



**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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
Action: Approve (7-0)
- VI. PUBLIC HEARING: CONSENT AGENDA**
Action: Approve (7-0)

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.

Action: Approve (7-0)

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 April 14, 2009, meeting unless the Council Public Hearing is held on March 3, 2009, then defer March 12, 2009, meeting (7-0)

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.

Action: Defer indefinitely (7-0)

- 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: Disapprove (5-0-2)

- 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: Disapprove (5-0-2)

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.

Action: Approve with conditions (7-0)

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.

Action: Approve (7-0)

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.

Action: Approve with condition (7-0)

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.

Action: Approve with condition (7-0)

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.

Action: Approve (7-0)

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.

Action: Approve with conditions (7-0)

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.

Action: Defer to the March 12, 2009, meeting (7-0)

XIV. OTHER BUSINESS

- 13.** Authorize the expenditure of up to \$7,500 from the advance planning and research fund, to provide specific technical assistance in the filing of an application for development of an Urban Tree Canopy Assessment (UTC) for Metro. We have been in communication with the US Forest Service, and that agency is eager to include Nashville as one of three cities in the country to participate in a pilot study of tree canopy. A UTC assessment is a cost-effective study that can be completed in a short amount of time and provides useful and precise data to set long-term canopy goals and develop an urban forest management plan to achieve them. It would allow a look at the city ecosystem as a whole, with potential impacts to stormwater, air quality, wildlife habitat, cooling effects, property values, and overall quality of life for residents. This assessment is a critical part of meeting the Mayor's sustainability goals and is consistent with the recommendations of the Green Ribbon Committee.

Some cities are now working with EPA to include tree planting as strategies for ozone attainment and stormwater management. The data collected will also compare tree canopy cover by property types (public, private, institutions, etc.), as well as by council districts, zip codes, census blocks, or other geographic boundaries that will aid in the development of neighborhood and community plans. This is an important part of our community sustainable goals. The study has a projected price tag of around \$40,000. The TN Division of Forestry is now accepting applications for its Urban and Community Forestry grants program - April 1st is the deadline for receipt. The grant is for \$20,000, and as is generally the case, a commitment of matching funds is required. We will be working with Public Works, Parks, and Stormwater Departments in providing the match and benefiting from the study.

Action: Approve (7-0)

- 14.** Amend Resolution No. RS2008-241 to authorize the expenditure of up to \$30,000 from the advance planning and research fund, where \$20,000 was previously approved on November 13, 2008, to provide specific technical assistance to staff in the development of a Form-Based Code for Downtown Nashville, meant to supersede (either entirely or in part) the present zoning ordinance and land development regulations that apply to the Downtown Community (sub-area 9 boundary).

Action: Approve (7-0)


- 15.** Amend Resolution No. RS2008-242 to authorize the expenditure of up to \$130,000 with funding provided by the applicant for the May Town Center SP proposal, where \$80,000 was previously approved on November 13, 2008, to provide for the study of the economic impacts and traffic/transportation impacts of implementing the Alternative Development Area Policy in Bells Bend (Bordeaux/Whites Creek Community, Subarea 3).

Action: Approve (7-0)

16. Executive Director Reports

17. 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.