



**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 23, 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. RECOGNITION OF COUNCILMEMBERS**
- IV. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- V. 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.

VI. PREVIOUSLY DEFERRED ITEMS

1. 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

VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS

2. 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 as an historic overlay district and add it as a Special Exception (SE) use and a use permitted by right (P) in certain zoning districts, requested by Councilmember Mike Jameson.

Staff Recommendation: Approve

VIII. PUBLIC HEARING: REHEARING

3. 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: COMMUNITY PLANS

4. 2009CP-012-002

Map: 186-00 Parcels:014.01, 021, 026
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Bob Eadler

A request to amend the *Southeast Community Plan: 2004 Update* by changing Neighborhood Center (NC) and Neighborhood General (NG) policies to T3 Suburban Neighborhood Center (T3 CC) policy for property located at the southeast quadrant of the intersection of Nolensville Pike and Burkitt Road. (See also 2009SP-006-001.)

Staff Recommendation: Approve

X. PUBLIC HEARING: ZONING MAP AMENDMENTS

5. 2009SP-006-001

The Shoppes at Burkitt Place
Map: 186-00 Parcels:014.01, 021, 026
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Brenda Bernards

A request to change from AR2a to SP-C zoning for properties located at 7022 Nolensville Pike, Nolensville Pike (unnumbered), and Burkitt Road (unnumbered), at the southeast corner of Nolensville Pike and Burkitt Road (17.98 acres), to permit retail, office, and commercial uses, requested by Regency/PGM-Burkitt, LLC, applicant, for James and William McFarlin et al, Ruth Marie McFarlin, and Newco-Burkitt, LLC, owners. (See also 2009CP-012-002.)

Staff Recommendation: Approve with conditions, subject to approval of the accompanying Community Plan Amendment with the special policy provisions.

6. 2009Z-005TX-001

Mobile Vendor Exemption for Non-Profit Organizations
Staff Reviewer: Jennifer Regen

A council bill to amend Section 17.04.060 of the Metro Zoning Code to exempt non-profit organization activities and events from the mobile vendor definition, requested by Councilmembers Phil Claiborne and Karen Bennett.

Staff Recommendation: Approve

7. **2009Z-020PR-001**
Map: 127-00 Parcels: part of 002, 249, 269
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Brenda Bernards

A request to rezone from R80 to AR2a zoning for a portion of properties located at 7554 and 7578 Buffalo Road and Buffalo Road (unnumbered), approximately 2,800 feet north of Highway 70 (8.27 acres), requested by Councilmember Bo Mitchell, applicant, Edward Underwood et ux, Sydney Rogers, and Sydney Bennett, owners.

Staff Recommendation: Approve

8. **2009Z-021PR-001**
Ensworth Place and Ensworth Avenue
Map: 103-16 Parcels: Various
Map: 116-04 Parcels: Various
Green Hills/Midtown Community Plan
Council District 24 – Jason Holleman
Staff Reviewer: Brenda Bernards

A request to rezone various properties from R40 to RS40 zoning along Ensworth Place Ensworth Avenue (48.34 acres), requested by Councilmember Jason Holleman for various owners.

Staff Recommendation: Approve

XI. PUBLIC HEARING: FINAL PLANS

9. **2009S-026-001**
Belmont Terrace, Resub. Lots 21 & 22
Map: 117-04 Parcels: 373, 374
Green Hills/Midtown Community Plan
Council District 18 – Megan Barry
Staff Reviewer: Jason Swaggart

A request for final plat approval to create three lots at 1809 and 1811 Primrose Avenue, approximately 175 feet east of Primrose Circle (0.70 acres), zoned R8, requested by Paul McRedmond and Dana Smith, owners, Joe Cummings, surveyor.

Staff Recommendation: Approve with condition

10. 2009S-029-001

Cottage Cove, Resub.
Map: 118-01 Parcel: 385
Green Hills/Midtown Community Plan
Council District 17 – Sandra Moore
Staff Reviewer: Brian Sexton

A request for final plat approval to create two lots on properties located at 2412 9th Avenue South, approximately 300 feet north of Montrose Avenue (.43 acres), zoned R8, requested by Kelvin Pennington, owner, Jason Smith, surveyor.

Staff Recommendation: Approve with condition, including a variance to Section 3-4.2(f) of the Metro Subdivision Regulations for lot depth to width ratio.

XII. PUBLIC HEARING: REVISED SITE PLANS

11. 68-79P-001

Safety Kleen (Dairy Office Revision)
Map: 148-00 Parcel: 078.01
Antioch/Priest Lake Community Plan
Council District 28 – Duane A. Dominy
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Safety Kleen Planned Unit Development Overlay located at 1636 Antioch Pike, approximately 1,420 feet north of Haywood Lane (5.13 acres), zoned OR20, to permit the addition of a 672 square foot modular office for a dairy distribution company, requested by Walter Davidson & Associates, applicant, for Greg Irby, owner.

Staff Recommendation: Approve with conditions

12. 98-73P-001

Hickory Hills PUD (Verizon Wireless Parking Expansion)
Map: 031-00 Parcel: 154
Parkwood/Union Hill Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Hickory Hills Planned Unit Development Overlay located at 575 Hickory Hills Boulevard, approximately 1,500 feet north of Old Hickory Boulevard (12.39 acres), zoned OR20, to permit a 10,100 square foot parking lot for utility trucks and trailers, requested by PBS & J, applicant, for Verizon Tennessee Partnership, owner.

Staff Recommendation: Approve with conditions

XIII. OTHER BUSINESS

13. Capital Improvements Budget
14. Proposal to reduce the application fee from \$2,100 to \$400 for certain infill subdivisions and for consolidation plats.
15. Employee contract renewals for Rick Bernhardt, Cynthia Wood, Greg Johnson and Leslie Meehan.
16. Executive Director Reports
17. Legislative Update

XIV. 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.