



**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

December 14, 2006

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF NOVEMBER 14, 2006, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. REQUEST TO AMEND LAND USE POLICY APPLICATION TO ADD THREE STRUCTURE PLAN CATEGORIES AND MODIFY ANOTHER FOR THE DOWNTOWN COMMUNITY PLAN**

VIII. REQUEST TO ADOPT THE DOWNTOWN COMMUNITY PLAN: 2006 UPDATE, INCLUDING DETAILED NEIGHBORHOOD DESIGN PLANS FOR ALL SEVENTEEN NEIGHBORHOODS

IX. REQUEST TO AMEND THE BELLEVUE COMMUNITY PLAN: 2003 UPDATE FOR THE INTERSECTION OF MCCRORY LANE AND CHARLOTTE PIKE

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

ZONING MAP AMENDMENTS

1. 2006Z-130G-06

Map 155-00, Parcel 267
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to change from AR2a to RS7.5 zoning property located at 8291 Collins Road, approximately 275 feet west of Collinswood Drive (2.5 acres), requested by A.W. Chaffin, applicant, for A.W. Chaffin, Edna L. Chaffin, R.S. Chaffin, Melissa L. Chaffin, Don Einwag, and Sherrill D. Einwag, owners.

STAFF RECOMMENDATION: Disapprove

2. 2006SP-174G-06

Newsom Station Townhomes SP
Map 126-00, Part of Parcel 064
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to change from AR2a to SP zoning a portion of property located at 7848 McCrory Lane, adjacent to the CSX Railroad and south of Highway 70 (30 acres), to permit 180 townhomes, requested by McCrory Lane Partners LLC, owner.

STAFF RECOMMENDATION: Approve with conditions

FINAL PLATS

3. 2006S-324U-12

Locustwood Subdivision Sect. 1, Revision Lot 134
Map 148-10, Parcel 066
Subarea 12 (2004)
Council District 30 - Jim Hodge

A request for final plat approval to create 2 lots on property located at 3900 East Ridge Drive, at the southeast corner of Haywood Lane and East Ridge Drive (0.84 acres), zoned R10, requested by David Mingle, owner, Tony Reasons, surveyor.

STAFF RECOMMENDATION: Approve with conditions

PLANNED UNIT DEVELOPMENTS

4. **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.

STAFF RECOMMENDATION: Approve

XI. PUBLIC HEARING: ZONING MAP AMENDMENTS

5. **2005SP-165G-13**
Del Lago Final SP
Map 164-00, Parcel 056
Subarea 13 (2003)
Council District 33 - Robert Duvall

A request for approval of the final site plan for property located at 3694 Hamilton Church Road, approximately 2,000 feet south of Hobson Pike (23.6 acres), to permit the development of 129 single-family units, requested by Dale and Associates, applicant for Umbrella Investments, owner

STAFF RECOMMENDATION: Approve with conditions

6. **2006SP-061G-12**
Shane Point Final SP
Map 172-00, Parcel 157
Subarea 12 (2004)
Council District 31 - Parker Toler

A request for final site plan approval to construct 25 multi-family units at Nolensville Pike (unnumbered), approximately 917 feet of Bienville Drive (2.94 acres), zoned SP, requested by McGowan Family Limited Partnership, owner, and Anderson, Delk, Epps & Associates, Inc., applicant.

STAFF RECOMMENDATION: Defer until the final plat for Brookview Forest, Phase 5 has been recorded as conditioned with the preliminary approval and the Zone Change Bill.

7. **2006SP-075U-08**
Taylor Place SP
Map 081-12, Parcel 441
Subarea 8 (2002)
Council District 19 - Ludye N. Wallace

A request to change from R6 to SP zoning to permit 5 single-family homes on property located at 1329 7th Avenue North, southwest corner of 7th Avenue North and Taylor Street (.18 acres), requested by Ed Swinger, owner.

STAFF RECOMMENDATION: Disapprove

8. **2006SP-090U-10**
Richard Jones Road SP
Map 117-15, Parcel 153
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to change from OR20 to SP zoning, property located at 2002 Richard Jones Road, approximately 575 feet east of Hillsboro Pike (3.93 acres) and located within a Planned Unit Development district, requested by David P. Crabtree of Waters Edge Limited Partnership, applicant and owner. (See also PUD Cancellation No. 138-82-U).

