

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

April 8, 2010

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 MARCH 25, 2010, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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: ZONING MAP AMENDMENTS

1. 2009Z-042PR-001

Map: 069-00 Parcel: 032
Bordeaux/Whites Creek Community Plan
Council District 2 – Frank R. Harrison
Staff Reviewer: Greg Johnson

A request to rezone from RS15 to CS district for property located at 3849 Abernathy Road, approximately 330 feet east of Clarksville Pike (3.33 acres), requested by John Hood, Campbell, McRae & Associates, for Terrell and Byrettia Broady, owners.

Staff Recommendation: Disapprove

2. 2010Z-008PR-001

Map: 114-00 Parcel: 166
Bellevue Community Plan
Council District 22 – Eric W. Crafton
Staff Reviewer: Jason Swaggart

A request to rezone from R20 to CS zoning property located at 7552 Sawyer Brown Road, on the south side of I-40 adjacent to Sam's Club (4.29 acres), requested by Bancorp South, owner.

Staff Recommendation: Approve if the Commission directs staff to commence a housekeeping amendment to change the policy to Commercial Mixed Concentration (CMC). Disapprove if policy is not amended.

3. 2010Z-009PR-001

Map: 105-16 Parcels: 258, 259
South Nashville Community Plan
Council District 16 – Anna Page
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to CS zoning properties located at 336 Vivelle Avenue and Vivelle Avenue (unnumbered), approximately 195 feet east of Nolensville Pike (0.34 acres), requested by STS Property Group, LLC, owner.

Staff Recommendation: Disapprove

VIII. PUBLIC HEARING: CONCEPT PLAN

4. 2007S-073U-03

Nocturne Village
Map: 070-03 Parcels: 006, 007
Map: 070-07 Parcels: 062, 063
Bordeaux/Whites Creek Community Plan
Council District 2 – Frank R. Harrison
Staff Reviewer: Brenda Bernards

A request to extend concept plan approval for one year to May 10, 2011, and to grant a variance to Section 2-3.4.f of the Subdivision regulations, for a 50-lot cluster subdivision on property located at Overall Street (unnumbered), 869 West Trinity Lane, Walker Lane (unnumbered) and West Trinity Lane (unnumbered), at the northeast corner of West Trinity Lane and Overall Street, zoned RS7.5 and RS20, requested by Nocturne Village Investors, owner, Wamble & Associates, surveyor.

Staff Recommendation: Approve with condition and grant a variance to Section 2-3.4.f of the Subdivision Regulations to permit a second extension to concept plan approval to May 10, 2011

IX. PUBLIC HEARING: FINAL PLAT

5. 2009S-027-001

Poplar Hill Subdivision
Map: 154-00 Parcel: 282
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Brenda Bernards

A request for a variance from Section 2-5.5 of the Subdivision Regulations to permit the extension of the final plat approval for 90 days for the Poplar Hill Subdivision for one lot at 8706 Poplar Creek Road), zoned AR2a (7.1 acres), requested by Wyatt and Wendy Rampy, owners.

Staff Recommendation: Approve a variance to 2-5.5 of the Subdivision Regulations for the extension of final plat approval for 90 days to June 20, 2010.

6. 2010S-018-001

LMP Madison LLC Property
Map: 042-08 Parcel: 020
Madison Community Plan
Council District 4 – Michael Craddock
Staff Reviewer: Brenda Bernards

A request for final plat approval to create three lots on property located at 211 Nesbitt Lane, approximately 700 feet north of Williams Avenue (15.27 acres), zoned IWD, requested by LMP Madison LLC, owner, Crawford & Cummings P.C., surveyor.

Staff Recommendation: Approve with condition

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X. PUBLIC HEARING: REVISED SITE PLANS

7. 177-74P-001

Century City West (One Century Place Parking Revision)
Map: 095-00 Parcel: 031
Donelson/Hermitage/Old Hickory Community Plan
Council District 15 – Phil Claiborne
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final approval for a portion of the Century City West Commercial Planned Unit Development located at 26 Century Boulevard, approximately 400 feet south of Elm Hill Pike, zoned R8 and ORI (28.37 acres), to permit a parking lot expansion, requested by Civil Site Design Group PLLC, applicant, for Wells Reit-One Century Place LLC, owner.

Staff Recommendation: Approve with conditions

XI. PUBLIC HEARING: MANDATORY REFERRAL

8. 2010M-003AB-001

Portion of 43rd Ave. N. and Alley #1203 Abandonment
Map: 091-12 Parcels: 055, 056, 096, 097, 098, 099, 100, 101, 102
West Nashville Community Plan
Council District 20 – Buddy Baker
Staff Reviewer: Bob Leeman

A request to abandon a portion of 43rd Avenue North, from Georgia Avenue northward to its terminus, and a portion of Alley #1203 east of 44th Avenue North to its terminus (easements to be retained), requested by Councilmember Buddy Baker, applicant, for James R. Hunter and RCG Group LLC, owners.

Staff Recommendation: Disapprove

XII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS

9. 2000P-003G-06

Riverwalk (Cancellation)
Map: 126-16-0-B Parcel: 062
Bellevue Community Plan
Council District – Bo Mitchell
Staff Reviewer: Jason Swaggart

A request to cancel a portion of the Riverwalk Planned Unit Development district located at 6000 Rivervalley Drive, at the southeast corner of Rivervalley Drive and Newsom Station Road, zoned RM2, (58.62 acres), approved for 61 multi-family dwelling units, requested by Councilmember Bo Mitchell, applicant, Bank of America N.A., owner. (See also Proposal No. 2007Z-184G-06).

Staff Recommendation: Defer indefinitely

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10. 2007Z-184G-06

Map: 126-16-0-B Parcel: 062
Bellevue Community Plan
Council District – Bo Mitchell
Staff Reviewer: Jason Swaggart

A request to rezone from RM2 to RS40 property located at 6000 Rivalley Drive, at the southeast corner of Rivalley Drive and Newsom Station Road and located within a Planned Unit Development Overlay (58.62 acres), requested by Councilmember Bo Mitchell, applicant, Bank of America N.A., owner. (See also Proposal No. 2000P-003G-06).

Staff Recommendation: Defer indefinitely

XII. OTHER BUSINESS

- 11. Planning Commission Retreat
- 12. Amendment #2 to Contract No. L-1917 between Metropolitan Government of Nashville and Davidson County on the behalf of the Nashville Area MPO and AECOM, Inc (formerly EDAW, Inc)
- 13. Historical Commission Report
- 14. Board of Parks and Recreation Report
- 15. Executive Director Reports
- 16. Legislative Update

XIII. ADJOURNMENT



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