



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201

PLANNING COMMISSION:

| | |
|----------------------------|--|
| James Lawson, Chairman | Ann Nielson |
| Phil Ponder, Vice Chairman | Victor Tyler |
| Stewart Clifton | James McLean |
| Judy Cummings | Councilman J. B. Loring |
| Tonya Jones | Eileen Beehan, representing Mayor Bill Purcell |

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

November 14, 2006

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved (6-0)

III. APPROVAL OF OCTOBER 26, 2006 MINUTES

Action: Approved (7-0)

IV. RECOGNITION OF COUNCILMEMBERS

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WITHDRAWN**

Action: Approved (8-0)

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.

Action: Approved (9-0)

VII. A REQUEST TO AMEND THE *DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN: 2003 UPDATE* TO GO FROM CORRIDOR GENERAL TO OFFICE TRANSITION, RESIDENTIAL LOW-MEDIUM DENSITY, AND RESIDENTIAL MEDIUM DENSITY POLICIES FOR APPROXIMATELY 45 ACRES FOR PROPERTY LOCATED ALONG BOTH SIDES OF DONELSON PIKE IN THE VICINITY OF LAKELAND DRIVE.

Action: Approved Alternative #2 (9-0)

VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING

ZONING MAP AMENDMENTS

- 1. 2006Z-030U-13**
Map 162-00, Parcel 025
Subarea 13 (2003)
Council District 28 - Jason Alexander

A request to change from AR2a to CS district property located at Una Antioch Pike (unnumbered), northeast corner of Una Antioch Pike and Goodwin Drive (.23 acres), requested by James A. Rust and Mitchell Whitson et ux, owners.

Action: Deferred to the December 14, 2006, Planning Commission meeting (8-0)

**IX. PUBLIC HEARING:
ZONING MAP AMENDMENTS**

- 2. 2004Z-011T and 2006Z-186T**
PUDs Sunset Review - 6 years

A council bill to amend Section 17.40.120 requiring that all planned unit developments inactive for more than six years be submitted to the Metro Council for approval prior to the issuance of any building or grading permit, sponsored by Councilmembers John Summers and Charlie Tygard.

Action: Disapproved (9-0)

- 3. 2006Z-173G-14**
Map 098-00, Parcel 081
Subarea 14 (2004)
Council District 12 - Jim Gotto

A request to change from RS15 to AR2a zoning property located at 3224 Earhart Road, approximately 530 feet north of John Hagar Road (3.03 acres), requested by Councilmember Jim Gotto, applicant, for Brian and Shannon Rodgers, owners.

Action: Approved (9-0)

4. **2006Z-174G-06**
Map 126-00, Part of Parcel 064
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to change from AR2a to RM6 zoning a portion of property located at 7848 McCrory Lane, adjacent to the CSX Railroad and south of Highway 70 (30 acres), requested by McCrory Lane Partners LLC, owner.

Action: Deferred to the December 14, 2006, Planning Commission meeting (8-0)

5. **2006Z-175G-06**
Map 142-00, Parcel 014
Map 142-07, Parcel 015
Subarea 6 (2003)
Council District 22 - Eric Crafton

A request to change from RS15 to RM20 zoning property located at 7312 and 7316 Highway 70 South, approximately 1,015 feet east of Cross Timbers Drive (1.09 acres), requested by Thomas & Cherrie Teachout, owners.

Action: Disapproved (9-0)

6. **2006SP-178U-09**
Signature Tower
Map 093-61, Parcel 082
Subarea 9 (1997)
Council District 6 - Mike Jameson

A request to change from CC to SP zoning property located at 501 Church Street, at the southwest corner of Church Street and 5th Avenue North (1.23 acres), to permit the development of a 1,396,000 square foot building, including 435 residential condos, 197 hotel rooms, 17,000 square feet of restaurant and retail space, requested by Gresham Smith and Partners, applicant, for Signature Holdings LLC, owner.