STAFF RECOMMENDATION: Approve with conditions

9. **138-82-U-10**
Green Hills Office Park
Map 117-150, Parcel 153
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to cancel a Commercial Planned Unit Development located at 2002 Richard Jones, classified OR20 and proposed for SP (3.93 acres), requested by Water's Edge Limited Partnership, applicant and property owner.

STAFF RECOMMENDATION: Approve

10. **2006SP-112G-12**
Carter Property SP (Re-Referral)
Map 181-00, Part of Parcel 052
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to change from AR2a to SP zoning, property located at 6419 Pettus Road, at the end of Autumn Crossing Way (28.99 acres), to permit 69 single-family lots and 64 multi-family units (replacing 61 single-family and 45 multi-family), requested by Centex Homes, applicant, for William Robert Carter and James Phillip Carter, owners.

STAFF RECOMMENDATION: Approve with conditions

11. 2006SP-135U-08

Clifton Avenue Townhomes SP
Map 091-12, Parcel 197, 198
Subarea 8 (2002)
Council District 21 - Edward Whitmore

A request to change from RS5 to SP zoning property located at 711 and 713 40th Avenue North, at the southwest corner of Clifton Avenue and 40th Avenue North (.54 acres), to permit the development of 2 duplexes (4 units) and 6 detached units, requested by Marcus Buckner, applicant, for Southeast Real Estate Development, owner.

STAFF RECOMMENDATION: Approve with conditions

12. 2006SP-161U-09

The Crown SP
Map 093-064, Parcels 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, and 075
Subarea 9 (1997)
Council District 6 - Mike Jameson

A request to change from CF to SP zoning properties located at 141, 147, 149, 151, 161, 163 and 165 2nd Avenue South and 140, 150 3rd Avenue South, and 3rd Avenue South (unnumbered) at the northeast corner of 3rd Avenue and Demonbreun Street (1.59 acres), to permit the development of 28-Story office/retail building, requested by Everton Oglesby Architects and Jimmy Barry, applicant, for Carrell Family LLC, owner.

STAFF RECOMMENDATION: Approve with conditions

13. 2006Z-165T

Car Wash as Permitted with Condition Use

A council bill to amend Chapters 17.04, 17.08, 17.16 and 17.20 of Metro Zoning Code by designating "Car Wash" as a permitted use with conditions (PC), and adding certain conditions pertaining to car washes, sponsored by Councilmembers Diane Neighbors, Charlie Tygard, J. B. Loring, Carl Burch, Harold White, Jamie Isabel.

STAFF RECOMMENDATION: Approve with conditions

14. 2006SP-177U-10

Benham Hall SP
Map 117-15, Parcel 008
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to change from R10 to SP zoning property located at 3714 Benham Avenue, approximately 290 feet north of Glen Echo Road (0.85 acres), to permit the development of 6 single-family dwelling units, requested by Gresham Smith and Partners, applicant, for Paul R. Johnson, owner.

STAFF RECOMMENDATION: Approve with conditions

15. **2006Z-187G-01**
Map 021-04, Part of Parcel 010
Map 022-01, Parcel 003
Subarea 1 (2003)
Council District 1 - Brenda Gilmore

A request to change from RS40 to RM4 zoning property located at Eatons Creek Road (unnumbered) and a portion of property located at Binkley Road (unnumbered), approximately 1,700 feet north of Old Clarksville Pike (3.53 acres), requested by Joe N. Smith, owner.

STAFF RECOMMENDATION: Disapprove

16. **2006Z-188U-14**
Map 109-00, Parcel 009
Subarea 14 (2004)
Council District 13 - Carl Burch

A request to change from R8 to RM6 zoning property located at Bell Road (unnumbered), at the northeast corner of Bell Road and Lincoya Bay Drive (17.89 acres), requested by 70 South Associates LLC, owner.

STAFF RECOMMENDATION: Approve

17. **2006Z-189G-04**
Map 052-07, Part of Parcel 099, Part of Parcel 136 and Part of Parcel 137
Subarea 4 (1998)
Council District 9 - Jim Forkum

A request to change from OG to RS10 zoning a portion of properties located at 107, 109 and 111 Sanitarium Road, approximately 430 feet north of Neelys Bend Road (1.56 acres), requested by Councilmember Jim Forkum, applicant, for Bruce and Dori Boggess, John Haw and Annette Power-Haw, and Brian Belanger, owners.

