



**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**

January 8, 2009

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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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

1. 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 (0.67 acres), to permit the development of 8 units, requested by Dale & Associates, applicant, for Steven and Claire Slone, owner.

Staff Recommendation: Approve with conditions

VIII. PUBLIC HEARING: COMMUNITY PLANS

2. 2008CP-009-010

Green Hills/Midtown Community Plan Amendment
Council District 34 – Carter Todd
Staff Reviewer: Bob Eadler

A request to amend the Green Hills-Midtown Community Plan: 2005 Update by changing from Residential Low Density to T3 Suburban Neighborhood Center policy for land located at the southeast quadrant of the intersection of Hillsboro Pike and Old Hickory Boulevard. (See also proposal 2008SP-028G-10).

Staff Recommendation: Disapprove

IX. PUBLIC HEARING: SPECIFIC PLANS

3. 2008SP-028G-10

Hillsboro Park
Map: 158-00 Parcel: 130
Green Hills/Midtown Community Plan
Council District 34 – Carter Todd
Staff Reviewer: Brenda Bernards

A request to change from R40 to SP-MNR zoning property located at Hillsboro Pike (unnumbered), at the southeast corner of Old Hickory Boulevard and Hillsboro Pike (6.72 acres), to permit the development of an office and/or commercial development, requested by EDGE Planning, Landscape Architecture & Graphic Design, applicant, for Regency Realty Group Inc., owner. (See also Community Plan Amendment 2008CP-009-010).

Staff Recommendation: Disapprove. Approve with conditions only if accompanying Community Plan Amendment is approved with limitations.

4. 2008SP-036U-10

Cottage Cove

Map: 118-01 Parcels: 385, 386, 387, 388

Green Hills/Midtown Community Plan

Council District 17 – Sandra Moore

Staff Reviewer: Jason Swaggart

A request to change from R8 to SP-R zoning properties located at 2412, 2414, 2500, and 2502 9th Avenue South, approximately 275 feet north of Montrose Avenue (1.63 acres), to permit the development of 15 cottage units around a common open space, requested by Randy Morgan, applicant, for Kelvin Pennington, owner.

Staff Recommendation: Approve with conditions

5. 2009SP-001-001

The Academy at Bellevue

Map: 155-00 Parcels: 090, 091

Bellevue Community Plan

Council District 35 – Bo Mitchell

Staff Reviewer: Brenda Bernards

A request to change from CN to SP-C zoning properties located at 7860 Learning Lane and 8236 Collins Road, at the northeast corner of Collins Road and Learning Lane (1.58 acres), to permit a Class IV Daycare Center for up to 175 individuals, requested by E. Roberts Alley & Associates, applicant, for Harold McClain etux and Rosalee Gann, owners.

Staff Recommendation: Approve with conditions

X. PUBLIC HEARING: ZONING MAP AMENDMENTS

6. 2008Z-094U-03

Map: 069-00 Parcel: part of 232

Bordeaux/Whites Creek Community Plan

Council District 1 – Lonnell R. Matthews, Jr.

Staff Reviewer: Brian Sexton

A request to rezone from AR2a and CS to IWD zoning a portion of property located at 4032 Stewarts Lane, approximately 1,050 feet south of Ashland City Highway (4.4 acres), requested by James and Norma Holland, owners.

Staff Recommendation: Approve with condition

7. 2009Z-001PR-001

Map: 059-00 Parcel: 154
Bordeaux/Whites Creek Community Plan
Council District 2 – Frank R. Harrison
Staff Reviewer: Nedra Jones

A request to change from SCN to CS zoning property located within a Commercial Planned Unit Development at Moormans Arm Road (unnumbered), at the northwest corner of Moormans Arm Road and Whites Creek Pike (8.53 acres), requested by M.A. Williams Properties Inc., owner (See also Proposal No. 8-65P-001).

Staff Recommendation: Disapprove

8. 8-65P-001

Nashville Park & Mini Storage (Amendment #1)
Map: 059-00 Parcel: 154
Bordeaux/Whites Creek Community Plan
Council District 2 – Frank R. Harrison
Staff Reviewer: Nedra Jones

A request to amend a portion of the Commercial Planned Unit Development located at Moormans Arm Road (unnumbered), at the northwest corner of Moormans Arm Road and Whites Creek Pike (8.53 acres), zoned SCN and proposed for CS, to permit 900 square feet of office, and 47, 572 square feet of self-storage uses, requested by Arnold Consulting Engineering Services Inc., applicant, for M.A. Williams Properties, Inc., owners (See also Zone Change No. 2009Z-001PR-001).