Action: Approved with conditions, including achieving and maintaining Leadership in Environmental and Energy Design (LEED) certification (9-0)

7. **2006Z-179G-04**
Map 043-14, Part of Parcel 051
Subarea 4 (1998)
Council District 9 - Jim Forkum

A request to change from RS5 and CS to RM15 zoning a portion of property located at 610 Old Hickory Boulevard, approximately 290 feet east of Lena Belle Avenue (7.2 acres), requested by Shannon Faley et al, owner.

Action: Approved (9-0)

8. **2006SP-181G-12**
Evergreen Hills
Map 182-00, Parcels 214, 011
Subarea 12 (2004)
Council District 32 - Sam Coleman

A request to change from AR2a to SP zoning property located at 13880 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 465 feet west of Legacy Drive (173.9 acres), to permit the development of 200 roughhouses and 700 single-family houses, requested by Third Coast Design Studio, applicant, for Turner Farms Development, owner.

Action: Approved with conditions (9-0)

9. **2006SP-182U-07**
Sunrise at West Meade Park
Map 129-10, Parcels 090, 091
Map 129-11, Parcel 010
Subarea 7 (2000)
Council District 23 - Emily Evans

A request to change from RS40 to SP zoning property located at Brookmont Terrace (unnumbered) and Highway 70 South (unnumbered), (6.86 acres), to permit a 78-unit assisted-living facility, requested by Littlejohn Engineering Associates Inc., applicant, for Frances B. Eatherly, owner.

Action: Disapproved (6-4)

10. **2006SP-183U-09**
The Westin Nashville Hotel & Condominiums
Map 093-06-4, Parcels 041, 042, 043, 045, 046, 047, 049, 050, 056,057
Map 093-06-2 , Parcels 097, 098, 099
Subarea 9 (1997)
Council District 6 - Mike Jameson

A request to change from CF to SP zoning property located at 203, 205, 207, 209, 215, 217, and 221 Broadway, 109, 110, 113, 116, and 119 2nd Avenue South, bounded by Broadway, 2nd Avenue South, and 3rd Avenue South, (1.16 acres), to permit a 450-room hotel with retail and restaurant uses, and 75 condominiums, requested by Gresham, Smith & Partners, applicant, for Mayesco, 119 Second Avenue LLC, Charles E. Tillman, Norma Tillman, Richard D. Piliponis, J. S. Higgins et al, owners,

Action: Approved with conditions, including the following conditions (8-2):

- **There shall be a maximum of 375 hotel rooms and 48 residential condominiums**
- **The project must achieve and maintain Leadership in Environmental and Energy Design (LEED) certification. A green roof shall be a component of the LEED certification.**

- Facade elevations along the property line adjacent to Broadway, 2nd Avenue and 3rd Avenue shall be redesigned to be in compliance with the requirements of A Market and Design Study for the Broadway National Register Historic District and any applicable MDHA design guidelines and shall be approved by the MDHA Design Review Committee and the Metro Historical Commission prior to approval of the final site plan and issuance of any building permits. In particular, the redesign shall utilize the proportions and rhythm of the window and door openings of existing buildings along Broadway.
- Prior to issuance of a building permit for any exterior renovation or alteration to the building at 217 and 221 Broadway currently within the Broadway National Register Historic District the application shall be approved by the Historical Commission. All work shall be in accordance with the requirements of A Market and Design Study for the Broadway National Register Historic District as well as the Secretary of the Interior's Standards for Rehabilitation regardless of whether the building remains within the Broadway National Register Historic District or not.
- All signage shall follow the requirements of A Market and Design Study for the Broadway National Register Historic District; any applicable MDHA design guidelines; and the allowable signage of the Core Frame zoning district (whichever is more restrictive).
- Consider reducing the height of the building

11. **2006Z-184U-08**

Map 092-10, Parcels 192, 193, 194
 Subarea 8 (2002)
 Council District 21 - Edward Whitmore

A request to change from R6 to OL zoning property located at 2908, 2910 and 2912 Felicia Street, at the northwest corner of Felicia Street and 30th Avenue North (0.46 acres), requested by Hayes Medical Condominium Centers LLC, owner.