STAFF RECOMMENDATION: Approve

18. **2006Z-190T**
Mobile Vendor
Council Bill BL2006-1283

A council bill to amend Chapters 17.04, 17.08, 17.12, 17.16 and 17.20 of the Metro Zoning Code, to modify the definition of “mobile vendor”, to designate mobile vendor as a use permitted with conditions, and to add certain conditions applicable to mobile vendors, sponsored by Councilmember’s Michael Craddock, Jim Gotto, Jim Forkum and Rip Ryman.

STAFF RECOMMENDATION: Disapprove

19. 2006Z-191T

Rehabilitation Services
Council Bill BL2006-1260

A council bill to amend Chapter 17.08 of the Metro Zoning Code by deleting "rehabilitation services" as a permitted use in the AG and AR2a zoning districts, sponsored by Councilmember Rip Ryman.

STAFF RECOMMENDATION: Disapprove

20. 2006Z-192G-01

Map 022, Parcel 209
Subarea 1 (2003)
Council District 3 - Walter Hunt

A request to change from AR2a to RM4 zoning property located at Whites Creek Pike (unnumbered), approximately 440 feet east of the intersection of Whites Creek Pike and Old Clarksville Pike (5.04 acres), requested by Hayden & Richardson Investments LLC, owner.

STAFF RECOMMENDATION: Disapprove the change to RM4, but approve a change to RM2

21. 2006Z-193G-10

Oman Drive & High Valley Drive
Map 159-00, Various Parcels
Map 159-07, Various Parcels
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request to change from R40 to RS40 zoning properties located at 5600, 5606, 5610, 5614, 5616, and 5620 Granny White Pike and various properties located east of Granny White Pike on Oman Drive and High Valley Drive (277.51 acres), requested by Councilmember Lynn Williams.

STAFF RECOMMENDATION: Approve

22. 2006Z-194U-10

Map 117-02, Parcel 178
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to change from RS10 to R10 zoning property located at 2902 23rd Avenue South, approximately 320 feet south of Sharondale Drive (0.62 acres), requested by Betty Barnes, owner.

STAFF RECOMMENDATION: Approve

23. **2006Z-195T**
Specific Plan Filing With Metro Clerk

A request to amend Section 17.40.106 of the Zoning Code to require development plans for Specific Plan zoning districts to be filed with the Metropolitan Clerk prior to consideration by the Council of the Specific Plan rezoning ordinance, requested by Councilmember Ludye Wallace.

STAFF RECOMMENDATION: Disapprove

XII. CONCEPT PLANS

24. **2005S-187G-04**
Spring Branch Subdivision
Map 034-03, Parcel 064
Subarea 4 (1998)
Council District 10 - Rip Ryman

A request for concept plan approval to create 19 single family cluster lots and 5 duplex lots located at the northern terminus of Spring Branch Drive, approximately 690 feet north of Twin Hills Drive (12.82 acres), classified within the R20 District, requested by Glenn Nabors, owner, Batson & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions

25. **2006S-352G-02**
Quail Ridge, Section 7, Ph. 3
Map 032-00, Part of Parcel 011
Subarea 2 (1995)
Council District 3 - Walter Hunt

A request for concept plat approval to create 13 lots on a portion of property located at 4270 Brick Church Pike, at the end of Quail Ridge Drive (9.95 acres), zoned R20, requested by The Developers, owner, Barge, Waggoner, Sumner & Cannon, surveyor.

STAFF RECOMMENDATION: Approve with conditions

26. **2006S-375G-06**
Natchez Pointe
Map 155-00, 219, 224
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request for concept plat approval to create 40 lots on a portion of properties located at 8779 McCrory Lane and McCrory Lane (unnumbered), approximately 615 feet west of Indian Hills Drive (59.57 acres), zoned RS20, requested by Natchez Point LLC, owner, Barge, Waggoner, Sumner & Cannon, surveyor.

STAFF RECOMMENDATION: Approve with conditions

XIII. FINAL PLATS

27. 2006S-343U-10

Plan of Noelton, Resubdivision of lots 1 and 2
Map 118-09, Parcel 005
Subarea 10 (2005)
Council District 25 – Jim Shulman

A request for final plat approval to create 2 lots on property located at 3301 Lealand Lane, at the southwest corner of Lealand Lane and Battlefield (0.9 acres), zoned R10, requested by Henry C. Stinson, owner, Smithland Surveying, surveyor.

