



**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**

*June 11, 2009*

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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 MAY 28, 2009, MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  
**Action: Approve (10-0)**
- VI. PUBLIC HEARING: CONSENT AGENDA**  
**Action: Approve (10-0)**

## VII. PUBLIC HEARING: PREVIOUSLY DEFERRED

### 1. 2009CP-008-001

9th & Cheatham  
North Nashville Community Plan  
Council District 19 – Erica S. Gilmore  
Staff Reviewer: Bob Eadler

A request to amend the North Nashville Community Plan by changing from Single Family Detached in Neighborhood General to Transition or Buffer in Neighborhood General policy for 0.08 acres located at 906 Cheatham Place, requested by Dale and Associates and the Metro Planning Department, for Alpha Street Real Estate Development and Investments LLC, owner. (See also Proposal No. 2009SP-007- 001).

**Action: Defer to July 23, 2009, meeting (10-0)**

### 2. 2009SP-007-001

9th & Cheatham  
Map: 081-12 Parcels:309, 310, 311  
Map: 081-12-N Parcels:001, 002, 003, 004, 005, 006, 007, 008, 009  
North Nashville Community Plan  
Council District 19 – Erica S. Gilmore  
Staff Reviewer: Brian Sexton

A request to change from CN, MUL, and R6 to SP-R zoning properties located at 1501 and 1505 9th Avenue North, 9th Avenue North (unnumbered), and 906 Cheatham Place, at the northwest corner of 9th Avenue North and Cheatham Place (0.76 acres), to permit a 3-story, 44 unit multi-family complex, requested by Dale & Associates and the Metro Planning Department, applicants, for Alpha Street Real Estate Development & Investments, LLC, owner. (See also Proposal No. 2009CP-008-001).

**Action: Defer to July 23, 2009, meeting (10-0)**

### 3. 2009SP-010-001

Ashland City Highway SP  
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 SP-MU zoning for property located at Ashland City Highway (unnumbered), approximately 1,620 feet east of Eatons Creek Road (7.14 acres), to permit a funeral home with a residence, subject to the standards, regulations and requirements of the OR20 zoning district, and/or one single family residence, requested by A. Brandon Starks, applicant, for Jackson Street Missionary Baptist Church, owner.

**Action: Approve for a funeral home subject to the standards, regulations and requirements of the OR20 zoning district and one residence. The final site plan shall be approved by the Planning Commission. (9-0-1)**

## VIII. PREVIOUSLY DEFERRED

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

Mobile Vendor with Special Exception (SE)  
Staff Reviewer: Jennifer Regen

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

**Action: Defer Indefinitely (10-0)**

## IX. PUBLIC HEARING: SPECIFIC PLANS AND TEXT AMENDMENTS

### 5. 2009Z-011TX-001

Mobile Vendor Overlay  
Staff Reviewer: Jennifer Regen

A request to amend the Metro Zoning Code to create a new mobile vendor overlay (MVO) district, requested by Councilmember Pam Murray.

**Action: Defer Indefinitely (10-0)**

### 6. 2007SP-122-001

Gallatin Pike Improvement District (Amend. #2)  
Map: 061-03, 061-03B, 061-07, 061-11, 061-15  
Parcels: various  
Map: 072-02, 072-03, 072-06, 072-10, 072-13, 072-14  
Parcels: various  
East Nashville Community Plan  
Council Districts 5 – Pam Murray, 4 - Michael Craddock, 7 - Erik Cole, 6- Mike Jameson,  
8 - Bennett  
Staff Reviewer: Jason Swaggart

A request to amend the Gallatin Road Improvements District Specific Plan as last amended with Council Bill BL2008-198, for properties generally located along Main Street and Gallatin Pike (266.11 acres), zoned SP to revise when the requirements of the SP apply and to make minor clerical changes within the document, requested by the Metro Planning Department, applicant.

