

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

May 14, 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 APRIL 14, 2009, AND APRIL 23, 2009, MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- VI. PUBLIC HEARING: CONSENT AGENDA**
Action: Approve (9-0)

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VII. PUBLIC HEARING: PREVIOUS DEFERRED ITEMS

1. 2009Z-017PR-001

Map: 069-00 Parcel: 120

Bordeaux/Whites Creek Community Plan

Council District 1 – Lonnel R. Matthews, Jr.

Staff Reviewer: Brian Sexton

A request to rezone from RS15 to OR20 zoning property located at Ashland City Highway (unnumbered), approximately 1,620 feet east of Eatons Creek Road (7.14 acres), requested by A. Brandon Starks, applicant, for Jackson Street Missionary Baptist Church, owner.

Action: Defer to the June 11, 2009 Planning Commission meeting, re-open the public hearing, (9-0)

VIII. PUBLIC HEARING: COMMUNITY PLANS

2. 2009CP-008-001

9th & Cheatham

Map: 081-12 Parcel: 309

North Nashville Community Plan

Council District 19 – Erica S. Gilmore

Staff Reviewer: Bob Eadler

A request to amend the North Nashville Community Plan by changing from Single Family Detached in Neighborhood General to Transition or Buffer in Neighborhood General policy for 0.08 acres located at 906 Cheatham Place, requested by Dale and Associates and the Metro Planning Department, for Alpha Street Real Estate Development and Investments LLC, owner. (See also Proposal No. 2009SP-007-001).

Action: Defer to the June 11, 2009 Planning Commission meeting, re-open the public hearing, in order for a community meeting to be held with the Councilmember to address outstanding issues (9-0)

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IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

3. 2009SP-007-001

9th & Cheatham

Map: 081-12 Parcels: 309, 310, 311

Map: 081-12-N Parcels: 001, 002, 003, 004, 005, 006, 007, 008, 009

North Nashville Community Plan

Council District 19 – Erica S. Gilmore

Staff Reviewer: Brian Sexton

A request to change from CN, MUL, and R6 to SP-R zoning properties located at 1501 and 1505 9th Avenue North, 9th Avenue North (unnumbered), and 906 Cheatham Place, at the northwest corner of 9th Avenue North and Cheatham Place (0.76 acres), to permit a 3-story, 44 unit multi-family complex, requested by Dale & Associates and the Metro Planning Department, applicants, for Alpha Street Real Estate Development & Investments, LLC, owner. (See also Proposal No. 2009CP-008-001).

Action: Defer to the June 11, 2009 Planning Commission meeting, re-open the public hearing, in order for a community meeting to be held with the Councilmember to address outstanding issues (9-0)

4. 2006SP-152-002

Nolensville Road Automart (Amendment #1)

Map: 119-09 Parcels: 042, 062, 063

South Nashville Community Plan

Council District 16 – Anna Page

Staff Reviewer: Brian Sexton

A request to amend the Nolensville Road Automart Specific Plan District located at 2721 and 2725 Nolensville Pike and 2722 Grandview Avenue, at the northwest corner of Nolensville Pike and McClain Avenue (0.82 acres), zoned SP-A, to amend Condition 3 in Council Bill 2006-1258 pertaining to sidewalk requirements, requested by the Metro Planning Department and Ronald and Alfred J. Haislip, applicants, for Ronald and Alfred J. Haislip, owners.

Action: Approve with revised amendment (9-0)

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5. 2009SP-005-001

10th Avenue South
Map: 105-13 Parcels: 245, 246, 247
Green Hills/Midtown Community Plan
Council District 17 – Sandra Moore
Staff Reviewer: Brian Sexton

A request to change from R8 to SP-MU zoning for properties located at 2223, 2225, and 2227 10th Avenue South, approximately 50 feet north of Waldkirch Avenue (0.60 acres), to permit a 13,600 square foot mixed use building containing 2,000 square feet of restaurant space, 4,800 square feet of retail space and 6,800 square feet of office space, requested by Randall Morgan, applicant, for William McElroy and Mary Hardin, owners.

Action: Approve with conditions, including the consideration of providing additional standards for lighting, hours of operation, parking, noise, signage, and transition to adjacent residential properties (7-1)

6. 2009SP-008-001

Battery Park
Map: 131-12 Parcels: 103, 104, 105
Green Hills/Midtown Community Plan
Council District 34 – Carter Todd
Staff Reviewer: Brenda Bernards

A request to change from R40 to SP-R zoning for properties located at 1103, 1105, and 1111 Battery Lane, approximately 1,500 feet east of Granny White Pike (7.4 acres), to permit up to 13 single-family lots, requested by Dale & Associates, applicant, for Aubrey B. Harwell Jr., Trustee, owner.

