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V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN  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**
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**
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**
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**
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.


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.