

REVISED



**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

March 22, 2007

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF MARCH 8, 2007, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. COMMUNITY PLANS

1. 2007CP-01-04

A request to amend the Subarea 4 Plan: 1998 Update by creating a Detailed Neighborhood Design Plan for Larkin Springs Road between Neelys Bend Road and SR 45.

STAFF RECOMMENDATION: Approve Detailed Land Use Plan with Special Policy.

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

ZONING MAP AMENDMENTS

2. 2006SP-174G-06

Newsom Station Townhomes
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: Disapprove.

FINAL PLATS

3. 2007S-037U-14

Dewey Subdivision
Map 073-11, Parcels 111, 113, 114
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request for final plat approval to create 6 lots on properties located at 2246, 2247, and 2251 Cabin Hill Road, approximately 465 feet south of Fairbrook Drive (7.03 acres), zoned RS15, requested by Delle Land Surveying, applicant, for Steve W. Pedigo, owner.

STAFF RECOMMENDATION: Disapprove plat as submitted. If the Commission desires to approve 5 lots, approve with staff conditions.

REVISIONS AND FINAL DEVELOPMENT PLANS

4. **84-87-P-13**

Crossings at Hickory Hollow - Bobcat of Nashville
Map 174-00, Parcel 224
Subarea 13 (2003)
Council District 32 - Sam Coleman

A request to revise the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development district located at Crossings Boulevard (unnumbered), approximately 1,250 feet west of Old Franklin Road, (4.51 acres), to permit the development of a 16,079, square foot heavy equipment sales and service center, requested by Littlejohn Engineering Services, for Crews Crossings LLC, owner.

STAFF RECOMMENDATION: Approve with conditions.

MANDATORY REFERRALS

5. **2006M-231U-09**

BL2006-1304
Renaming Gateway Blvd. to Korean War Vet. Memorial Blvd
Subarea 9 (1997)
Council District 6 – Mike Jameson

A request to amend the Official Street and Alley Acceptance and Maintenance Map for The Metropolitan Government of Nashville and Davidson County, by changing the name of a portion of Gateway Boulevard between Davidson Street and 4th Avenue South to "Korean War Veterans Memorial Boulevard."

STAFF RECOMMENDATION: Disapprove.

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

6. **2007SP-038G-10**

Granny White Pike SP
Map 159-00, Part of Parcel 085 and Part of Parcel 228
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request to change from R40 to SP zoning a portion of properties located at 5638 and 5640 Granny White Pike, approximately 1,150 feet north of Old Hickory Boulevard (3.23 acres), to permit 3 of the 13 proposed lots to have two detached residential units on the same lot, requested by Hawkins Partners, applicant, for Bethel World Outreach Center, owners.

STAFF RECOMMENDATION: Approve with conditions with Stormwater conditions of approval.

7. **2007SP-040G-12**

High Point SP
Map 181-00, Parcel 046
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to change from AR2a to SP zoning to permit 98 dwelling units consisting of 22 courtyard townhouses, 76 rowhouses, and 30,500 commercial square footage within three development phases at 6640 Nolensville Pike, approximately 610 feet north of Concord Hills Drive, with a portion of the property located within a Planned Unit Development District (12.0 acres), requested by Wamble & Associates, applicant, for Shabbir and Zarina Bahora, owners (See also Proposal PUD No. 111-83-G12).

STAFF RECOMMENDATION: Approve with conditions including Public Works conditions of approval.

8. **111-83-G-12**

Beverly Hill Motel PUD
Map 181, Part of Parcel 046
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to cancel a Commercial Planned Unit Development district located at 6640 Nolensville Pike, approximately 700 feet south of Autumn Oaks Drive, classified AR2a and proposed for SP, (3.36 acres), approved for a 16 unit motel and a 3,000 square foot restaurant, requested by John Werne, applicant, for Shabbir and Zarina Bahora, owners.

STAFF RECOMMENDATION: Approve.

9. **2007Z-044U-13**

Map 150-00, Parcel 010
Subarea 13 (2003)
Council District 29 - Vivian Wilhoite

A request to change from AR2a to RS10 zoning property located at 3316 Anderson Road, approximately 230 feet north of Country Hill Road (2.38 acres), requested by TF Homes LLC, owner.

STAFF RECOMMENDATION: Approve.

10. **2007Z-047U-13**

Map 149-03, Parcels 156, 157, 158, and Part of 159
Subarea 13 (2003)
Council District 29 - Vivian Wilhoite

A request to change from MUL and R8 to RS7.5 zoning properties located at 2517 Edge-O-Lake Drive, 2521 Edge-O-Lake Drive, and Edge-O-Lake Drive (unnumbered), approximately 250 feet east of Murfreesboro Pike (.77 acres), requested by Councilmember Vivian Wilhoite.

STAFF RECOMMENDATION: Approve.

11. 2007SP-048U-03

Zion Hill
Map 070-00, Parcel 041
Subarea 3 (2003)
Council District 2 - Jamie D. Isabel, Sr.

A request to change from R10 to SP zoning property located at 2433 Buena Vista Pike, approximately 770 feet west of W. Trinity Lane (5.01 acres), to permit the development of 23 multi-family units and a 250 seat religious institution within a 2-story, 27,000 square foot building, requested by Dale & Associates, applicant, for Zion Hill First African Baptist Church, owner.

STAFF RECOMMENDATION: Approve with conditions.

