

REVISED



**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

11/13/2008

4:00 PM

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

Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to 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 OCTOBER 23, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. PREVIOUSLY DEFERRED

1. 2008Z-079U-10

Whitland Avenue

Map: 103-16 Parcels: Various

Map: 104-09, 104-09-Q Parcels: Various

Green Hills/Midtown Community Plan

Council District 24 – Jason Holleman

Staff Reviewer: Carrie Logan

A request to apply a Neighborhood Conservation Overlay for various properties on both sides of Whitland Avenue between Wilson Boulevard South and Bowling Avenue, zoned R8 (19.61 acres), requested by Councilmember Jason Holleman, applicant, for various owners.

Staff Recommendation: Approve

VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED AND RE-REFERRED ITEMS

2. 95P-025U-12

Council Bill - BL2007-109

Millwood Commons (Amendment #2)

Map: 162-00 Parcels: 117, 118, 119, 120, 122, 222, 250

Southeast Community Plan

Council District 32 – Sam Coleman

Staff Reviewer: Jason Swaggart

A request to amend the Millwood Commons Planned Unit Development located at Bell Road (unnumbered), Blue Hole Road (unnumbered), 1617 Bell Road, and 5439 Blue Hole Road, at the southwest corner of Bell Road and Blue Hole Road (159.38 acres), zoned RS7.5, R15, and RS20, permitted for 884 multifamily units and 116 single-family lots, to include additional conditions pertaining to the dedication of a school site and improvements within the Infrastructure Deficiency Area, requested by Councilmember Sam Coleman, applicant, Bell Road Vacant Land LLC, Bell Road L.P., and Kristi L. Warren, owners.

Staff Recommendation: Approve with conditions

3. **2007SP-114U-10**
4000 Wayland Dr (Formerly Beacon Way Townhomes)
Map: 130-11-0-A Parcels: 001, 002, 003
Green Hills/Midtown Community Plan
Council District 34 – Carter Todd
Staff Reviewer: Bob Leeman

A request for final site plan approval for the Specific Plan (SP-R) located at 4000 Wayland Drive, at the northwest corner of Wayland Drive and Beacon Drive (1.25 acres), to construct one single-family residence, and install drainage, landscaping, and a wall associated with the proposed residence, requested by Carbine and Associates, applicant, for Charles R. Carroll, owner.

Staff Recommendation: Approve with conditions, including a condition that prior to the issuance of any building permits, a revised plan shall be submitted to the Planning Department eliminating the detached garage.

IX. PUBLIC HEARING: SPECIFIC PLANS

4. **2007SP-037U-12**
Forest View
Map: 162-00 Parcels: 115, 219, 221, 220, 223
Southeast Community Plan
Council District 32 – Sam Coleman
Staff Reviewer: Brian Sexton

A request to change from AR2a and RM20 to SP - MU zoning properties located at 1452, 1450, 1448, 1446, and 1444 Bell Road, approximately 3,515 feet west of Blue Hole Road (40.21 acres), to permit the development of multi-family dwelling units and retail space, requested by Dale & Associates, applicant, for Charles Leach, Ben Odom, Joanne Davis, F. West, and GTA Investments, owners.

Staff Recommendation: Disapprove

5. **2008SP-029U-10**
Lombardy Court
Map: 117-07 Parcel: 046
Green Hills/Midtown Community Plan
Council District 25 – Sean McGuire
Staff Reviewer: Nedra Jones

A request to change from R10 to SP-R zoning property located at 2007 Lombardy Avenue, approximately 260 feet east of Hillsboro Pike (0.8 acres), to permit the development of 8 units, requested by Dale & Associates, applicant, for Steven and Claire Slone, owner.

Staff Recommendation: Approve with conditions

X. PUBLIC HEARING: ZONING MAP AMENDMENTS

6. 2008Z-083G-06

Map: 114-00 Parcel: 186
Bellevue Community Plan
Council District 23 – Emily Evans
Staff Reviewer: Brian Sexton

A request to rezone from CL to R20 zoning property located at 566 Old Hickory Boulevard, approximately 1,100 feet south of Tolbert Road (1.97 acres), requested by Sherry Carney Rogers, owner.

Staff Recommendation: Disapprove R20 zoning within the Commercial Mixed Concentration land use policy area, but approve R20 zoning within the Natural Conservation land use policy area.

7. 2008Z-084U-03

Map: 069-00 Parcels: Part of 074, 075
Bordeaux/Whites Creek Community Plan
Council District 1 – Lonnell Matthews, Jr.
Staff Reviewer: Jason Swaggart

A request to rezone from RS15 to AR2a (18.35 acres) and from AR2a to CS (3.2 acres) and IWD (18.6 acres) zoning a portion of properties located at 3952 Stewarts Lane and Stewarts Lane (unnumbered), approximately 1,725 feet south of Ashland City Highway (40.15 acres), requested by Dale & Associates, applicant, for Samara Farms LLC, owner.

Staff Recommendation: Disapprove the proposed change of 21.8 acres from AR2a to CS and IWD, but approve the proposed change of approximately 18.35 acres from RS15 to AR2a.

8. 2008IN-002U-08

Fisk University Institutional Overlay
Map: 092-03 Parcels: Various
Map: 092-04 Parcels: Various
Map: 081-150 Parcels: Various
Map: 092-08 Parcel: 001
North Nashville Community Plan
Council District 19 – Erica Gilmore
Staff Reviewer: Bob Leeman

A request to apply an Institutional Overlay District to Fisk University located east of Dr. D.B. Todd Boulevard, along 16th Avenue North, 17th Avenue North, Herman Street, Jackson Street, Jefferson Street, Meharry Boulevard, and Phillips Street (44.23 acres), zoned RM20 and within the Jefferson Street Redevelopment District, to identify the existing campus boundaries and future university planning efforts, requested by Councilmember Megan Barry for various owners, and Tuck-Hinton Architects, applicant, for Fisk University, owner, and various other owners.

