



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Metro Office Building  
800 Second Avenue South  
Nashville, Tennessee 37201

**PLANNING COMMISSION:**

James McLean, Chairman  
Phil Ponder, Vice Chairman  
Stewart Clifton  
Judy Cummings  
Derrick Dalton

Tonya Jones  
Hunter Gee  
Victor Tyler  
Councilmember Jim Gotto  
Andrée LeQuire, representing Mayor Karl Dean

**AGENDA  
OF THE  
METROPOLITAN PLANNING COMMISSION**

**1/22/2009**

**\*\*\*\*\***

**4:00 PM**

***Metro Southeast at Genesco Park  
1417 Murfreesboro Road***

*Mission Statement: The Planning Commission guides growth and development as Nashville and Davidson County 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 JANUARY 8, 2009, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  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 (9-0)**

## **VII. PUBLIC HEARING: ITEMS PREVIOUSLY DEFERRED**

### **1. 2008IN-002U-08**

Fisk University Institutional Overlay  
Map: 092-03, 092-04 Parcels: Various  
Map: 081-15 Parcels: Various  
North Nashville Community Plan  
Council District 19 – Erica S. Gilmore  
Staff Reviewer: Bob Leeman

A request to apply an Institutional Overlay District to Fisk University located east of Dr. D.B. Todd Boulevard, along 16th Avenue North, 17th Avenue North, Herman Street, Jackson Street, Jefferson Street, Meharry Boulevard, and Phillips Street (44.23 acres), zoned RM20, to identify the proposed campus boundaries and future university planning efforts, requested by Councilmember Megan Barry for various owners, and Tuck-Hinton Architects, applicant, for Fisk University, owner.

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

### **2. 2009Z-001PR-001**

Map: 059-00 Parcel: 154  
Bordeaux/Whites Creek Community Plan  
Council District 2 – Frank R. Harrison  
Staff Reviewer: Bob Leeman

A request to change from SCN to CS zoning for property located within a Commercial Planned Unit Development at Moormans Arm Road (unnumbered), at the northwest corner of Moormans Arm Road and Whites Creek Pike (8.53 acres), requested by M.A. Williams Properties Inc., owner (See also Proposal No. 8-65P-001).

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

**3. 8-65P-001**

Nashville Park & Mini Storage (Amendment #1)  
Map: 059-00 Parcel: 154  
Bordeaux/Whites Creek Community Plan  
Council District 2 – Frank R. Harrison  
Staff Reviewer: Bob Leeman

A request to amend a portion of the Commercial Planned Unit Development located at Moormans Arm Road (unnumbered), at the northwest corner of Moormans Arm Road and Whites Creek Pike (8.53 acres), to permit a 45,773 square foot self-service storage facility, and a possible future park, requested by Arnold Consulting Engineering Services Inc., applicant, for M.A. Williams Properties, Inc., owners (See also Zone Change No. 2009Z-001PR-001).

**Action: Approve with conditions, including the conditions that all Public Works’ design standards shall be met prior to any final approvals and permit issuance, any approval is subject to Public Works’ approval of the construction plans, and additional traffic analysis may be required with the development of the future park. The condition requiring construction of a left turn lane on Whites Creek Pike was removed. (9-0)**

**4. 74-79P-001**

Nashboro Village (Revision to Tract 3)  
Map 135-11-0-D, parcel 900.00CO  
Antioch/Priest Lake Community Plan  
Council District 29 - Vivian Wilhoite  
Staff Reviewer: Brian Sexton

A request to revise the preliminary plan and for final approval for a portion of the Nashboro Village Planned Unit Development located at 3040 Glencrest Drive, approximately 1,000 feet east of Murfreesboro Pike, zoned R10, (12.59 acres), to revise the access to remove a connection of a private drive across the Colonial Pipeline gas line easement, requested by Wamble & Associates, PLLC, applicant, for Vastland Nashboro Development, LLC, owner.

