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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
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

2/26/09

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 FEBRUARY 12, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.

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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
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

3. 2008Z-042G-06

Map: 155-00 Parcels:122, Part of 293
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Jason Swaggart

A request to amend a previously approved Council Bill (BL2005-543) to remove condition #5 restricting access to Moss Road for property located at Highway 100 (unnumbered) zoned Multi-Family Residential (RM9), approximately 775 feet south of Collins Road (6.03 acres), requested by West Meade Realtors, applicant, for Betty French and Mary and James Johnson, owners.

Staff Recommendation: Approve with condition

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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

IX. PUBLIC HEARING: SPECIFIC PLANS

6. 2009SP-003-001

Anchor Property Holdings
Map: 050-00 Parcel: 088
Parkwood/Union Hill Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Brian Sexton

A request to change from CS to SP-A zoning for property located at 3502 Dickerson Pike, approximately 3,255 feet north of Doverside Drive (2.88 acres), to permit wrecker service and automobile repair uses, requested by Anchor Property Holdings LLC, owner/applicant.

Staff Recommendation: Approve with conditions

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X. PUBLIC HEARING: ZONING MAP AMENDMENTS

7. 2009Z-001HP-001

Tanglewood Historic Preservation District
Map: 051-16 Parcels: 009, 009.01, 020
Map: 061-04 Parcels: 030, 031, 032, 033, 034, 035, 036, 151
Madison Community Plan
Council District 4 – Michael Craddock
Staff Reviewer: Brian Sexton

A request to apply a Historic Preservation Overlay District to 11 properties located at 4903, 4905, 4907, 4908, 4909, 4910, 4911, 4914, and 4918 Tanglewood Drive N., Tanglewood Drive N. (unnumbered) and Tangelwood Court (unnumbered), (6.71 acres), zoned RS20, requested by Councilmember Michael Craddock, for various property owners.

Staff Recommendation: Approve

XI. PUBLIC HEARING: CONCEPT PLANS

8. 2007S-073U-03

Nocturne Village
Map: 070-03 Parcels: 006, 007
Map: 070-07 Parcels: 062, 063
Bordeaux/Whites Creek Community Plan
Council District 2 – Frank Harrison
Staff Reviewer: Brenda Bernards

A request to extend concept plan approval for one year to May 10, 2010, for a 50-lot cluster subdivision on property located at Overall Street (unnumbered), 869 West Trinity Lane, and West Trinity Lane (unnumbered), northeast corner of West Trinity Lane and Overall Street, zoned RS7.5 and RS20, Nocturne Village Investors, owner, Wamble & Associates, surveyor.

Staff Recommendation: Approve with condition

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XII. PUBLIC HEARING: FINAL PLANS

9. 2009S-015-001

Newlin's Marrowbone Lake Road Subdivision
Map: 028-00 Parcels:016.01
Joelton Community Plan
Council District 1 – Lonnell R. Matthews, Jr.
Staff Reviewer: Brenda Bernards

A request for final plat approval to create three lots on property located at 6025 Marrowbone Lake Road, approximately 480 feet north of Grays Point Road (9.31 acres), zoned AR2a, requested by Jeffrey A. Newlin et ux, owners, Campbell, McRae & Associates Surveying Inc., surveyor.

Staff Recommendation: Approve with condition

10. 2009S-016-001

Howard Trawick Property
Map: 043-04 Parcel: 059
Doneslon/Hermitage/Old Hickory Community Plan
Council District 11 – Darren Jernigan
Staff Reviewer: Brenda Bernards

A request for final plat approval to create one lot on property located at 505 B Keeton Avenue, approximately 450 feet south of Hiller Drive (1.47 acres), zoned R10, requested by Howard Trawick, owner, Jason Smith, surveyor.

Staff Recommendation: Disapprove

XIII. PUBLIC HEARING: REVISED SITE PLANS

11. 75-83P-001

Elysian Fields Shopping Center (Ice House Revision)
Map: 133-15 Parcel: part of 144
Southeast Community Plan
Council District 26 – Gregory E. Adkins
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Elysian Fields Planned Unit Development Overlay located at 3985 Nolensville Pike, approximately 490 feet south of Elysian Fields Road (0.16 acres), zoned SCC, to permit the development of 200 square foot retail use for an ice dispenser, requested by Merville & Howe Engineering Inc., applicant, for Sabrina Shoulders, owner.

Staff Recommendation: Approve with conditions

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12. 88-69P-001

Williams Home Place PUD (Cellular Tower Revision)
Map: 161-00 Parcel: 084
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for the Williams Home Place Planned Unit Development Overlay located at 5714 Edmondson Pike, approximately 380 feet south of Old Hickory Boulevard (4.36 acres), zoned SCC, to permit a 180 foot monopole wireless communication tower, requested by Verizon Wireless Tennessee Partnership, applicant, for WM LLC, owner.

Staff Recommendation: Approve with conditions

XIV. OTHER BUSINESS

13. Executive Director Reports

14. 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.