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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

12/11/2008

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 NOVEMBER 13, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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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VII. PREVIOUSLY DEFERRED ITEMS

1. 2008Z-079U-10

Whitland Avenue
Map: 103-16 Parcels: Various
Map: 104-09, 104-09-Q Parcels: Various
Map: 104-13 Parcels: Various
Green Hills/Midtown Community Plan
Council District 24 – Jason Holleman
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

2. 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

VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS ON PUBLIC HEARING

3. 2007SP-037U-12

Forest View
Map: 162-00 Parcels:115, 219, 221, 220, 223
Southeast Community Plan
Council District 32 – Sam Coleman
Staff Reviewer: Brian Sexton

A request to change from AR2a and RM20 to SP - MU zoning properties located at 1452, 1450, 1448, 1446, and 1444 Bell Road, approximately 3,515 feet west of Blue Hole Road (40.21 acres), to permit the development of multi-family dwelling units, commercial, office and retail uses, requested by Dale & Associates, applicant, for Charles Leach, Ben Odom, Joanne Davis, F. West, and GTA Investments, owners.

Staff Recommendation: Approve with conditions

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IX. PUBLIC HEARING: SPECIFIC PLANS

4. 2008SP-030U-10

Abe's Garden at Park Manor
Map: 116-03 Parcels:015, 027
Green Hills/Midtown Community Plan
Council District 24 – Jason Holleman
Staff Reviewer: Nedra Jones

A request to change from R10 and RM20 to SP-MR zoning properties located at 115 Woodmont Boulevard, approximately 775 feet south of Harding Pike (7.41 acres), to permit an independent living, assisted-care and nursing home facility comprised of 400,000 square feet within a proposed 2-story south tower containing a senior day-care facility and 80 beds, an existing 7-story central tower containing 32 beds and 85 units, a proposed 12-story west tower containing 128 units and a 3-story multi-purpose building, requested by Barge Cauthen & Associates, applicant, for Abe's Garden, owner.

Staff Recommendation: Approve with conditions

5. 2008SP-031U-11

Mercury North
Map: 106-01 Parcels:055, 057
South Nashville Community Plan
Council District 17 – Sandra Moore
Staff Reviewer: Jason Swaggart

A request to change from CS to SP-R zoning for properties located at 416 Murfreesboro Pike and 811 Elm Hill Pike, approximately 1,135 feet west of Fessler's Lane (0.37 acres), to permit a boarding house with 32 living units with kitchens in an existing 32 room motel facility, requested by Urban Housing Solutions Inc., owner/applicant.

Staff Recommendation: Approve with conditions

6. 2008SP-035U-09

1201 Demonbreun
Map: 093-09 Parcels: Various
Downtown Community Plan
Council District 19 – Erica Gilmore
Staff Reviewer: Brenda Bernards

A request to change from CF to SP-MU zoning for properties located at 1205, 1207, and 1211 Demonbreun Street, 201, 203, 205, and 207 12th Avenue South, and 1206, 1212, and 1214A Laurel Street, at the southwest corner of Demonbreun Street and 12th Avenue South (2.93 acres), to permit the development of a maximum 24-story mixed-use building, requested by Hastings Architecture Associates, applicant, for Demonbreun Gateway Partners, owner.

Staff Recommendation: Approve with conditions

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X. PUBLIC HEARING: ZONING MAP AMENDMENTS

7. 2008Z-085U-03

Map: 071-01 Parcel: Part Of 087
Bordeaux/Whites Creek Community Plan
Council District 2 – Frank Harrison
Staff Reviewer: Brian Sexton

A request to rezone from CL to RS7.5 zoning a portion of property located at 415 W. Trinity Lane, approximately 560 feet west of Monticello Drive (4.10 acres), requested by Councilmember Frank Harrison, applicant, Greater Grace Temple Community Church, owner.

