

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

July 23, 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 JUNE 25, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.

VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS

1. 2009CP-008-001

9th & Cheatham
Map: 081-12 Parcel: 309
North Nashville Community Plan
Council District 19 – Erica 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 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 Specific Plan Proposal No. 2009SP-007-001).

Staff Recommendation: Approve

2. 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 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 (0.77 acres), to permit a 3-story, 38 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 Community Plan Proposal No. 2009CP-008-001).

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

3. 66-84-G-06

Lexington (formerly Williamsburg Village)
Map: 128-04-0-A Parcel: 007
Bellevue Community Plan
Council District 23 – Emily Evans
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Williamsburg Village Planned Unit Development Overlay located at Old Hickory Boulevard (unnumbered), at the end of Tolbert Road (62.93 acres), zoned RM4, to permit the development of 128 townhome units and a 6,878 square foot clubhouse and pool, requested by Planning Design & Research Engineers, Inc., applicant, for Nandi Hills Associates, owner.

Staff Recommendation: Approve with conditions

VIII. PUBLIC HEARING: COMMUNITY PLANS

4. 2009CP-005-001

16th & Ordway
Map: 083-10 Parcel: 010
East Nashville Community Plan
Council District 6 – Mike Jameson
Staff Reviewer: Anita McCaig

A request to amend the *East Nashville Community Plan: 2006 Update* changing the land use policy from Neighborhood General (NG) to Neighborhood Center (NC) on approximately 0.12 acres fronting Ordway Place and North 16th Street, requested by the Metro Planning Department, for Evolve Developers LLC, owner.

Staff Recommendation: Defer to the August 27, 2009, Planning Commission Meeting

5. 2009CP-007-001

West Nashville Community Plan 2009 Update
Map: Various Parcels: Various
Staff Reviewers: Cynthia Wood & Anita McCaig

A request to adopt the updated plan for the West Nashville Community, which includes Cockrill Bend, the City of Belle Meade, and the neighborhoods of Sylvan Heights, Sylvan Park, the Nations, Urbandale, Robertson, Charlotte Park, Hillwood, West Meade, White Bridge, Belle Meade Highlands, Belle Meade Links, and Warner Park Valley, including one policy addition, requested by the Metro Planning Department.

Staff Recommendation: Approve with one policy addition.

6. 2009CP-007-002

Major & Collector Street Plans
Map: Various Parcels: Various
West Nashville Community Plan
Staff Reviewer: Scott Adams

A request to amend the Major and Collector Street Plans to incorporate the roadway recommendations contained in the West Nashville Community Plan: 2009 Update.

Staff Recommendation: Approve

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7. 2009CP-010-001

Valerie Crossings at Green Hills
Map: 117-14 Parcels: 069 - 073, 075, 078 – 089
Green Hills/Midtown Community Plan
Staff Reviewer: Bob Eadler

A request to amend land use policies on property within the *Green Hills – Midtown Community Plan: 2005 Update* located at Cross Creek Road and Abbot Martin Road from RAC (Regional Activity Center) and RLM (Residential Low Medium) to Community Character Policies CO (Conservation), T5 MU (T5 Center Mixed Use Neighborhood), and T4 NE (T4 Urban Neighborhood Evolving), requested by Fiveash Development.

Staff Recommendation: Defer to the August 13, 2009, Planning Commission meeting

IX. PUBLIC HEARING: ZONING AMENDMENTS AND PLANNED UNIT DEVELOPMENTS

8. 2009Z-025PR-001

Map: 117-02 Parcels:060, 061
Green Hills/Midtown Community Plan
Council District 25 – Sean McGuire
Staff Reviewer: Brenda Bernards

A request to rezone from SP-R to RS10 zoning for properties located at 3017 A and 3019 A New Natchez Trace, approximately 290 feet north of Sterling Road (0.68 acres), requested by the Metro Planning Department, applicants, on behalf of New Natchez Trace One Partners, owner.

Staff Recommendation: Approve

9. 2009Z-026PR-001

Map: 096-14 Parcel: 291
Donelson/Hermitage/Old Hickory Community Plan
Council District 14 – James Bruce Stanley
Staff Reviewer: Brian Sexton

A request to rezone from RS10 to R10 zoning property located at Colfax Drive (unnumbered), approximately 250 feet south of Allen Road (0.3 acres), requested by John and Dawn Cunningham, owners.

Staff Recommendation: Approve

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10. 2009Z-027PR-001

Map: 174-00 Parcel: 192
Map: 174-00 Parcels: PART OF 002, PART OF 230
Southeast Community Plan
Council District 32 – Sam Coleman
Staff Reviewer: Jason Swaggart

A request to amend a previously approved Council Bill (BL2002-1223) to remove all of the conditions in that ordinance for property located at 765 Preston Road and a portion of properties located at Preston Road (unnumbered), approximately 620 feet north of Old Franklin Road (13.89 acres), zoned RS10, requested by Dale & Associates, applicant for Rivendell LLC, owner (See also Proposal No. 2009P-003-001).

