

**REVISED**



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Metro Office Building  
800 Second Avenue South  
Nashville, Tennessee 37201

**PLANNING COMMISSION:**

James McLean, Chairman	Tonya Jones
Phil Ponder, Vice Chairman	Hunter Gee
Stewart Clifton	Victor Tyler
Judy Cummings	Councilmember Jim Gotto
Derrick Dalton	Andrée LeQuire, representing Mayor Karl Dean

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*April 14, 2009*

\*\*\*\*\*

*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 MARCH 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS**

**1. 2008Z-088T**

Staff Reviewer: Jennifer Regen

A council bill (BL2008-325) 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**

**2. 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.**

**VIII. PUBLIC HEARING: COMMUNITY PLANS**

**3. 2009CP-04-001**

Madison Community Plan Update

Council District 4 – Michael Craddock

Council District 9 – Jim Forkum

Council District 10 – Rip Ryman

Staff Reviewer: Tifinie Adams and Bob Eadler

A request to adopt the updated plan for the Madison Community, which includes RiverGate, Madison, and Neely's Bend and parts of City of Goodlettsville.

**Staff Recommendation: Approve**

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

**4. 2009Z-002TX-001**

Staff Reviewer: Jennifer Regen

A council bill to amend of the Metro Zoning Code, Chapter 17.16, to allow mobile vendors unable to comply with the indoor-only provision to apply for a Special Exception (SE) permit for outdoor vending, requested by Councilmember Pam Murray.

**Staff Recommendation: Approve with amendment**

**REVISED**

5. **2009Z-004TX-001**  
Historic Bed and Breakfast Homestay  
Staff Reviewer: Jennifer Regen

A request to amend Chapters 17.16, 17.36 and 17.40 of the Zoning Code to delete Historic Bed and Breakfast Homestay (HB) as an historic overlay district and add it as a Special Exception (SE) use, requested by Councilmember Mike Jameson.

**Staff Recommendation: Approve**

6. **2009Z-006PR-001**  
Map: 168-00 Parcels: 082  
Bellevue Community Plan  
Council District 35 – Bo Mitchell  
Staff Reviewer: Brian Sexton

A request to rezone from RS40 and AR2a to CN zoning properties located at 8983 Highway 100 and Highway 100 (unnumbered), approximately 400 feet west of Old Harding Pike (9.3 acres), requested by Dan Hall and Gregory Maples, owners.

**Staff Recommendation: Disapprove**

7. **2009Z-017PR-001**  
Map: 069-00 Parcel: 120  
Bordeaux/Whites Creek Community Plan  
Council District 1 – Lonnell R. Matthews, Jr.  
Staff Reviewer: Brian Sexton

A request to rezone from RS15 to CS zoning property located at Ashland City Highway (unnumbered), approximately 1,620 feet east of Eatons Creek Road (7.14 acres), requested by A. Brandon Starks, applicant, for Jackson Street Missionary Baptist Church, owner.

**Staff Recommendation: Disapprove**

8. **2009Z-019PR-001**  
Map: 065-13 Parcel: 039  
Donelson/Hermitage/Old Hickory Community Plan  
Council District 11 – Darren Jernigan  
Staff Reviewer: Brian Sexton

A request to rezone from R10 to CL zoning property located at 4801 Big Horn Drive, at the southeast corner of Big Horn Drive and Shshone Drive (0.38 acres), requested by Harold Lanier et ux, owners.

**Staff Recommendation: Disapprove**

**REVISED**

**X. PUBLIC HEARING: REVISIONS AND FINAL DEVELOPMENT PLANS**

**9. 66-84-G-06**

Lexington (formerly Williamsburg Village)

Map: 128-04-0-A Parcel: 007

Bellevue Community Plan

Council District 23 – Emily Evans

Staff Reviewer: Jason Swaggart


A request to revise the preliminary plan and for final approval for a portion of the Williamsburg Village Planned Unit Development Overlay located at Old Hickory Boulevard (unnumbered), at end of Tolbert Road (62.93 acres), zoned RM4, to permit the development of 128 townhome units and a 6,878 square foot poolhouse, requested by Planning Design & Research Engineers, Inc., applicant, for Nandi Hills Associates, owner.

**Staff Recommendation: Defer until a Traffic Impact Study or other acceptable traffic analysis has been submitted to Public Works for review.**

**XI. OTHER BUSINESS**

10. Consideration of the request to rehear the request to revise the preliminary plan and for final approval for the Williams Home Place PUD to permit a 180 foot monopole wireless communication tower. (Case No. 88-69P-001)
11. Request to demand payment from Developers Surety and Indemnity Company for a performance bond in the amount of \$172,000.00 for Brentwood Knoll, due to the breach of the performance agreement by the developer on April 1, 2009.
12. Executive Director Reports
13. Legislative Update

**XII. 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](mailto: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.