



**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	Ann Nielson
Stewart Clifton	Victor Tyler
Judy Cummings	Councilmember – Jim Gotto
Derrick Dalton	Andrée LeQuire, representing Mayor Karl Dean

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

4/24/2008

4:00 PM

***Metro Southeast at Genesco Park
1417 Murfreesboro Road***

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF APRIL 10, 2008 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.

VII. ITEMS PREVIOUSLY DEFERRED

Motor Vehicle Business Establishment application for 2632 Nolensville Pike, Marco Juarez, owner. (Proposal No. 2008Z-033U-11)

1. 2007CP-21U-13

Amend the Antioch-Priest Lake Community Plan: 2003 Update
Subarea 13
Council District 32 – Sam Coleman

A request to amend the Antioch-Priest Lake Community Plan: 2003 Update to go from Corridor General to Commercial Mixed Concentration policy for a portion of Map 164, Parcel 41 located along the south margin of Murfreesboro Pike.

Staff Recommendation: Disapprove applicant's request and approve staff's recommended plan amendment.

2. 2008SP-002U-13

Starwood Commons
Map: 164-00 Parcel: 041
Subarea 13
Council District 32 – Sam Coleman

A request to change from AR2a to SP-MU zoning property located at 3839 Murfreesboro Pike, approximately 230 feet north of Old Hickory Boulevard (65.1 acres), to permit the development of multi-family residential uses on up to 28 acres at density of 9 dwelling units for a maximum of 250 dwelling units and the development of commercial uses of 421,500 square feet on up to 37.1 acres of land at a floor area ratio of up to .40, requested by R. Chris Magill Consulting, LLC, applicant, for Vastland Starwood Development LLC, owner.

Staff Recommendation: Disapprove

3. 2008Z-039U-03

Map 071-01, Part of Parcel 087
Subarea 3
Council District 2 – Frank Harrison

A request to rezone from RS7.5 to CL district a portion of property located at 415 W. Trinity Lane, approximately 560 feet west of Monticello Drive (4.10 acres), requested by Leslie and Lori Y. Stratton, applicant, for Greater Grace Temple Community Church, owner.

Staff Recommendation: Disapprove

VIII. PUBLIC HEARING: COMMUNITY PLANS

4. 2008CP-01U-06

Bellevue Plan Special Policy Area 1 Amendment
Subarea 6

Council District 20 – Buddy Baker, Council District 35 – Bo Mitchell

A request to amend the Bellevue Community Plan: 2003 Update to refine and update Special Policy 1.

Staff Recommendation: Approve plan amendment

5. 2008CP-03U-08

Request to Amend the Detailed Neighborhood Design Plan for East Germantown, Germantown, Salemtown and Metro/2nd & Hume
Subarea 8

Council District 19 – Erica Gilmore

Amend the Germantown portion of the Detailed Neighborhood Design Plan for East Germantown, Germantown, Salemtown and Metro/2nd & Hume to clarify one goal of the plan - “Encourage new development to be sensitive of and compatible to the scale, mass, materials and architecture of the historical context of the neighborhood.” - by providing additional guidance on heights of proposed new structures as well as guidance on providing transitions in height and massing between new structures and adjacent historic structures.

Staff Recommendation: Approve

IX. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS ON PUBLIC HEARING ZONING MAP AMENDMENTS

6. 2007Z-167U-08

Germantown Historic Preservation District
Map: 082-09 Parcels: Various
Subarea 8

Council District 19 – Erica Gilmore

A request to apply the historic overlay district to 548 properties in Germantown bounded by Rosa Parks Boulevard, Jefferson Street, Hume Street, and 2nd Avenue North (93.08 acres), zoned R6, SP, OR20, MUN, MUG, CS, CF, and IR and within the Phillips-Jackson Redevelopment District, requested by Councilmember Erica Gilmore, for various owners.

Staff Recommendation: Approve, subject to the approval of the associated Community Plan amendment.

