



**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*

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**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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  
**Action: Approve (8-0)**
- VI. PUBLIC HEARING: CONSENT AGENDA**  
**Action: Approve (8-0)**

## 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.

**Action: Defer to the May 13, 2010, Planning Commission meeting (8-0)**

### 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.

**Action: Approve. Direct staff to initiate a housekeeping amendment to change the land use policy to Commercial Mixed Concentration and to review the traffic counts for the CS zoning district. (9-0)**

### 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.

**Action: Disapprove (9-0)**

## 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.

**Action: 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. (8-0)**

## 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.

**Action: 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. (8-0)**

### 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.

**Action: Approve condition (8-0)**

**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.

**Action: Approve with conditions (8-0)**

**XI. PUBLIC HEARING: MANDATORY REFERRAL**

**8. 2010M-003AB-001**

Portion of 43rd Ave. N. and Alley #1203 Abandonment  
Map: 091-12 Parcels: 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.

**Action: Defer to the June 10, 2010, Planning Commission meeting (9-0)**

**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).

**Action: Defer Indefinitely (8-0)**

**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 Rivervalley Drive, at the southeast corner of Rivervalley 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).

**Action: Defer Indefinitely (8-0)**

**XII. OTHER BUSINESS**

11. Planning Commission Retreat Discussion

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)

**Action: Approve (8-0)**

13. Historical Commission Report

14. Board of Parks and Recreation Report

15. Executive Director Reports

16. Legislative Update

**XIII. ADJOURNMENT**



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