14. Exclusion of Grange Insurance from providing surety bonds for one year pursuant to Section 6-1.2.d of the Metro Subdivision Regulations.
- 15. Confirmation of Cyrus Hatfield and Gigi Grimstad to the Harding Town Center Advisory Committee
- 16. Stormwater Presentation and Commission discussion
- 17. Executive Director Reports
- 18. Legislative Update

XV. 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.