Action: Approve with conditions and a variance for street frontage for Lot 1, including the consideration of providing minimum and maximum sizes for the residences and working with Planning and Stormwater staff to locate the residences on the site to avoid flooding from the wet weather conveyances (7-0)

7. 2009Z-022PR-001

Map: 040-00 Parcels: 060, 064
Bordeaux/Whites Creek Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Jason Swaggart

A request to rezone from CS, R15, and RS20 to IWD zoning properties at 3146 Old Hickory Boulevard and 3108 Blevins Road, at the southwest corner of Blevins Road and I-24 West (16.39 acres), requested by Anchor Property Holdings LLC, owner.

Action: Disapprove IWD, approve with conditions a rezoning to SP to permit all uses of the CS zoning district subject to the standards, regulations, requirements of the CS zoning district and Heavy Equipment Repair, Wrecker Services and Outdoor Storage subject to the standards, regulations and requirements of the IWD zoning district (7-0)

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X. PUBLIC HEARING: FINAL PLATS

8. 2009S-036-001

The Shoppes at Nashboro, Resub. Lot 1
Map:135-00 Parcel: 430
Antioch/Priest Lake Community Plan
Council District 29 – Vivian Wilhoite
Staff Reviewer: Brenda Bernards

A request for final plat approval to create two lots and to grant a variance to Section 3-4.2.b for lot frontage on property located at 2122 Murfreesboro Pike, approximately 200 feet south of Franklin Limestone Road (11.97 acres), zoned MUL and R10, requested by Mitchell Whitson and James Rust IV, owners, Dale & Associates, surveyor.

Action: Approve with condition and a variance to the requirements for street frontage (9-0)

XI. PUBLIC HEARING: REVISED SITE PLANS

9. 2005P-030-001

Reserve at Stone Hall, Ph.1, Sec 2.(Final), & Ph.1, Sec.1 (Revision)
Map: 085-00 Parcels: part of 213
Donelson/Hermitage/Old Hickory Community Plan
Council District 14 – James Bruce Stanley
Staff Reviewer: Brian Sexton

A request to revise portions of the preliminary plan for Phase 1, Section 1A and for final approval for Phase 1, Section 2A of the Ravenwood Residential Planned Unit Development located on a portion of property at Stones River Road (unnumbered), at the end of Stone Hall Boulevard, classified RS10 (6.23 acres), to permit the development of 14 single-family lots in Phase 1, Section 2A, and to revise a landscape buffer yard and to eliminate a portion of sidewalk in Phase 1, Section 1A, requested by Civil Site Design Group, applicant, for E. Phillips Development, LLC, owner.

Action: Approve with conditions (9-0)

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10. **31-85P-001**
Southplace Office Park Revision
Map: 172-00 Parcel: 122
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for the Southplace Office Park Planned Unit Development Overlay located at 5880 Nolensville Pike, at the northeast corner of Barnes Road and Nolensville Pike (14.45 acres), zoned R10, to permit a 2-story, 32,200 square foot addition where 112,000 square feet of office uses has been previously approved, yet only 91,000 square feet has been built, requested by Barge Cauthen & Associates, applicant, for Southplace Associates, LLC, owner.

Action: Approve with conditions (9-0)

XII. OTHER BUSINESS

11. Consideration of Planning Department policies regarding bonds.

Action: Ratify policies 1, 2, and 3, defer indefinitely policy 4 (7-0)

12. Request for final plat approval for Phase 9 of the Creekside Trails Planned Unit Development (Jordan Ridge at Eatons Creek Phase 9).

Action: Approve (9-0)

13. Discussion of the schedule for the consideration of the May Town Center SP application and Economic and Transportation Studies.

Action: Hold the public hearing May 28, 2009, details of the process will be posted on the Planning Department website (7-0)

14. Request by Mr. Michael Arrington for a \$1,200 refund for a zone change application made in 2007 for case No. 2007Z-117G-01.

Action: Disapprove (7-0)

15. Consideration of a Planning Commission travel policy.

Action: Policy discussed

16. An amended employee contract for Bob Leeman.

Action: Approve (9-0)

17. Executive Director Reports

18. Historical Commission Report

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19. Parks Commission Report

20. Legislative Update

XIII. 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.