Staff Recommendation: Approve with conditions

9. **96P-007G-12**
Banbury Crossing (Pud Cancellation)
Map: 172-09-0- A Parcel: Part of 098
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Brian Sexton

A request to cancel a portion of the Banbury Crossing Planned Unit Residential Development district located on a portion of property at 5999 Edmondson Pike, approximately 180 feet north of Mt. Pisgah Road, zoned R40, (4.2 acres), requested by Kathy Harriman, owner.

Staff Recommendation: Approve

XI. PUBLIC HEARING: CONCEPT PLANS

10. **2008S-165G-02**
3465 Dickerson Road
Map: 050-00 Parcel: 075
Parkwood/Union Hill Community Plan
Council District 4 – Michael Craddock
Staff Reviewer: Brenda Bernards

A request for concept plan approval to create eight lots on property located at 3465 Dickerson Pike, approximately 1,400 north of Briley Parkway (23.68 acres), zoned CS, requested by Skyline Commercial Properties LLC, owner, Barge Cauthen & Associates, surveyor.

Staff Recommendation: Approve with conditions

11. **2008S-175U-13**
Alicia Lane Subdivision
Map: 150-00 Parcel: 018
Antioch/Priest Lake Community Plan
Council District 29 – Vivian Wilhoite
Staff Reviewer: Nedra Jones

A request for concept plan approval to create two open space lots and to dedicate right-of-way connecting to Anderson Road on property located at 3166 Anderson Road, approximately 330 feet west of Towne Village Road (1.0 acres), zoned AR2a and R10, requested by Larry Hall, owner, Dale & Associates, surveyor.

Staff Recommendation: Approve with conditions

XII. PUBLIC HEARING: FINAL PLANS

12. 2008S-169G-14

Hermitage Estates, Resub. Lots 177 & Reserve Parcel 'A'
Map: 075-10 Parcels: 142, 192
Donelson/Hermitage/Old Hickory Community Plan
Council District 11 – Darren Jernigan
Staff Reviewer: Brenda Bernards

A request for final plat approval to create one lot and remove the reserve status from a parcel located at 8304 Terry Lane and Terry Lane (unnumbered), approximately 160 feet north of Tyler Drive (0.29 acres), zoned RS10, requested by Lisa Benedict, owner, James Terry & Associates, surveyor.

Staff Recommendation: Approve

XIII. PUBLIC HEARING: REVISED SITE PLANS

13. REMOVED FROM THE AGENDA.

14. 89P-022U-10

Melrose PUD (Gale Park Revision #1)
Map: 118-06 Parcels: 162
Green Hills/Midtown Community Plan
Council District 17 – Sandra Moore
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for grading only for (Phase 1) a portion of the Melrose Planned Unit Development Overlay located at Gale Lane (unnumbered), approximately 150 feet east of Vaulx Lane (6.95 acres), zoned MUL, to permit the development of 16 townhomes, 62 single-family dwelling units, and 13 flats for a total of 91 units where 96 dwelling units were previously approved, and to allow for site grading, requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant, for L5 Development, LLC, owner.

Staff Recommendation: Approval with conditions. Prior to approval of the final site plan for the construction of any residential unit or commercial space, or the issuance of any building permits, comments from the Fire Marshal's office must be addressed.

15. **2003P-010U-07**
Jardin De Belle (formerly Belle Park)
Map: 130-13-0-A Parcels:various
West Nashville Community Plan
Council District 34 – Carter Todd
Staff Reviewer: Bob Leeman


A request to revise the preliminary plan and for final approval in the Jardin de Belle Planned Unit Development (PUD) district located between Page Road and Maybelle Lane to reduce the overall number of lots from 34 single-family lots to 30 single-family lots, requested by Littlejohn Engineering Associates Inc., applicant, for Deer Creek Construction Inc., Susan Michael, W. Hugh Nelson Builders LLC, Elizabeth and William Minkoff, Csaba Rusznak, Marta Papp, Charles Rogan Allen, Thomas L. Black, owners.

Staff Recommendation: Approval with conditions, including a condition that all new construction will be required to be sprinkled with an NFPA (National Fire Protection Association) 13R system in lieu of the required water supply per NFPA table H in the 2006 version of the Uniform Fire Code. Additionally, these systems shall be monitored by an alarm company.

XIV. OTHER BUSINESS

16. A resolution to authorize the expenditure of up to \$20,000 to provide specific technical assistance to staff in the development of a Form-Based Code for Downtown Nashville, meant to supersede (either entirely or in part) the present zoning ordinance and land development regulations that apply to the Downtown Community (sub-area 9 boundary).
17. A resolution to authorize the expenditure of up to \$80,000, with funding provided by the applicant for the May Town Center SP proposal, to provide for the study of the economic impacts and traffic/transportation impacts of implementing the Alternative Development Area Policy in Bells Bend (Bordeaux/Whites Creek Community, Subarea 3).
18. Employee contract renewals for Jennifer Carlat, Felix Castrodad
19. Executive Director Reports
- a. Budget Adjustments
 - b. Work Program
 - c. Bond Performance Agreement Review
 - d. Consultant Feedback
20. 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.