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**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 25, 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 JUNE 11, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.

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**VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS**

**1. 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, 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.

**Staff Recommendation: Approve with conditions**

**2. 2009Z-021PR-001**

Ensworth Place & Ensworth Avenue  
Map: 103-16 Parcels:012, 013, 014, 015, 022, 023, 024, 025, 026, 027,  
Map: 116-04 Parcels:001, 066-068, 070, 073, 074, 075, 076, 077, 078, 188, 191, 197, 215, 216  
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 and Ensworth Avenue (48.34 acres), requested by Councilmember Jason Holleman for various owners.

**Staff Recommendation: Approve**

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

**3. 2009Z-013TX-001**

Community Gardens  
Staff Reviewer: Tifinie Adams

An ordinance amending Title 17 of the Metropolitan Code, Zoning Regulations, by amending Chapters 17.04, 17.08, and 17.16 to add community gardening as a permitted use, a use permitted with conditions, or a special exception use in certain zoning districts, requested by Councilmembers Jason Holleman, Megan Barry, Kristine LaLonde, Erik Cole, Emily Evans, Bo Mitchell, Jerry Maynard, Sandra Moore, Carter Todd, and Darren Jernigan.

**Staff Recommendation: Approve with comments**

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**4. 2009Z-014TX-001**

Lobbying, Public Relations, and Pollsters  
Staff Reviewer: Jennifer Regen

A council bill to amend the Metro Zoning Code, Chapter 17.40 to require persons to register as lobbyists whenever they are contracted by an entity to communicate directly or indirectly with the public about a rezoning and are paid \$1,000 or more, requested by Councilmember Jason Holleman.

**Staff Recommendation: No recommendation on bill content. If the Metro Council desires this amendment, then the existing portion of the Metro Code addressing lobbying should be amended, Chapter 2.196 "Lobbyist Registration and Disclosure", to ensure compliance and enforcement.**

**IX. PUBLIC HEARING: CONCEPT PLANS**

**5. 2009S-027-001**

Poplar Hill Subdivision  
Map: 154-00 Parcel: 282  
Bellevue Community Plan  
Council District 35 – Bo Mitchell  
Staff Reviewer: Brenda Bernards

A request for final plat approval to create one lot for property located at 8706 Poplar Creek Road, approximately 625 feet north of Poplar Creek Road (7.1 acres), zoned AR2a, requested by Wyatt and Wendy Rampy, owners, Joseph Brown, surveyor.

**Staff Recommendation: Approve with conditions, including a variance to the Subdivision Regulations to allow more than 10 lots to access a private street**

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

**6. 2004P-015-001**

Matlock, Ph. II.  
Map: 163-16-C Parcel: part of 004  
Antioch/Priest Lake Community Plan  
Council District 32 – Sam Coleman  
Staff Reviewer: Brenda Bernards

A request to revise the preliminary plan and for final approval for a portion (0.82 acres) of the Matlock Residential Planned Unit Development Overlay located at Waterburg Lane (unnumbered), on the east side of the Old Franklin Road, zoned RM15, to reduce the overall density to 101 townhome units, replacing 104 townhome units and permit the development of 12 townhome units, requested by Wamble & Associates PLLC, applicant, for J2K Builders LLC, owner.

**Staff Recommendation: Approve with conditions**

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**XI. PREVIOUSLY DEFERRED ITEMS**

**7. 2008CP-007G-03**

Scottsboro-Bells Bend DNDP (ADA)  
Bordeaux/Whites Creek Community Plan  
Council District 1 – Lonnell R. Matthews, Jr.  
Staff Reviewer: Anita McCaig

A request to amend the *Scottsboro/Bells Bend Detailed Design Plan* to include detailed policies for an area referred to as the Alternate Development Area that permits development of a mixed use town center and corporate campuses, while permanently preserving significant open space and the rural character of the remainder of Scottsboro/Bells Bend.

**Staff Recommendation: Approve as amended**

**XII. PUBLIC HEARING: CONTINUED FROM PREVIOUS MEETINGS**

**8. 2008SP-022G-03**

May Town Center  
Map: 079-00 Parcel: 002  
Map: 090-00 Parcels:001, 002, 003, 010, 011, 201, 202  
Bordeaux/Whites Creek Community Plan  
Council District 1 – Lonnell R. Matthews, Jr.  
Staff Reviewer: Brenda Bernards

A request to change from AR2a to SP-MU for properties located at 3886, 3920, 3924, 3992, 4068, 4072, 4194, and 4206 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 4,700 feet south of Cleeces Ferry Road (1,487.69 acres), to create a new mixed use SP district called "May Town Center" proposed for a maximum of 8 million square feet of office uses, 600,000 square feet of retail uses, 600 hotel rooms, and 8,000 residential units, and a minimum of 900 acres of open space, requested by Civil Site Design Group, applicant, for H.T.P.C. 2 Partnership and Bells Landing Partners, owners.

**Staff Recommendation: Approve with conditions as listed at the end of the staff report if the accompanying Bordeaux-Whites Creek Community Plan amendment, which adopts the Alternate Development Area (ADA) policy, is approved.**

**XIII. OTHER BUSINESS**

- 9.** Employee contract renewals for Adetokunbo Omishakin, Jennifer Regen, Nicholas Lindeman, Jennifer Higgs, Alan Maxwell Baker, and Ann Hammond.
- 10.** Employee contract amendments for Hilary Kahnle, John Broome and David Kline

## DRAFT

11. Contract between the Metropolitan Govt. of Nashville and Davidson County on Behalf of the MPO and PB Americas, Inc. for General Planning Consultant Services.
12. Amendment No. 1 to Contract No. L-2183 Between the Metropolitan Government of Nashville and Davidson County on Behalf of the MPO and the TMA Group.
13. Amendment No. 2 to Grant # Z-07-036300-00 Between the State of Tennessee Dept. of Transportation and the MPC (for the MPO) for Transportation Planning and Coordination for FY 2010.
14. Historical Commission Report
15. Board of Parks and Recreation Report
16. Executive Director Reports
17. Legislative Update

## XI. 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.