**Action: Approve with the condition that, prior to the issuance of building permits for units 56-65, the developer shall install or bond a warning signal along Nashboro Boulevard at a location approved by Metro Public Works to warn on coming vehicles of driveway ingress/egress (8-0)**

## VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

### 5. 2008Z-068U-07

Map: 102-08 Parcels:001, 117  
West Nashville Community Plan  
Council District 20 – Buddy Baker  
Staff Reviewer: Bob Leeman

A request to change from R6 to CS zoning for property located within a portion of the Charlotte Center Planned Unit Development at 3710 Annex Avenue and Old Hickory Boulevard (unnumbered), at the northwest corner of Charlotte Pike and Annex Avenue (15.94 acres), requested by Walter Davidson & Associates, applicant, for U lax Estates, Inc., owner (See also Proposal No. 1-72-U-07).

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

### 6. 1-72-U-07

Charlotte Center (Amendment #1)  
Map: 102-08 Parcels: 001, 117  
West Nashville Community Plan  
Council District 20 – Buddy Baker  
Staff Reviewer: Bob Leeman

A request to amend a portion of the Charlotte Center Planned Unit Development located at 3710 Annex Avenue and Old Hickory Boulevard (unnumbered), at the northwest corner of Charlotte Pike and Annex Avenue, zoned R6 and proposed for CS (15.94 acres), to permit 153,231 square feet of retail, restaurant, commercial amusement (indoor), and financial institution uses where 134,578 square feet of retail, restaurant and commercial amusement (indoor) were previously approved, requested by Walter Davidson & Associates, applicant, for U lax Estates Inc., owner. (See also Proposal No. 2008Z-068U-07).

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

### 7. 2009P-001-001

Eastland Café (Beer PUD)  
Map: 083-06 Parcels: 258, 259  
East Nashville Community Plan  
Council District 6 – Mike Jameson  
Staff Reviewer: Brian Sexton

A request for preliminary and final site plan approval for a proposed Planned Unit Development located at 97 Chapel Avenue, at the northwest corner of Chapel Avenue and Eastland Avenue, zoned CN and located within the Eastwood Neighborhood Conservation Overlay (0.26 acres), to permit the existing restaurant of approximately 2,490 square feet an exemption from the minimum distance requirements included in the beer provisions of the Metro Code, requested by Kimley-Horn and Associates, Inc., applicant, for JJC, LLC, owner.

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

**IX. PUBLIC HEARING: FINAL PLATS**

- 8. 2009S-009-001**  
Highlands of Tulip Grove, Reserve Parcel 21  
Map: 075-12 Parcel: 021  
Donelson/Hermitage/Old Hickory Community Plan  
Council District 12 – Jim Gotto  
Staff Reviewer: Brenda Bernards

A request for final plat approval to create one lot and remove the reserve status from a parcel located at 704 Netherlands Drive, approximately 150 feet south of Belgium Drive (0.25 acres), zoned R10, requested by Sunset, LLC, owner, James Terry & Associates, surveyor.

**Action: Approve with conditions, including the conditions that the only a single family residence is permitted and the setback encroachments of the property located to the north are to be resolved prior to the recording of the plat. (7-1)**

**X. PUBLIC HEARING: REVISED SITE PLANS**

- 9. 96-72P-001**  
Bellevue Plaza (Hardee's)  
Map: 142-00 Parcel: 183  
Bellevue Community Plan  
Council District 22 – Eric W. Crafton  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Bellevue Plaza Planned Unit Development Overlay located at 7102 Highway 70 South, at the northwest corner of Highway 70 South and Old Hickory Boulevard (6.38 acres), zoned SCC, to permit the development of a 2,854 square foot restaurant, requested by Hardee's Food Systems, Inc., applicant, for Bellevue Plaza Partners, owner.

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

**XI. OTHER BUSINESS**


- 10.** Employee Contract Renewals for John Broome and David Kline.

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

- 11.** Executive Director Reports

- 12.** Legislative Update

**XII. 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](mailto: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.