



**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**

**3/12/09**

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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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

## VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS

### 2. 88-69P-001

Williams Home Place PUD (Verizon 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**

## IX. PUBLIC HEARING: SPECIFIC PLANS

### 3. 2009SP-004-001

Horrell Properties SP  
Map: 093-14 Parcel: 499  
Downtown Community Plan  
Council District 19 – Erica S. Gilmore  
Staff Reviewer: Jason Swaggart

A request to change from CF to SP-A zoning and for final site plan approval for property located at 809 5th Avenue South, approximately 150 feet south of Ash Street (0.69 acres), to permit wrecker service, auto repair and all other uses permitted in the CF zoning district, requested by John and Gayle Horrell, owners.

**Staff Recommendation: Approve with conditions**

**X. PUBLIC HEARING: ZONING MAP AMENDMENTS**

**4. 2008Z-093G-02**

Map: 033-00 Parcel: 116  
Parkwood/Union Hill Community Park  
Council District 10 – Rip Ryman  
Staff Reviewer: Brian Sexton

A request to rezone from CS to IWD zoning property located at 1216 Dickerson Pike, approximately 830 feet east of W. Campbell Road (1.84 acres), requested by Timothy and Shelley Tinnin, owners.

**Staff Recommendation: Disapprove**

**5. 2009Z-009PR-001**

Map: 082-09 Parcels:327, 328, 329, 330, 331, 332, 334  
North Nashville Community Plan  
Council District 19 – Erica S. Gilmore  
Staff Reviewer: Brian Sexton

A request to change from IR to MUN zoning properties located within the Phillips-Jackson Street Redevelopment District and Germantown Historic Preservation District at 312 Madison Street, 1200, 1208, 1210, 1214, 1216, and 1218 4th Avenue North, at the northeast corner of 4th Avenue North and Madison Street (1.38 acres), requested by MRK Development, LLC, applicant, for The R & S Allen Family Limited Partnership, owner.

**Staff Recommendation: Approve**

**6. 2009Z-010PR-001**

Map: 082-08 Parcel: 137  
East Nashville Community Plan  
Council District 5 – Pam Murray  
Staff Reviewer: Brian Sexton

A request to change from RS5 to RM15 zoning property located within the Greenwood Neighborhood Conservation Overlay at 837 Cleveland Street, approximately 115 feet west of McFerrin Avenue (0.28 acres), requested by C.R. and Sheridath Blackwood, owners.

**Staff Recommendation: Approve**

**7. 2009Z-011PR-001**

Map: 156-00 Parcels: 007, 008  
Bellevue Community Plan  
Council District 35 – Bo Mitchell  
Staff Reviewer: Brenda Bernards

A request to rezone from RS40 to AR2a zoning properties located at 7978 and 7984 Highway 100, approximately 700 feet east of Temple Road (6.97 acres), requested by Eric and Beth Lewis, owners.

**Staff Recommendation: Approve**

**8. 2009Z-012PR-001**

Map: 032-00 Parcels:009, 136, 146  
Parkwood/Union Hill Community Plan  
Council District 3 – Walter Hunt  
Staff Reviwer: Brenda Bernards

A request to rezone from R20 to AR2a zoning properties located at 4370 and 4412 Brick Church Pike and Brick Church Pike (unnumbered), at the southwest corner of Brick Church Pike and Jackson Road (84.51 acres), requested by Reinhold Holtkamp et ux, owners.

**Staff Recommendation: Approve**

**9. 2009Z-013PR-001**

Map: 104-08 Parcels:064, 066, 067  
Green Hills/Midtown Community Plan  
Council District 18 – Megan Barry  
Staff Reviewer: Brenda Bernards

A request to change from MUL to MUI zoning properties located within the Hillsboro Village Urban Design Overlay at 1501, 1505, and 1507 21st Avenue South, at the southwest corner of 21st Avenue South and Pierce Avenue (1.27 acres), requested by Vanderbilt University, owner.

**Staff Recommendation: Approve**

**10. 2009Z-015PR-001**

Map: 155-00 Parcel: 122  
Bellevue Community Plan  
Council District 35 – Bo Mitchell  
Staff Reviewer: Jason Swaggart

A request to amend a previously approved Council Bill (BL2005-543) to modify a condition restricting access to Moss Road for property located at 5109 Moss Road, approximately 775 feet south of Collins Road (6.03 acres), zoned RM9, requested by Councilmember Bo Mitchell, applicant, Betty French and Mary and James Johnson, owners.

**Staff Recommendation: Disapprove. If the Bill is amended to address staff concerns then staff recommends approval with conditions.**

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

**11. 155-74P-001**

Larchwood Commercial (Lot 2 Revision)  
Map: 096-00 Parcel: 054  
Donelson/Hermitage/Old Hickory Community Plan  
Council District 14 – James Bruce Stanley  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of the Larchwood Commercial Planned Unit Development Overlay located at 6918 Stewarts Ferry Pike, at the southeast corner of Stewarts Ferry Pike and McCrory Creek Road (19.04 acres), zoned CL, to permit 183,000 square feet of office uses, 20,000 square feet of retail uses and 5,200 square feet of restaurant uses, replacing 221,350 square feet of office, hotel, and restaurant uses, requested by Gresham Smith & Partners, applicant, for Commerce Center TN Land L.P., owner.

**Staff Recommendation: Approve with conditions**

**XII. OTHER BUSINESS**

- 12. Employee contract renewals for Brian Sexton and Tifinie Adams.
- 13. Executive Director Reports
- 14. Legislative Update

**XIII. ADJOURNMENT**



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