



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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  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

## 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.

**Action: Defer to the February 26, 2009 meeting (8-0)**

## 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.

**Action: 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. (8-0)**

## 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.

**Action: Defer to the March 12, 2009 meeting. Close the Public Hearing (10-0)**

**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).

**Action: Defer to the February 26, 2009 meeting (8-0)**

**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).

**Action: Defer to the February 26, 2009 meeting (8-0)**

**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 .

**Action: Disapprove the request to rezone to CS, approve an SP district that allows all of the uses of the OR20 zoning district and permits one electronic sign that is no taller than the height of the existing sign and no larger than 110% of the existing sign area currently on this site. (7-3)**

**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.

**Action: Approve with conditions, including an exception to the lot comparability requirements of the Subdivision Regulations. (8-0)**

**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 Conseco Group Inc., applicant, for DMA Properties 2 LLC, owner.

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

**XIII. OTHER BUSINESS**

- 9. Executive Director Reports
- 10. Legislative Update

**XIV. ADJOURNMENT**



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