7. 2008SP-009G-06

Bluffs On Sawyer Brown
Map 128-00 Parcels 045
Subarea 6
Council District 22 – Eric Crafton

A request to change approximately 39.09 acres from R15 to Specific Plan - Residential (SP-R) zoning property located at Sawyer Brown Road (unnumbered), approximately 540 feet north of Meadow Lane Drive, to permit the development of 115 townhome units, requested by Dale & Associates, applicant, for Hodges & Sons Inc., owner.

Staff Recommendation: Approve with conditions

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

8. 2006SP-183U-09

Broadway Hotel
Map: 93-06-2 Parcels: 097, 098, 099
Map: 093-06-4 Parcels: 041, 042, 043, 045, 046, 047, 049, 050, 056, 057
Subarea 9
Council District 6 – Mike Jameson

A request to amend the SP-MU district for properties located at 203, 205, 207, 209, 215, 217, and 221 Broadway and at 109, 110, 113, 116, and 119 2nd Avenue South, bounded by 2nd Avenue South, 3rd Avenue South and Broadway (1.16 acres), to permit the development of a hotel with a maximum of 475 rooms and associated parking, conference space, and retail, where a 375-room hotel and 48 condominium units were previously approved, requested by Waller, Lansden, Dortch and Davis, applicant, for Mayesco LLC, 119 Second Avenue LLC, Charles E. Tillman, Norma Tillman, Richard D. Piliponis, and J. S. Higgins, owners.

Staff Recommendation: Approve with conditions

9. 2007SP-122U-05

Gallatin Pike Improvement District
Map: 061-03, 061-07, 061-11, 061-15, 072-02, 072-03, 072-06, 072-10
Parcels: Various
Subarea 5

Council District 6 – Mike Jameson, Council District 5 – Pam Murray,
Council District 7 – Eric Cole, Council District 8 – Karen Bennett

An ordinance to amend Council Bill BL2007-1523 to make various amendments to the Gallatin Pike Improvement District Specific Plan for properties located along Gallatin Pike between South 5th Street and Briley Parkway (263.71 acres), requested by the Metro Planning Department, applicant, on behalf of Councilmembers Mike Jameson, Pam Murray, Eric Cole, and Karen Bennett.

Staff Recommendation: Approve

10. 2008SP-006U-06

H2O

Map: 102-00 Parcels: 017, 088

Subarea 6

Council District 20 – Buddy Baker, Council District 35 – Bo Mitchell

A request to rezone from OR20 and MUL to SP-MU zoning for the H2O development located at 6950 Charlotte Pike and Cabot Drive (unnumbered), extending from Charlotte Pike to the Cumberland River (23.93 acres), to permit an urban waterfront district consisting of a mixed-use development containing commercial, office, residential, hotel, boathouses, and various civic spaces with associated parking structures, garages and lots, requested by Town Planning & Urban Design Collaborative LLC, applicant, for SFB Investment Company LLP, owner.

Staff Recommendation: Approve with conditions, subject to approval of the associated Community Plan Policy Amendment.

11. 2008Z-006T

Digital Billboards & LED Signs

A council bill to amend Section 17.32.050 of the Zoning Code regarding digital billboards, requested by Councilmember Ronnie Steine.

Staff Recommendation: Approve with amendments

12. 2008Z-037U-12

Map: 161-16, 162-09 Parcels: Various

Subarea 12

Council District 31 – Parker Toler

A request to rezone various properties from R10 to RS10 north of Barnes Road, between Old Hickory Boulevard and Nolensville Pike (161.84 acres), requested by Councilmember Parker Toler, for various owners.

Staff Recommendation: Approve

13. 2008Z-040G-06

Map: 128-00 Parcels: 065, 065.01

Subarea 6

Council District 22 – Eric Crafton

A request to rezone from R20 to CS district properties located at 497 and 501 Old Hickory Boulevard, approximately 3,000 feet south of Tolbert Road (7.33 acres), requested by Lori Moss, applicant, for Willie, Joyce and Dorothy Moss, owners.

