

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

1/22/2009

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 JANUARY 8, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.

DRAFT

VII. PUBLIC HEARING: ITEMS PREVIOUSLY DEFERRED

1. 2008IN-002U-08

Fisk University Institutional Overlay
Map: 092-03, 092-04 Parcels: Various
Map: 081-15 Parcels: Various
North Nashville Community Plan
Council District 19 – Erica S. 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, to identify the proposed campus boundaries and future university planning efforts, requested by Councilmember Megan Barry for various owners, and Tuck-Hinton Architects, applicant, for Fisk University, owner.

Staff Recommendation: Approve with conditions

2. 2009Z-001PR-001

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

A request to change from SCN to CS zoning for 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

3. 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: Bob Leeman

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), to permit a 45,773 square foot self-service storage facility, and a possible future park, 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

DRAFT

4. 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, requested by Wamble & Associates, PLLC, applicant, for Vastland Nashboro Development, LLC, owner.

Staff Recommendation: Approve with conditions

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

5. 2008Z-068U-07

Map: 102-08 Parcels:001, 117
West Nashville Community Plan
Council District 20 – Buddy Baker
Staff Reviewer: Bob Leeman

A request to change from R6 to CS zoning for property located within a portion of the Charlotte Center Planned Unit Development at 3710 Annex Avenue and Old Hickory Boulevard (unnumbered), at the northwest corner of Charlotte Pike and Annex Avenue (15.94 acres), requested by Walter Davidson & Associates, applicant, for Ulax Estates, Inc., owner (See also Proposal No. 1-72-U-07).

Staff Recommendation: Approve; Disapprove if Stormwater issues related to PUD 1-72-U-07 are not addressed prior to the meeting,

6. 1-72-U-07

Charlotte Center (Amendment #1)
Map: 102-08 Parcels: 001, 117
West Nashville Community Plan
Council District 20 – Buddy Baker
Staff Reviewer: Bob Leeman

A request to amend a portion of the Charlotte Center Planned Unit Development located at 3710 Annex Avenue and Old Hickory Boulevard (unnumbered), at the northwest corner of Charlotte Pike and Annex Avenue, zoned R6 and proposed for CS (15.94 acres), to permit 153,231 square feet of retail, restaurant, commercial amusement (indoor), and financial institution uses where 134,578 square feet of retail, restaurant and commercial amusement (indoor) were previously approved, requested by Walter Davidson & Associates, applicant, for Ulax Estates Inc., owner. (See also Proposal No. 2008Z-068U-07).

Staff Recommendation: Approve with conditions; Disapprove if Stormwater issues are not addressed prior to the meeting.

DRAFT

7. **2009P-001-001**

Eastland Café (Beer PUD)
Map: 083-06 Parcels: 258, 259
East Nashville Community Plan
Council District 6 – Mike Jameson
Staff Reviewer: Brian Sexton

A request for preliminary and final site plan approval for a proposed Planned Unit Development located at 97 Chapel Avenue, at the northwest corner of Chapel Avenue and Eastland Avenue, zoned CN and located within the Eastwood Neighborhood Conservation Overlay (0.26 acres), to permit the existing restaurant of approximately 2,490 square feet an exemption from the minimum distance requirements included in the beer provisions of the Metro Code, requested by Kimley-Horn and Associates, Inc., applicant, for JJC, LLC, owner.

Staff Recommendation: Approve with conditions

IX. **PUBLIC HEARING: FINAL PLATS**

8. **2009S-009-001**

Highlands of Tulip Grove, Reserve Parcel 21
Map: 075-12 Parcel: 021
Donelson/Hermitage/Old Hickory Community Plan
Council District 12 – Jim Gotto
Staff Reviewer: Brenda Bernards

A request for final plat approval to create 1 lot and remove the reserve status from a parcel located at 704 Netherlands Drive, approximately 150 feet south of Belgium Drive (0.25 acres), zoned R10, requested by Sunset, LLC, owner, James Terry & Associates, surveyor.

Staff Recommendation: Approve with conditions

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

9. **96-72P-001**

Bellevue Plaza (Hardee's)
Map: 142-00 Parcel: 183
Bellevue Community Plan
Council District 22 – Eric W. Crafton
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Bellevue Plaza Planned Unit Development Overlay located at 7102 Highway 70 South, at the northwest corner of Highway 70 South and Old Hickory Boulevard (6.38 acres), zoned SCC, to permit the development of a 2,854 square foot restaurant, requested by Hardee's Food Systems, Inc., applicant, for Bellevue Plaza Partners, owner.

Staff Recommendation: Disapprove

DRAFT

XI. OTHER BUSINESS

10. Employee Contract Renewals for John Broome and David Kline.
11. Executive Director Reports
12. Legislative Update

XII. 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.