



**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

2/12/09

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 22, 2009, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. PREVIOUSLY DEFERRED ITEMS

1. 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

2. 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.

Staff Recommendation: Approve with conditions and recommend that the BZA approve the applicant's request for a parking variance if the applicant provides the BZA with information to demonstrate there is adequate parking in the PUD. If the BZA does not approve the variance, then the Planning Commission's approval shall be rescinded.

IX. PUBLIC HEARING: SPECIFIC PLANS

3. 2009SP-002-001

Primrose School
Map: 171-02 Parcels: 005, 006
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Brenda Bernards

A request to change from R40 to SP-INS zoning for properties located at 524 and 532 Church Street East, approximately 600 feet east of Cloverland Drive (2.89 acres), to permit a Class IV Daycare center for up to 196 children, requested by Stantec Consulting Services Inc., applicant, for Chi Wai Lee, owner.

Staff Recommendation: Approve with conditions

X. PUBLIC HEARING: ZONING MAP AMENDMENTS

4. 2009Z-005PR-001

Map: 059-00 Parcels: 208, 209, 210, 211, 212, 221

Map: 060-00 Parcel: 072

Bordeaux/Whites Creek Community Plan

Council District 2 – Frank R. Harrison

Staff Reviewer: Brenda Bernards

A request to change from RM9 zoning to RS80 zoning properties located at Brick Church Pike (unnumbered) and Whites Creek Pike (unnumbered), (260.43 acres), requested by Councilmember Frank Harrison, applicant. Property owners are Nashville Area Habitat for Humanity Inc. and Harding Corporation. (See also Proposal No. 2002P-003-001).

Staff Recommendation: Disapprove

5. 2002P-003-001

Park Preserve (PUD Cancellation)

Map: 059-00 Parcels: 208, 209, 210, 211, 212, 221

Map: 060-00 Parcel: 072

Bordeaux/Whites Creek Community Plan

Council District 2 – Frank R. Harrison

Staff Reviewer: Brenda Bernards

A request to cancel the Park Preserve Planned Unit Development Overlay district on properties located at Brick Church Pike (unnumbered) and Whites Creek Pike (unnumbered), approved for 327 multi-family units and 416 single-family lots for a total of 743 dwelling units (260.43 acres), zoned RM9 and proposed for RS80, requested by Councilmember Frank Harrison, applicant. Property owners are Nashville Area Habitat for Humanity Inc. and Harding Corporation. (See also Proposal No. 2009Z-005PR-001).

Staff Recommendation: Disapprove

6. 2009Z-007PR-001

Map: 051-00 Parcel: part of 028

Madison Community Plan

Council District 4 – Michael Craddock

Staff Reviewer: Jason Swaggart

A request to rezone from OR20 to CS zoning a portion of property located at 619 Due West Avenue, approximately 1,000 feet west of S. Graycroft Avenue (0.05 acres), requested by Ragan-Smith Associates, applicant, for Christian Schools Inc., owner .

Staff Recommendation: Disapprove

XI. PUBLIC HEARING: FINAL SITE PLANS

7. 2009S-011-001

Gammon Divide
Map: 053-07 Parcel: 010
Donelson/Hermitage/Old Hickory Community Plan
Council District 11 – Darren Jernigan
Staff Reviewer: Brenda Bernards

A request for final plat approval to create two lots on property located at 1806 Overton Street, approximately 150 feet north of Old Hickory Boulevard (0.82 acres), zoned R15, requested by Vickie Gammon, owner, Delle Land Surveying, surveyor.

Staff Recommendation: Approve with conditions, including an exception to the lot comparability requirements of the Subdivision Regulations.

XII. PUBLIC HEARING: REVISED SITE PLANS

8. 168-83P-001

The Davenport (Revision Ph. II)
Map: 900-00 Parcel: 010.35
Antioch/Priest Lake Community Plan
Council District 29 – Vivian Wilhoite
Staff Reviewer: Jason Swaggart

A request to revise a portion of the preliminary plan for the Davenport Planned Unit Development Overlay located at Davenport Drive, on the east side of Bell Road (3.5 acres), zoned R10, to permit the development of 55 units where 67 were previously approved as well as a meeting room facility, an exercise facility, a maintenance facility, an outdoor pool, and outdoor play area, requested by The Consecro Group Inc., applicant, for DMA Properties 2 LLC, owner.

Staff Recommendation: Approve with conditions

XIII. OTHER BUSINESS

- 9. Executive Director Reports
- 10. Legislative Update

XIV. ADJOURNMENT



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