



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V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN

Action: Approve (6-0)

VI. PUBLIC HEARING: CONSENT AGENDA

Action: Approve (7-0)

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.

Action: Disapprove (7-0)

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.

Action: Defer to the May 28, 2009, Planning Commission meeting (6-0)

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.

Action: Approve with amendments (8-0)

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.

Action: Defer to the April 23, 2009, Planning Commission meeting. Close the Public Hearing. (8-0)

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.

Action: Defer to the April 23, 2009, Planning Commission meeting (6-0)

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.

Action: Defer Indefinitely (6-0)

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.

Action: Defer to the May 14, 2009, Planning Commission meeting (6-0)

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.

Action: Disapprove (6-2-1)

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.

Action: Defer to the May 28, 2009, Planning Commission meeting (6-0)

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)

Action: Rehear at the April 23, 2009, Planning Commission meeting (7-0)


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.

Action: Withdraw (7-0)

12. Executive Director Reports

13. Legislative Update

XII. ADJOURNMENT

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