

**DRAFT**



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

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

**PLANNING COMMISSION:**

James McLean, Chairman  
Phil Ponder, Vice Chairman  
Stewart Clifton  
Judy Cummings  
Derrick Dalton

Tonya Jones  
Hunter Gee  
Victor Tyler  
Councilmember Jim Gotto  
Andrée LeQuire, representing Mayor Karl Dean

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

**3/26/09**

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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 MARCH 12, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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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**V. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS**

**1. 2009SP-002-001**

Primrose School  
Map: 171-02 Parcels:005, 006  
Southeast Community Plan  
Council District 31 – Parker Toler  
Staff Reviewer: Brenda Bernards

A request to change from R40 to SP-INS zoning for properties located at 524 and 532 Church Street East, approximately 600 feet east of Cloverland Drive (2.89 acres), to permit a Class IV Daycare center for up to 176 children, requested by Stantec Consulting Services Inc., applicant, for Chi Wai Lee, owner.

**Staff Recommendation: Approve with conditions**

**2. 155-74P-001**

Larchwood Commercial (Lot 2 Revision)  
Map: 096-00 Parcel: 054  
Donelson/Hermitage/Old Hickory Community Plan  
Council District 14 – James Bruce Stanley  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of the Larchwood Commercial Planned Unit Development Overlay located at 6918 Stewarts Ferry Pike, at the southeast corner of Stewarts Ferry Pike and McCrory Creek Road (19.04 acres), zoned CL, to permit 183,000 square feet of office uses, 20,000 square feet of retail uses and 5,200 square feet of restaurant uses, replacing 221,350 square feet of office, hotel, and restaurant uses, requested by Gresham Smith & Partners, applicant, for Commerce Center TN Land L.P., owner.

**Staff Recommendation: Approve with conditions, but if TIS conditions have not been submitted by Public Works prior to the Planning Commission meeting then staff recommends deferral.**

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

**3. 2009Z-016PR-001**

Map: 092-07 Parcels: 378  
North Nashville Community Plan  
Council District 19 – Erica S. Gilmore  
Staff Reviewer: Brian Sexton

A request to rezone from R6 to RM20 zoning property located at 1817 Jo Johnston Avenue, approximately 430 feet west of Dr. D.B. Todd, Jr. Boulevard (0.13 acres), requested by Artmas L. Worthy, owner.

**Staff Recommendation: Approve with condition**

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

**4. 2005P-008-001**

Harpeth Village (Medical/Office Bldg, Outparcel 7)  
Map: 156-09-0-A Parcels: 007  
Bellevue Community Plan  
Council District 35 – Bo Mitchell  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Harpeth Village Commercial Planned Unit Development Overlay located at Temple Road (unnumbered), at the southeast corner of Temple Road and Old Harding Pike (2.77 acres), zoned CL, to permit the development of a 2-story, 29,000 square foot medical/office building, replacing 20,000 square feet of office uses, requested by E. Roberts Alley & Associates Inc., applicant, for John Weckesser and Louis M. Viol et al, owners.

**Staff Recommendation: Approve with conditions**

**5. 239-84P-001**

Canter Chase (Alzahra Cultural Center)  
Map: 135-00 Parcels: 386  
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 Canter Chase Commercial Planned Unit Development Overlay located at 1919 Murfreesboro Pike, approximately 400 feet north of Smith Springs Road (2.56 acres), zoned CL, to permit the development of a 6,000 square foot religious institution and cultural center, replacing 10,200 square feet of restaurant and retail uses, requested by Azimtech Engineering, applicant, for Ali Zolfaghari and Mojtaba Rabiei, owners.

**Staff Recommendation: Approve with conditions**

**6. 97P-019-001**

Trace Creek Center (Kroger Fuel Center Revision)  
Map: 155-00 Parcels: 273  
Bellevue Community Plans  
Council District 35 – Bo Mitchell  
Staff Reviewer: Brian Sexton

A request to revise the preliminary plan and for final approval for a portion of the Trace Creek Commercial Planned Unit Development Overlay located at 8175 Highway 100, approximately 520 feet west of Old Harding Pike (1.39 acres), zoned CL, to permit the addition of one fuel dispenser where four are currently existing, requested by Perry Engineering LLC, applicant, for Kroger Limited Partnership I, owner.

**Staff Recommendation: Approve with conditions**

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### VIII. OTHER BUSINESS

7. Employee contract renewal for Michael Skipper
8. Executive Director Reports
9. Legislative Update

### IX. ADJOURNMENT

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