Staff Recommendation: Disapprove

14. **2008Z-043U-05**
Maxwell Heights
Map: 082-08, 082-12 Parcels: Various
Subarea 5
Council District 5 – Pam Murray

A request to apply a Neighborhood Conservation Overlay to various properties west of Gallatin Avenue, located along Bailey Street, W. Eastland Avenue, Finn Street, Laurent Street, McFerrin Avenue, Mansfield Street, Maxwell Avenue, N. 10th Street, and Silverdene Place (65.12 acres), zoned CN, RS5, RM20 and SP, requested by Councilmember Pam Murray for various owners.

Staff Recommendation: Approve

15. **2008Z-044U-05**
Greenwood
Map: 082-04, 082-08 Parcels: Various
Subarea 5
Council District 5 – Pam Murray

A request to apply a Neighborhood Conservation Overlay to various properties located along Apex Street, Bailey Street, Chicamauga Avenue, Cleveland Street, Emmett Avenue, Granada Avenue, Laurent Street, Granada Court, Manila Street, McFerrin Avenue, N. 9th Street, Petway Avenue, Seymour Avenue, and W. Eastland Avenue (72.4 acres), zoned CN, RS5 and RM40, requested by Councilmember Pam Murray for various owners.

Staff Recommendation: Approve, subject to approval of the proposed overlay by the Metro Historic Commission prior to the Planning Commission meeting.

16. **2008Z-045U-10**
Map: 116-04, 116-08 Parcels: Various
Subarea 10
Council District 24 – Jason Holleman

A request to rezone various properties from R10 to RS15 district north of Woodmont Boulevard between Lynnbrook Road and Estes Road and along Cantrell Avenue, Cantrell Square, Oaklawn Avenue, Westmont Avenue, Wilson Boulevard, Woodlawn Drive, and Woodmont Boulevard (46.37 acres), requested by Councilmember Jason Holleman for various owners.

Staff Recommendation: Approve

17. 2008Z-046G-02

Map: 017-00 Parcels: Various

Map: 018-00 Parcels: Various

Map: 025-00 Parcels: Various

Subarea 2

Council District 10 – Rip Ryman

A request to rezone various properties from R20 and AR2a to RS80 district east of Union Hill Road, along Brick Church Pike, Dry Creek Road, and Hitt Lane (1,086.25 acres), requested by Councilmember Rip Ryman for various owners.

Staff Recommendation: Approve

18. 2008Z-047U-14

Map: 085-06, 085-07, 085-10, 085-11, 085-14, 085-15

Parcels: Various

Subarea 14

Council District 14 – Bruce Stanley

A request to rezone various properties from R10 to RS15 district (10.44 acres) and RS10 to RS15 district (153.55 acres) along Belding Drive, Danyacrest Drive, Dedham Drive, Dinah Court, Disspayne Drive, Downeymeade Court, Downeymeade Drive, Edgemont Drive, Eldon Court, Jenry Court, Jenry Drive, Lebanon Pike, Myrich Drive, Stafford Drive, and Walcott Drive (163.99 acres), requested by Councilmember Bruce Stanley for various owners.

Staff Recommendation: Approve

19. 2005P-017G-06

Shoppes On The Harpeth: Amend #1

Map: 155-12 Parcels: 287, 288

Map: 156-09 Parcels: 052, 053

Subarea 6

Council District 35 – Bo Mitchell

A request to amend the existing Planned Unit Development District for Shoppes on the Harpeth, approved by Council Bill BL2005-746, located at 8042, 8050, 8058, and 8100 Highway 100, approximately 580 feet west of Temple Road, classified CL (10.12 acres), to modify the signage provisions, requested by the Metro Planning Department, applicant, on behalf of Councilmember Charlie Tygard.

