



**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*

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*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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  
**Action: Approve (9-0)**
- VI. PUBLIC HEARING: CONSENT AGENDA**  
**Action: Approve (8-0-1)**

## 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.

**Action: Defer to the February 26, 2009, Planning Commission meeting (9-0)**

### 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.

**Action: Defer to the February 12, 2009, Planning Commission meeting (9-0)**

## 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.

**Action: Approve with conditions, the applicant has agreed to prohibit residential uses in District One and a new plan will be submitted. All final site plans shall be presented to the Commission for approval. (8-0-1)**

**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.

**Action: Approve with conditions, including a revision to condition #4 so that uses in the SP shall be limited to independent living, assisted-care, nursing home facilities and a senior day care. (8-0-1)**

**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 Fesslers 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.

**Action: Approve with conditions, including a condition that the applicant work with Trevecca Nazarene University to resolve outstanding concerns. (9-0)**

**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.

**Action: Approve with conditions (8-0-1)**

**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.

**Action: Withdrawn (9-0)**

**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.

**Action: Approve (9-0)**

**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.

**Action: Approve (9-0)**

**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.

**Action: Approve (8-0-1)**

**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.

**Action: Approve with conditions (8-0-1)**

**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.

**Action: Approve (8-0-1)**

**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.

**Action: Approve with the elimination of the two conditions in the staff report. (8-0-1)**

**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.

**Action: Approve with a variance to the Subdivision Regulations for lot depth to width ratio. (8-0-1)**

**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.

**Action: Approve variance with conditions (8-0-1)**

**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.

**Action: Approve (8-0-1)**

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.

**Action: Approve with conditions (8-0-1)**

### **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.

**Action: Find the PUD is active due to the specific and unique aggregate of actions taken by the current non-profit owner as presented in the oral presentations and written record. (6-3)**

### **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.

**Action: Approve (8-0-1)**

20. Employee contract renewal for Brenda Bernards and a new employee contract for Mary Beth Stephens.

**Action: Approve (8-0-1)**

21. Executive Director Reports

22. Legislative Update

**XV. ADJOURNMENT**



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