Action: Approved (9-0)

12. **2006Z-185G-12**

Carother's Crossing
 Map 188 Parcels 009, 012, 036
 Subarea 12 (2004)
 Council District 31 - Parker Toler

A request to change from AR2a to RM9 properties located at 7140 Carothers Road and Carothers Road (unnumbered), (87.07 acres total), requested by Wood Ridge Investments, LLC, owner/applicant.

Action: Approved with conditions (9-0)

13. 2005UD-003G-12

Carother's Crossing (Amendment)

Map 188, Parcels 004, 005, 008, 009, 011, 012, 033, 034, 036, 176, 177

Map 190, Parcels 002, 003

Subarea 12 (2004)

Council District 31 - Parker Toler

A request to amend the approved Urban Design Overlay district at Kidd Road (unnumbered) Battle Road (unnumbered), 7140, 7176, 7107, 7211, and 7244 Carothers Road, and Carothers Road (unnumbered), (599 acres total), to permit the addition of 87.07 acres into the existing UDO and to increase the number of residential units from 2,300 to a maximum of 3,000 units and to increase from 150,000 square feet to 200,000 square feet of commercial space, requested by Robert E. Carothers, David Copeland, and Wood Ridge Investments, LLC, applicant/owner.

Action: Approved with conditions (9-0)

X. CONCEPT PLANS

14. 2006S-330G-02

Liberty Place Revision (Formerly Bell Grimes Subdivision)

Map 041-00, Parcel 067

Subarea 2 (1995)

Council District 3 - Walter Hunt

A request for concept plan approval to add 3 lots to a previously approved subdivision on property located at 1340 Bell Grimes Lane, at the northeast corner of Brick Church Pike and Bell Grimes Lane (23.29 acres), zoned RS20, to allow a total of 42 total lots, where 39 were originally approved, requested by Umbrella Investment Corporation, owner, Dale & Associates, surveyor.

Action: Approved with conditions (9-0)

15. 2004S-104G-13

Preserve At Old Hickory, Phase Two

Map 175, Part of Parcel 21

Subarea 13 (2003)

Council District 32 - Sam Coleman

A request to extend the previous approval of a concept plan for 157 lots for one additional year, located on the west margin of Old Hickory Boulevard, approximately 900 feet north of Logistics Way (50.99), classified within the RS10 districts, requested by Ole South Properties, owner, and MEC, Inc, engineer.

Action: Approved (9-0)

XI. FINAL PLATS

16. 2006S-180U-14

Cloverwood Subdivision
Map 096-12, Parcel 032
Subarea 14 (2004)
District 14 - Harold White

A request for final plat approval to create 4 lots at the terminus of Cloverwood Drive (16.81 acres), zoned RS10, requested by Luckey Development, owner, Cherry Land Surveying, surveyor.

Action: Re-approved with conditions including a variance for maximum lot size and sidewalks (9-0)

17. 2006S-344U-09

SBER Ballpark Neighborhood
Map 093-07, Parcels 035, 036, 037, 039, 41(Part), 41.01, 050
Map093-06, Parcel 041
Map 900-00, Parcel 037
Subarea 9 (1997)
Council District 6 - Mike Jameson

A request for final plat approval to create 4 lots on property located at 110 and 310 First Avenue South 301 Molloy Street 82 Franklin Street and Franklin Street (unnumbered) and Peabody Street, at the northeast corner of Gateway Boulevard and First Avenue South (12.28 acres), zoned CF, requested by Metro Government, owner, Gresham Smith & Partners, surveyor.