Staff Recommendation: Approve

8. 2008Z-090T

Zoning Administrator Authority
Staff Reviewer: David Kleinfelter

A council bill to amend Chapter 17.040 of Title 17 of the Metropolitan Code of Laws and requiring construction, enforcement, and application of the Zoning Code consistent with federal law, requested by Metropolitan Government of Nashville and Davidson County, sponsored by Councilmember Jim Gotto.

Staff Recommendation: Approve

9. 2008Z-091T

Automobile Repair & Automobile Service
Staff Reviewer: Jennifer Regen

A council bill to amend the Metro Zoning Code, Section 17.040.060 (Definitions) to modify the definition of "automobile repair" and "automobile service" to prohibit vehicles being repaired or serviced from remaining on the premises more than forty-five (45) days, sponsored by Councilmember Jim Hodge.

Staff Recommendation: Approve

10. 2008Z-092U-10

Clairmont Place
Map: 117-12 Parcels: Various
Map: 117-12-0-C Parcels: 001, 002, 003
Green Hills/Midtown Community Plan
Council District 25 – Sean McGuire
Staff Reviewer: Nedra Jones

A request to rezone various properties from R10 to RS10 zoning along Clairmont Place, between Belmont Boulevard and Woodmont Boulevard (14.84 acres), requested by Councilmember Sean McGuire for various owners.

Staff Recommendation: Approve

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11. 6-74-G-14

Priest Lake Commercial PUD (Hermitage Motel 6)
Map: 086-00 Parcel: Part of 215
Donelson/Hermitage/Old Hickory Community Plan
Council District 12 – Jim Gotto
Staff Reviewer: Jason Swaggart

A request to amend a portion of the Commercial Planned Unit Development district located at 3887 Central Pike, approximately 700 feet east of Old Hickory Boulevard, zoned CS, (1.46 acres), to permit a 4-story, 67 room hotel where a 2-story, 47 room hotel was previously approved requested by Civil and Environmental Engineering, applicant, for JAI Ganesha LLC, owner.

Staff Recommendation: Approve with conditions

12. 2002UD-001U-10

Green Hills UDO (Boundary Amendment)
Map: 117-15 Parcels: 047, 153
Green Hills/Midtown Community Plan
Council District 25 – Sean McGuire
Staff Reviewer: Greg Johnson

A request to amend the existing Green Hills Urban Design Overlay (UDO) District to add properties located at 2000 and 2002 Richard Jones Road, approximately 500 feet east of Hillsboro Pike (7.21 acres), zoned SP and OR20, to require all provisions of the Green Hills UDO to apply to these properties, requested by Councilman Sean McGuire for HDJ Capital Partners Ltd., and Water's Edge Limited Partnership et al, owners.

Staff Recommendation: Approve

XI. PUBLIC HEARING: FINAL PLATS

13. 2007S-312U-13

The Shoppes at Dover Glen (Formerly The Shoppes At Edge-O-Lake, Ph 2)
Map: 149-00 Parcels: 078, 079, 080, 081
Map: 149-00 Parcels: 082, 083, Part of 162
Antioch/Priest Lake Community Plan
Council District 29 – Vivian Wilhoite
Staff Reviewer: Nedra Jones

A request for final plat approval to create 10 lots located at 2520, 2530, 2532, 2534, 2538 and 2540 Murfreesboro Pike near the intersection of Dover Glen Drive and Murfreesboro Pike (9.97 acres), zoned Commercial Service (CS) and Mixed Use Limited (MUL), requested by Batson Engineering, surveyor and Murfreesboro Edge-O-Lake LLC, owner.

Staff Recommendation: Approve with conditions

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14. 2008S-181U-07

Plan of West Nashville, Resub. Lots 412, 414, 416, Blk. 86
Map: 091-12 Parcels: 025, 309
West Nashville Community Plan
Council District 20 – Buddy Baker
Staff Reviewer: Nedra Jones

A request for final plat approval to shift lot lines between 2 lots located at 4507 and 4509 Illinois Avenue, approximately 160 feet west of 45th Avenue North (0.30 acres), zoned R6, requested by Toni J. Rothfuss and Roger and Dorothy Rotoni, owners, Gary R. Cummings, surveyor.