Staff Recommendation: Disapprove

11. 2009P-003-001

Preston Hills
Map: 174-00 Parcel: 192
Map: 174-00 Parcels: PART OF 002, 230
Southeast Community Plan
Council District 32 – Sam Coleman
Staff Reviewer: Jason Swaggart

A request for preliminary approval for the Preston Hills Residential Planned Unit Development for property located at 765 Preston Road and for a portion of properties located at Preston Road (unnumbered), approximately 620 feet north of Old Franklin Road (13.89 acres), zoned RS10, to permit 42 single-family lots, requested by Dale & Associates, applicant, for Rivendell LLC, owner (See also Proposal No. 2009Z-027-001).

Staff Recommendation: Approve with conditions

12. 94P-009-001

Shoppes Of Brentwood Hills (Amendment #1)
Map: 160-14 Parcels: 024, 025, 027, 028
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Jason Swaggart

A request to amend the Planned Unit Development District for the Shoppes of Brentwood Hills, approved by Council Bill BL2003-77, located at 774, 780 and 782 Old Hickory Boulevard, at the northeast corner of Old Hickory Boulevard and Franklin Pike Circle, classified CL (14.42 acres), to modify the condition pertaining to the use of \$50,000 for improvements to Franklin Pike Circle, requested by Councilmember Parker Toler, applicant, for Brentwood Hills Associates, GP, and Target Corporation, owners.

Staff Recommendation: Approve

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13. 94P-016-001

Williamsburg at Brentwood (Cancellation)
Map: 171-00 Parcel: 088
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer – Jason Swaggart

A request to cancel a portion of the Williamsburg at Brentwood Planned Unit Development District Overlay on property located at 5845 Cloverland Drive, approximately 545 feet west of Saddlewood Lane, approved for six single-family lots (2.99 acres), zoned R40, requested by Anderson, Delk, Epps & Associates Inc., applicant, for Eugene Rex Williams, owner.

Staff Recommendation: Approve

14. 2009P-002-001

Watanabe (Beer PUD)
Map: 072-07 Parcel: 293
East Nashville Community Plan
Council District 7 – Erik Cole
Staff Reviewer: Brian Sexton

A request for preliminary and final site plan approval for a proposed Planned Unit Development located at 1400 McGavock Pike, at the southeast corner of McGavock Pike and Riverside Drive, zoned CN (0.18 acres), to permit an existing 3,419 square foot restaurant an exemption from beer regulations requiring a 100 foot minimum distance from a residential use, requested by Matthew D. Charette, applicant, for McGavock Pike Partners, LLC, owner.

Staff Recommendation: Approve with conditions

X. PUBLIC HEARING: FINAL PLATS

15. 2004S-248G-04

Canton Pass, Ph. 1 (Rescind Recorded Plat)
Map: 053-05-B Parcels:001-035
Madison Community Plan
Council District 9 – Jim Forkum
Staff Reviewer: Carrie Logan

A request to rescind the recorded plat known as Canton Pass, Phase 1, containing 34 lots and open space located along Canton Pass, Cutter Court, and Arabian Court, (24.47 acres), but not including the portion labeled 'future development' on said plat, zoned RS15, requested by the Metro Planning Department, applicant, Diana Bachour, owner.

Staff Recommendation: Approve

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16. 2009S-063-001

Payne, Blakemore & Cummings, Resub. Lots 54 & 67
Map: 094-01 Parcels: 025, 085
East Nashville Community Plan
Council District 6 – Mike Jameson
Staff Reviewer: Brenda Bernards

A request for final plat approval to create three lots on properties located at 520 and 600 South 13th Street, approximately 530 feet north of Sevier Street (0.55 acres), zoned RS5, requested by Kelley Properties LLC, and Kelley Construction II, LLC, owners, Anderson, Delk, Epps & Associates Inc., surveyor.

Staff Recommendation: Approve

XII. OTHER BUSINESS

17. A request to determine if Item No. 7 (2008CP-007G-03 Alternate Development Area Policy of the Scottsboro/Bells Bend Detailed Design Plan) and Item No. 8 (2008SP-022G-03 May Town Center) of the June 25, 2009 Planning Commission meeting will be reheard at a future meeting.
18. Request for a variance from Section 6-5.1 of the Subdivision Regulations for Lot 35 of Timber Ridge Subdivision.
19. Employee contract renewal for Trish Brooks.
20. Historical Commission Report
21. Board of Parks and Recreation Report
22. Executive Director Reports
23. 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.