Action: Approved with conditions (9-0)

18. 2006S-353U-07

CC Vernon's Farm, Resub. Lot 7
Map 103-02, Parcel 014
Subarea 7 (2000)
Council District 24 - John Summers

A request for final plat approval to create two lots on property located at 204 Bellmore Avenue, at the northeast corner of Burgess Avenue and Bellmore Avenue (0.46 acres), zoned R6, requested by Kelly and Elizabeth Bosch, owners, Campbell, McRae & Associates, surveyor.

Action: Approved with conditions (9-0)

- 19. 2006S-366U-13**
Armstrong's Ezell Road Subdivision
Map 148-00, Parcels 021, 128
Subarea 13 (2003)
Council District 28 - Jason Alexander

A request for final plat approval to create 5 lots located on the east side of Bakertown Road, approximately 260 feet south of Ezell Road (2.63 acres), classified within the R10 District, requested by Gary Armstrong, owner, Campbell, McRae and Associates, surveyor.

Action: Approved with conditions, including an exception to lot comparability for frontage (9-0)

XII. PLANNED UNIT DEVELOPMENTS (revisions)

- 20. 155-74-G-14**
Larchwood Commercial
Map 097-130, Parcel 040
Subarea 14 (2004)
Council District 14 - Harold White

A request to revise the preliminary plan for a portion of a commercial Planned Unit Development located at 3431 Percy Priest Drive, classified CL district (1.2 acres) for a 39,360 square foot hotel/motel, requested by PBJ Engineering Design, LLC, applicant for Atul Gordhan and Shanabhai Patel, owners.

Action: Approved with conditions (9-0)

- 21. 153-79-G-06**
Galleries at Bellevue
Map 142, Parcel 308
Subarea 6 (2003)
Council District 22 - Eric Crafton

A request for final approval for a portion of a commercial Planned Unit Development district located abutting the south side of Memphis Bristol Highway, west of Sawyer Brown Road, classified SCR, (1.49 acres), to permit the construction of a 12,000 square foot retail building, requested by Civil Site Design, LLC, applicant for Montclair Investment Corporation, owner.

Action: Approve as a revision to the preliminary and final including conditions (9-0)

22. 28-81-G-06

Hickory Hills Village Park
Map 142, Parcel 345
Subarea 6 (2003)
Council District 22 - Eric Crafton

A request to cancel a portion of a Commercial Planned Unit Development district located at 247 Old Hickory Boulevard, along the west side of Old Hickory Boulevard, 450 feet north of Belle Forest Circle, zoned SCC, (0.97 acres), approved for a 2,603 square foot convenience market and a 615 square foot car wash, requested by Civil and Environmental Consultants, Inc, for Goodwill Industries of Middle Tennessee, owner.

Action: Deferred to the December 14, 2006, Planning Commission meeting (9-0)

23. 247-84-U-12

South Plaza Shopping Center (Lowe's)
Map 161, Parcel 082
Subarea 12 (2004)
Council District 32 - Sam Coleman

A request to revise the preliminary and for final approval for a portion of a commercial Planned Unit Development district located abutting the northeast margin of Nolensville Pike and Old Hickory Boulevard, classified SCR, (25 acres), to add 21,638 square feet of additional floor area to an existing 137,170 square foot building for a total of 158,808 square feet, requested by Perry Engineering, LLC, applicant for South Plaza Investments, LLC, owner.

Action: Approved with conditions (9-0)

24. 99P-004U-10

Estes Glen
Map 116-12, Parcel 102
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request for final PUD approval for a residential Planned Unit Development located at 3806 Estes Road, south of Elder Place, classified R10, (2.67 acres), to permit 8 single-family lots, requested by Barge Cauthen and Associates, applicant, for Broadway Properties L.P., owner.

Action: Approved with conditions (9-0)

XIII. OTHER BUSINESS

25. Employee Contract for Felix Castrodad

26. Executive Director Reports

27. Legislative Update

XIV. ADJOURNMENT