Staff Recommendation: Approve

**XI. PUBLIC HEARING:
CONCEPT PLANS**

20. 2008S-079U-07

Westport Business Park Concept Plan
Map: 079-00 Parcels: 050, 097
Subarea 7
Council District 20 – Buddy Baker

A request for concept plan approval to create 14 lots on properties located at 7273 Centennial Place and Centennial Place (unnumbered), approximately 5,200 feet north of Cockrill Bend Boulevard (28.24 acres), zoned IR, requested by Cline Development LLC, and Centennial Place Realty LLC, owners, Southern Engineering Services, surveyor.

Staff Recommendation: Defer until Stormwater Staff's comments have been adequately address. If plan is approved prior to the meeting then staff will revise the recommendation as needed.

**XII. PUBLIC HEARING:
FINAL PLANS**

21. 2008S-066G-04

Chippington Plaza II, 2nd Resub., Lot 2
Map: 051-12 Parcel: 126
Subarea 4
Council District 4 – Michael Craddock

A request for final plat approval to create 3 lots and on a portion of the property located at 94 Berkley Drive, approximately 315 feet east of Gallatin Pike (5.94 acres), zoned RM40 and within a Planned Unit Development District overlay, requested by Chippington II L.P., owner, Barge Waggoner Sumner & Cannon, surveyor.

Staff Recommendation: Approve with conditions

22. 2008S-080G-06

Bellevue Road Subdivision
Map: 142-00 Parcel: 080
Subarea 6
Council District 22 – Eric Crafton

A request for final plat approval to create 3 lots on property located at 132 Bellevue Road, approximately 1,290 feet west of Hicks Road (3.09 acres), zoned RS15, requested by James and Terri Sneed, owner, E. Roberts Alley & Associates, surveyor.

Staff Recommendation: Disapprove

**XIII. PUBLIC HEARING:
REVISIONS AND FINAL DEVELOPMENT PLANS**

23. 2002P-003U-03

Park Preserve

Map: 059-00 Parcels: 135, 191, 208, 209, 210, 211, 212

Subarea 3

Council District 2 – Frank Harrison

A request to revise the preliminary plan for the Park Preserve Planned Unit Development Overlay on properties located at Whites Creek Pike (unnumbered), Brick Church Pike (unnumbered), and Vista Lane (unnumbered), between Brick Church Pike and Whites Creek Pike (200.43 acres), zoned RM9, to revise the overall layout and to stub Suzanne Drive to the property line, requested by Ragan-Smith-Associates, applicant, for Harding Corporation, owner.

Staff Recommendations: Disapprove, but approve with conditions if Stormwater approval is obtained prior to the meeting

24. 2008P-004U-05

East River Apartments

Map: 082-12 Parcels: 013, 020

Subarea 5

Council District 6 – Mike Jameson

A request to revise the preliminary plan and for final approval for a Planned Unit Development located at 201 North 8th Street and Ramsey Street (unnumbered), at the southwest and northeast corner of Ramsey Street and North 8th Street (5.63 acres), zoned Multi-Family Residential (RM20), to permit 90 multi-family dwelling units where 104 units previously existed.

Staff Recommendations: Approve with conditions

**XIV. PUBLIC HEARING:
URBAN DESIGN OVERLAYS**

25. 2008UD-001U-05

Dickerson Pike Sign UDO

Map: 071-03, 071-07, 071-11, 071-14, 071-15

Parcels: Various

Subarea 5

Council District 5 – Pam Murray

A request to apply an Urban Design Overlay district to various properties located along Dickerson Pike between 1st Street and Trinity Lane (153.85 acres), zoned CS and CL, to regulate all signs for properties along Dickerson Pike, requested by Councilmember Pam Murray.

Staff Recommendation: Approve

XV. OTHER BUSINESS

- 26. Recommended Capital Improvements Budget 2008-2009 to 2013-2014.
- 27. 3D data contract.
- 28. Employee contract renewal for Hilary Kahnle.
- 29. Amendment No. 1 to Contract No. L-2008 Between the Metropolitan Government of Nashville and Davidson County and LandDesign, Inc. with Attachment B.
- 30. Executive Director Reports
- 31. Legislative Update

XVI. ADJOURNMENT