Staff Recommendation: Disapprove

9. 2009Z-002PR-001

Map: 093-01 Parcels: 033, 034
Downtown Community Plan
Council District 19 – Erica S. Gilmore
Staff Reviewer: Brian Sexton

A request to rezone from IR to CF zoning properties located at 607 and 612 10th Avenue North, on the north side of Jo Johnston Avenue (6.66 acres), requested by Hawkins Partners Inc., applicant, for North Charlotte Avenue Holdings LLC, owner.

Staff Recommendation: Approve

10. 2009Z-003PR-001

Map: 147-07 Parcel: part of 116
Southeast Community Plan
Council District 30 – Jim Hodge
Staff Reviewer: Nedra Jones

A request to rezone from R6 to OR20 zoning a portion of property located at 361 Flora Maxwell Road, approximately 205 feet east of Nolensville Pike (0.25 acres), requested by Action Security Systems, Inc., applicant, Clarence and V. Marlene Hight, owners.

Staff Recommendation: Disapprove

11. 2004P-036-001

Nashville West Shopping Center (Amendment #1)
Map: 102-00 Parcels: 093, 094, 095, 096, 097, 098, 099
West Nashville Community Plan
Council District 20 – Buddy Baker
Staff Reviewer: Jason Swaggart

A request to amend the preliminary plan for the Nashville West Planned Unit Development located at 6702, 6704, 6708, 6734, 6806, 6814, and 6816 Charlotte Pike and Charlotte Pike (unnumbered), located between Summerly Drive and I-40 (53.16 acres), to increase the overall PUD square footage from 521,921 to 527,458 square feet of retail, office, and restaurant uses and to eliminate the approved 24 multi-family units, zoned SCR, requested by Littlejohn Engineering Associates Inc., applicant, for Nashville West Shopping Center LLC, owner.

Staff Recommendation: Approve with conditions, including a condition that the park green, as identified on the site plan, shall be completed six months after the Use and Occupancy permit for the final building east of the park has been issued.

XI. PUBLIC HEARING: FINAL PLATS

12. 2009S-003-001

Rivendell Woods, Revision to Preliminary
Map: 174-00 Parcels: part of 001, 002, 192, 230
Southeast Community Plan
Council District 32 – Sam Coleman
Staff Reviewer: Jason Swaggart

A request to revise a previously approved preliminary plat for 408 single-family lots and now proposed for 243 single-family lots with different lot, open space, and public right-of-way configurations located at 765 Preston Road and Preston Road (unnumbered), on the east side of Hickory Park Drive (93.01 acres), zoned RS10 and RM9, requested by Rivendell LLC, owner, Dale & Associates, surveyor.

Staff Recommendation: Disapprove

13. 2009S-005-001

Edgefield Land, Resub. Lot 212
Map: 094-01 Parcel: 432
East Nashville Community Plan
Council District 6 – Mike Jameson
Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots on property located at 1600 Long Avenue, at the southeast corner of Long Avenue and S. 16th Street (0.23 acres), zoned RS5, requested by Virage LLC, owner, Hart Freedland Roberts Inc., surveyor.

Staff Recommendation: Approve, including an exception to the lot comparability requirements of the Subdivision Regulations.

XII. PUBLIC HEARING: REVISED SITE PLANS

14. 74-79P-001

Nashboro Village (Revision to Tract 3)
Map 135-11-0-D, parcel 900.00CO
Antioch/Priest Lake Community Plan
Council District 29 - Vivian Wilhoite
Staff Reviewer: Brian Sexton

A request to revise the preliminary plan and for final approval for a portion of the Nashboro Village Planned Unit Development located at 3040 Glencrest Drive, approximately 1,000 feet east of Murfreesboro Pike, zoned R10, (12.59 acres), to revise the access to remove a connection of a private drive across the Colonial Pipeline gas line easement.

Staff Recommendation: Approve with conditions, including all standard PUD conditions.

XIII. OTHER BUSINESS

- 15. Employee contract renewal for Craig Owensby.
- 16. Executive Director Reports
- 17. 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.