STAFF RECOMMENDATION: Disapprove

28. 2006S-364U-04

Charlotte Park Reserve Parcel A
Map 090-15, Parcel 011
Subarea 7 (2000)
Council District 20 - Billy Walls

A request for final plat approval to remove the reserve parcel status on one parcel to create 1 buildable lot on property located at Sunliner Drive (unnumbered), at the end of Sunliner Drive (1.7 acres), zoned R10, requested by TC Summers Inc., owner, Daniels & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions

29. 2006S-367U-05

Shepardwood, Section 1, Reserve Parcel A
Map 060-16, Parcel 205
Subarea 5 (1994)
Council District 8 - Jason Hart

A request for final plat approval to remove the reserve parcel status and create 1 buildable lot on property located at Oakwood Avenue (unnumbered), approximately 850 feet north of Bullock Avenue (0.18 acres), zoned RS7.5, requested by Deborah Thomas, owner, Rocky Montoya, surveyor.

STAFF RECOMMENDATION: Approve with conditions

30. 2006S-368U-07

Nebraska Avenue Subdivision
Map 104-01, Parcel 314, 315
Subarea 7 (2000)
Council District 24 - John Summers

A request for final plat approval to create three lots on property located at 3529 and 3601 Nebraska Avenue, approximately 340 feet west of Acklen Park Drive (0.57 acres), zoned RS7.5, requested by Gladys Ashburn et ux, owners, John Kohl & Company, surveyor.

STAFF RECOMMENDATION: Disapprove

XIV. PLANNED UNIT DEVELOPMENTS (revisions)

31. 189-73-G-14

Central Pike Medical Office Building
Map 086-00, Parcel 341
Subarea 14 (2004)
Council District 14 - Harold White

A request to amend a portion of a residential Planned Unit Development located on the south side of Central Pike, west of I-40, classified MUL, and proposed for, to allow for the development of 35,200 Sq. Ft. of medical office, replacing 31,920 Sq. Ft. of office and retail space, requested by PBJ Engineering Design Development, LLC, applicant, for Merry Land Holdings, LLC, owner.

STAFF RECOMMENDATION: Disapprove

32. 155-74-U-14

Larchwood Commercial (Argosy University PUD Variance)
Map 096, Parcel 028
Subarea 14 (2004)
Council District 14 - Harold White

A request for approval of variance from Section 17.12.20, and Section 17.32.110 of the Metro Zoning Code, within a Commercial Planned Unit Development, zoned OL (25.36 acres) to allow for the placement of an accessory business sign, requested by August Enterprises, applicant for Commerce Center TN Tower LP, owner.

STAFF RECOMMENDATION: Disapprove

33. 155-74-G-14

Larchwood Commercial (Thornton's)
Map 097-13, Parcel 029
Subarea 14 (2004)
Council District 14 - Harold White

A request to revise a portion of the preliminary plan for a commercial Planned Unit Development located at 714 Stewarts Ferry Pike, at the northwest corner of Stewarts Ferry Pike and Blackwood Drive, classified CL (1.1 acres), to permit the development of a 3,729 square foot fuel station with 20 pumps, requested by TRC International, applicant, for Eller & Olsen Stone Company, owner.

STAFF RECOMMENDATION: Disapprove

34. **6-82-U-07**
Westmeade Nursing Home
Map 129, Parcel 017
Subarea 7 (2000)
Council District 23 - Emily Evans

A request to revise the preliminary plan for a portion of a Residential Planned Unit Development, located on the south side of Harding Pike (unnumbered), classified R20 (2.66 ac), to permit a 8,200 square foot addition to a 15,000 square foot nursing home, requested by Civil and Environmental Engineering Services, applicant for St. Henry's Property Development, Inc.