Staff Recommendation: Approve with a variance to the Subdivision Regulations for lot depth to width ratio.

15. 2008S-183U-13

Hickory Woods Estates, Sec. C, Ph. II
Map: 176-05-0-B Parcels: Various
Antioch/Priest Lake Community Plan
Council District 32 – Sam Coleman
Staff Reviewer: Bob Leeman

A request for a variance to remove a 950 foot long, unbuilt sidewalk along the north side of Brookstone Court within the Hickory Woods Estates Planned Unit Development, zoned R10, and to build a 530 foot long sidewalk along the north side of Lavergne-Couchville Pike between Murfreesboro Pike and Hickory Way, (12.49 acres), requested by Wamble & Associates and the Metro Planning Department; various owners.

Staff Recommendation: Approve variance with conditions

XII. PUBLIC HEARING: REVISED SITE PLANS

16. 128-78-G-14

Hermitage Business Center (Sign Variance)
Map: 075-14 Parcel: 135
Donelson/Hermitage/Old Hickory Community Plan
Council District 11 – Darren Jernigan
Staff Reviewer: Nedra Jones

A request for a variance to Section 17.32.130.D of the Zoning Code for property within the Hermitage Business Center Commercial Planned Unit Development district located at 4101 Lebanon Pike, at the southeast corner of Old Hickory Boulevard and Lebanon Pike, zoned SCR (13.12 acres), to recommend approval to the Board of Zoning Appeals on a sign variance to permit an encroachment into the required side yard setback, requested by Carlson Consulting, applicant, for WLM Retail Trust, owner.

Staff Recommendation: Approve

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17. 148-74-U-14

Century City (Piedmont Natural Gas)
Map: 107-00 Parcels:171, 172, part of 174
Donelson/Hermitage/Old Hickory Community Plan
Council District 15 – Phil Claiborne
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of the Century City Planned Unit Development Overlay located on various properties at McGavock Pike (unnumbered), approximately 800 feet east of McGavock Pike (19.5 acres), zoned ORI, to permit the development of 31,500 square feet of office for a public utility corporation and associated accessory uses, requested by Barge Cauthen & Associates, applicant, for Corporate Investors Partnership V LLC, and Piedmont Natural Gas Co. Inc., owners.

Staff Recommendation: Approve with conditions

XIII. PUBLIC HEARING: PLANNED UNIT DEVELOPMENT REVIEW - 6:00 PM

18. 2002P-003U-03

Park Preserve
Map: 059-00 Parcels:208, 209, 210, 211, 212
Map: 060-00 Parcel: 072
Bordeaux/Whites Creek Community Plan
Council District 2 – Frank Harrison
Staff Reviewer: Nedra Jones

A request to the Metro Planning Department to conduct a periodic review of the Park Preserve Planned Unit Development per Section 17.40.120.H of Zoning Code for property located at Whites Creek Pike (unnumbered) and Brick Church Pike (unnumbered), between Brick Church Pike and Whites Creek Pike (260.43 acres), zoned RM9, approved for 327 multi-family units and 416 single-family lots, requested by Councilmember Frank Harrison, applicant, Nashville Area Habitat for Humanity, Inc., and Harding Corporation, owners.

Staff Recommendation: The Commission 1.) Find that the PUD is “inactive,” and 2.) Recommend to the Metro Council that the PUD be re-approved with no amendments or changes to the existing base zoning.

XIV. OTHER BUSINESS

- 19.** Contract between the Metropolitan Planning Commission on behalf of the Metropolitan Planning Organization with RPM Transportation Consultants, LLC for the Southwest Area Transportation & Land Use Study.
- 20.** Employee contract renewals for Brenda Bernards
- 21.** Executive Director Reports

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22. 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.