12. 2007Z-049U-08

Map 081-08, Parcels 491, 492, 493, 494, 495
Subarea 8 (2002)
Council District 19 - Ludy N. Wallace

A request to change from MUN and RM15 to R6 zoning properties located at 1623, 1627, 1631, 1633, and 1635 6th Avenue North, northeast corner of Garfield Avenue and located within the Phillips-Jackson Redevelopment District and Salem Gardens Urban Design Overlay district (.82 acres), requested by Taurus McCann, applicant, for Arthur S. Yokley Jr., Salem Gardens LLC, and Christina Ricks, owners.

STAFF RECOMMENDATION: Approve with the associated cancellation of the Salem Gardens Urban Design Overlay.

13. 2005UD-011U-08

Salem Gardens
Map 081-08, Parcels 491, 492, 493, 494, 495
Subarea 1 (2003)
Council District 19 – Ludy N. Wallace

A request to cancel an Urban Design Overlay district named "Salem Gardens" for properties located at 1623, 1627, 1631, 1633 and 1635 6th Ave. North, at the corner of Garfield Avenue and 6th Avenue North, approved for one mixed-use building allowing four residential/commercial/office ground floor flats, one corner retail space, and eight apartment units, as well as two buildings with four townhouses in each, requested by Taurus McCann, applicant, for Salem Gardens LLC, Christina Ricks, and Arthur C. Yokley Jr., owner.

STAFF RECOMMENDATION: Approve with the accompanying request to rezone the properties to R6.

X. CONCEPT PLANS

14. 2007S-042G-10

Granny White Pike
Map 159-00, Parcels 085, 086, 201, 228
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request for concept plan approval to create 13 lots on properties located at 5638, 5640, 5644 and 5648 Granny White Pike, approximately 1,150 feet north of Old Hickory Boulevard (13.97 acres), zoned R40 and proposed for SP, requested by Bethel World Outreach, owner, Barge Cauthen & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions, including Stormwater conditions of approval.

XI. FINAL PLATS

15. 2007S-048U-13

Ridgeview Final Plat
Map 163-00, Part of Parcel 122
Subarea 13 (2003)
Council District 33 - Robert Duvall

A request for final plat approval to create 1 lot on a portion of property located at Bell Road (unnumbered), approximately 515 feet north of Bell Forge Lane (5.2 acres), zoned MUL and located within the Ridgeview Urban Design Overlay, requested by Ridgeview Heights LLC, owner, Dale & Associates, surveyor.

STAFF RECOMMENDATION: Disapprove.

XII. REVISIONS AND FINAL DEVELOPMENT PLANS

16. 74-79-G-13

Nashboro Village (PUD Cancellation)
Map 135-00, Parcel 276
Subarea 13 (2003)
Council District 29 - Vivian Wilhoite

A request to cancel the Planned Unit Development District Overlay on property located at the southeast corner of Nashboro Boulevard and Flintlock Court that was approved for 144 multi-family units in two six-story buildings (4.48 acres), zoned R10, requested by Councilmember Vivian Wilhoite.

STAFF RECOMMENDATION: Approve.

17. **89P-003G-06**
Still Springs Ridge, Phase I
Map 128-00, Parcel 036
Subarea 6 (2003)
Council District 22 - Eric Crafton

A request to revise the approved preliminary plan for a portion of a residential Planned Unit Development, located at Hicks Road (unnumbered), classified RS20 (49.67 acres), to allow for a new ingress/egress not previously approved on the preliminary PUD plan, requested by Dewaal & Associates, applicant for Greater Middle Tennessee Development, owner.

STAFF RECOMMENDATION: Approve with conditions.

18. **89P-028U-14**
Rudy's Farm - Hampton Inn & Suites
Map 062-00, Parcel 164
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request to revise the preliminary plan and for final approval for a portion of a Commercial Planned Unit Development located at 230 Rudy Circle, approximately 565 feet west of Music Valley Drive, classified CA, (3.91 acres), to permit the development of a 75,888 square foot hotel, requested by Planning Design & Research, applicant, for Pinnacle Hospitality Partners, owner.

STAFF RECOMMENDATION: Approve with conditions.

19. **2005P-018G-12**
Preston Estates, Phase 1B
Map 174-00, Parcel 013, Part of Parcel 022, and Part of Parcel 127
Subarea 12 (2004)
Council District 32 - Sam Coleman

A request for final approval for a portion of a Residential Planned Unit Development district located on a portion of properties at 5814 Pettus Road, Pettus Road (unnumbered) and Preston Road (unnumbered), (10.64 acres), zoned RS15, to develop 15 single-family lots, requested by Ingram Civil Engineering, applicant, CLC Development LLC and Tammy Cotton, owners.

STAFF RECOMMENDATION: Approve with conditions.

XIII. MANDATORY REFERRALS

20. **2007M-020U-03**
Rename County Hospital Road to Bordeaux Boulevard
Subarea 3 (2003)
Council District 1- Brenda Gilmore

An ordinance to change the name of County Hospital Road between John Mallette Drive and Briley Parkway to "Bordeaux Boulevard."

STAFF RECOMMENDATION: Approve.

21. 2007M-021G-13

Stormwater Easement Acceptance for Centex Homes – Lakeside Cove, Phase 3
Map 151, Part of Parcel 016
Subarea 13 (2003)
Council District 33 – Robert Duvall

Request to accept a 20 foot stormwater easement on a portion of property located at end of Skip Jack Drive and Dory Drive from Centex Homes for Project No. 07-DL-0014 (.13 acres), requested by Metro Water Services.

STAFF RECOMMENDATION: Disapprove.

XIV. OTHER BUSINESS

- 22. New employee contract for Brian Sexton
- 23. Executive Director Reports
- 24. Legislative Update

XV. ADJOURNMENT