STAFF RECOMMENDATION: Approve with conditions

35. **24-85-P-13**
Weatherly Ridge Apartments (Formerly Forest View North, Phase 1)
Map 149, Parcel 189
Subarea 13 (2003)
Council District 29 – Vivian Wilhoite

A request for final approval of the Residential Planned Unit Development district located on the south side of Anderson Road, and north of Murfreesboro Pike (19.37 acres), classified R10, to permit the development of 240 garden apartments, requested by Fisher & Arnold, Inc., for John E. Cain, III,

STAFF RECOMMENDATION: Approve with conditions

36. **94-85-P-13**
Tree Top (Formerly Chinquapin, Phase II)
Map 149-00, Parcel 027
Subarea 13 (2003)
Council District 33 - Robert Duvall

A request for final approval for a Residential Planned Unit Development located at 2246 Una-Antioch Pike, classified R15, (3.4 acres), to permit the development of 19 multifamily units, requested by MEC, Inc., applicant, for General Construction, owner.

STAFF RECOMMENDATION: Approve with conditions

37. **27-87-P-03**
Creekside Trails, Phase 7
Map 058-00, Part of Parcel 207
Subarea 3 (2003)
Council District 1 - Brenda Gilmore

A request for final approval for phase 7 of the Planned Unit Development located along the north side of Cato Road and the west side of Briley Parkway, zoned RS15, (18.6 acres), to develop 64 single-family lots, requested by Anderson Delk, Epps and Associates, applicant, for Tennessee Contractors, Inc., owner.

STAFF RECOMMENDATION: Approve with conditions

38. 2005P-008G-06

Harpeth Village PUD, Phase I (Commercial)
Map156-9-A, Various Parcels
Map156, Various Parcels
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to amend the approved preliminary plan for a portion of a Planned Unit Development district located at 7727, 7739, 7745 Old Harding Pike, 8020, 8024, 8036 Highway 100, Old Harding Pike (unnumbered), and Highway 100 (unnumbered), (34.5 acres), classified CL and RM6, previously approved for 74 townhomes, 26,700 square feet of office/library, 87,900 square feet of retail/restaurant/bank uses, and to amend by allowing for 101,677 square feet of retail/restaurant/bank uses, 20,000 square feet of office, and to allow for a new ingress along Highway 100, requested by Dale and Associates, applicant for Kimco Barclay Harpeth, L.P., owner.

STAFF RECOMMENDATION: Approve with conditions but disapprove new access on Highway 100.

39. 2005P-008G-06

Harpeth Village, Phase II (Residential)
Map 156-00, Parcels 004, Part of Parcel 113
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to revise the approved preliminary plan for a portion of a Planned Unit Development district located at 7727, 7739, 7745 Old Harding Pike, 8020, 8024, 8036 Highway 100, Old Harding Pike (unnumbered), and Highway 100 (unnumbered), (34.5 acres), classified RM6, previously approved for 74 townhomes to allow the development of 59 townhomes, requested by Batson and Associates, applicant for The Barclay Group, owner.

STAFF RECOMMENDATION: Approve with conditions

40. 2006IN-001U-10

David Lipscomb University
Map 117, Various Parcels
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to amend portions of the preliminary master plan for the Institutional Overlay district located between Granny White Pike and Belmont Boulevard, approved for 1,621,300 square feet of various institutional uses to add an additional 27,085 square feet for a total of 1,648,386 square feet and add conference center, performing arts center, academic building, art department buildings, add an additional 293 parking spaces and a request to revise residence halls from dormitories to apartments and change layout, requested by Tuck Hinton Architects for David Lipscomb University, owner.

STAFF RECOMMENDATION: Approve with conditions

XV. OTHER BUSINESS

41. Request for rehearing:

2006S-316U-07

Boyce Subdivision

Map 103-03, Parcel 200

Subarea 7 (2000)

Council District 24 - John Summers

A request for final plat approval to create 2 lots on property located at 146 51st Avenue North, approximately 200 feet south of Wyoming Avenue (0.23 acres), zoned RS7.5, requested by May B. Smith Boyce et vir, owners, H & H Land Surveying, surveyor.

42. RESOLUTION NO. RS2006-1676

A resolution requesting the Metropolitan Planning Commission to update the Council as to all changes in the subdivision regulations since 2004, and to inform the Council in the future whenever modifications to the subdivision regulations are proposed.

43. Review of Westin SP rezoning Conditions

44. Employee contract renewals for David Kleinfelter and John Broome, and amended employee contracts for Jennifer Carlat and Brenda Bernards.

45. Contract renewal for the temporary Professional Planning Services of Melissa Stevens.

46. Executive Director Reports

47. Legislative Update

XVI. ADJOURNMENT