**Action: Approve (10-0)**

7. **2009Z-006TX-001**  
Wind Energy Systems  
Staff Reviewer: Jennifer Regen

A request to amend Chapters 17.04, 17.08 and 17.16 of Zoning Code to allow wind energy systems use in all zoning districts, requested by Councilmember Charlie Tygard.

**Action: Approve with amendments (10-0)**

8. **2009Z-008TX-001**  
Electronic Signs (Special Exception Use)  
Staff Reviewer: Kathryn Withers

A request to amend the Metro Zoning Code to designate electronic display signs as a permitted use or a special exception use in certain zoning districts, and to add standards for electronic display signs, requested by Councilmember Charlie Tygard.

**Action: Close the public hearing, defer to August 13, 2009, meeting (10-0)**

9. **2009Z-010TX-001**  
Electronic Signs (Distance Requirements)  
Staff Reviewer: Kathryn Withers

A request to amend the Metro Zoning Code, Chapter 17.16.080 pertaining to the distance requirements for signs with any copy, graphics or digital displays that change messages by electronic or mechanical means, requested by Councilmember Jason Holleman.

**Action: Approve with amendment (10-0)**

10. **2009Z-009TX-001**  
Telephone Services Conditions  
Staff Reviewer: Jason Swaggart

A request to amend the Metro Zoning Code to add requirements pertaining to telephone service towers, requested by Councilmember Sam Coleman.

**Action: Approve with amendments (10-0)**

11. **2009Z-012TX-001**  
Automobile Repair & Automobile Service  
Staff Reviewer: Jennifer Regen

A request to amend the Metro Zoning Code to modify the definition of "Automobile Repair" and "Automobile Service" relative to stores which sell and/or install tires, requested by Councilmember Anna Page.

**Action: Approve with amendment (10-0)**

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

**12. 2007SP-162U-05**

Winberry Place  
Map: 082-03 Parcel: 461, 462, 463, 464  
East Nashville Community Plan  
Council District 5 – Pam Murray  
Staff Reviewer: Brenda Bernards

A request for final site plan approval for the Winberry Place Specific Plan located at 927, 929, 1001 and 1003 Lischey Avenue, on the east side of Lischey Avenue (0.74 acre), zoned SP, zoned SP, to construct up to four single-family residential units, four townhome units, and a one-story commercial building, requested by Barge Cauthen & Associates, applicant, for B and V Development and Vernon Winfrey, owners.

**Action: Defer to June 25, 2009, meeting (10-0)**

**13. 89P-022-001**

Melrose PUD (Kroger Fuel Station)  
Map: 118-06 Parcel: 164  
Green Hills/Midtown Community Plan  
Council District 17 – Sandra Moore  
Staff Reviewer: Brian Sexton

A request to revise the preliminary plan and for final approval for a portion of the Melrose Commercial Planned Unit Development Overlay located at 2615 Franklin Pike, at the northwest corner of Franklin Pike and Gale Lane (4.22 acres), zoned SCC, to permit the development of a five dispenser fuel center (ten pumps), requested by Perry Engineering, LLC, applicant, for Kroger Limited Partnership I, owner.

**Action: Approve with conditions(10-0)**

**XI. OTHER BUSINESS**

**14.** Employee contracts for Marie Cheek, Dennis Corrieri, Michelle Lynn Dicken and Kyle E. Lampert.

**Action: Approve (10-0)**

**15.** Employee contract renewal for Chin-Cheng Chen.

**Action: Approve (10-0)**

16. Discussion of meeting procedures for June 25, 2009 consideration for 2008SP-022G-03 - May Town Center SP and 2008CP-007G-03, Alternate Development Area.

**Action: Open June 25, 2009 public hearing to discussion of the staff report as well as transportation-related issues and the fiscal component. Schedule a Special Meeting on June 30, 2009, beginning at 8:00am to deliberate on the May Town Center SP and The Alternate Development Area (9-0)**

17. Historical Commission Report
18. Board of Parks and Recreation Report
19. Executive Director Reports
20. 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.