

# DRAFT



**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

*April 12, 2007*

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*4:00 PM*

*Howard School Auditorium, 700 Second Ave., South*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF MARCH 22, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. 2006CP-12-06

A request to amend the Bellevue Community Plan: 2003 Update to go from NCO to RLM policy for approximately 141 acres for property located at 8733 Newsom Station Road, requested by Barge, Cauthen and Associates.

**STAFF RECOMMENDATION: Approve**

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

### CONCEPT PLANS

### 2. 2007S-035U-12

Turners Retreat  
Map 160-00, Parcel 022  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request for concept plan approval to create 9 lots on property located at 775 Hill Road, approximately 1,110 feet east of Franklin Pike Circle (9.83 acres), zoned R40, requested by Reece Turner et ux, owners, Dale & Associates, surveyor.

**STAFF RECOMMENDATION: Approve with conditions, including the request for a sidewalk variance along the property frontage of Hill Road to provide the sidewalk in an alternate location.**

### FINAL PLATS

### 3. 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**

## REVISIONS AND FINAL DEVELOPMENT PLANS

### 4. 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**

## IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

### 5. 2006SP-093G-06

Olde Mill  
Map 140-00, Parcel 009  
Map 141-00, Parcel 001  
Subarea 6 (2003)  
Council District 22 - Eric Crafton  
Council District 35 – Charlie Tygard

A request to change from AR2a to SP zoning, property located at 8811 Newsom Station Road and Newsom Station Road (unnumbered), approximately 1700 feet northwest of Coley Davis Road (141.4 acres), to permit 16 two-family units, 35 townhome units, and 197 single-family homes, for a total of 248 units, requested by Dan Barge III, applicant, for Old Mill Partnership and John S. Cowden, owners.

**STAFF RECOMMENDATION: Approve with conditions**

### 6. 2007Z-046G-06

Bellevue Mall Downzoning  
Map 128-00, Parcel 170  
Map 142-00, Parcels 301, 356  
Subarea 6 (2003)  
Council District 22 - Eric Crafton

A request to change 2.69 acres from SCR and 11.95 acres from MUL to RS40 zoning, properties located at 7614 A and B Highway 70 South and 7634 Highway 70 South located within a Planned Unit Development district, approximately 880 feet east of Coley Davis Road (total 14.64 acres), requested by Councilmember Eric Crafton, applicant, for Bellevue Parcel II and Bellevue Parcel LLC, owners.

**STAFF RECOMMENDATION: Disapprove**

7. **94-71-G-06**  
Bellevue Mall PUD Cancellation  
Map 128-00, Parcel 170  
Map 142-00, Parcels 301 and 356  
Subarea 6 (2003)  
Council District 22 - Eric Crafton

A request to cancel a portion (three parcels) of a planned unit development district located at 7614 A and B Highway 70 South, and 7634 Highway 70 South, approximately 880 feet east of Coley Davis Road, zoned SCR and MUL and proposed for RS40 (14.64 acres), requested by Councilmember Eric Crafton, applicant for Bellevue Parcel II and Bellevue Parcel LLC, owners.

**STAFF RECOMMENDATION: Disapprove**

8. **2007Z-050U-14**  
Map 096-09, Part of Parcel 056  
Subarea 14 (2004)  
Council District 15 - J. B. Loring

A request to change from R10 to OL zoning a portion of property located at 316 Donelson Pike, approximately 180 feet north of Emery Drive (1.17 acres), requested by Robert Rutherford, applicant, for David and Tammy Jones, owners.

**STAFF RECOMMENDATION: Approve**

9. **2007Z-052U-14**  
Map 096-09, Part of Parcel 074  
Map 096-09, Parcel 073  
Subarea 14 (2004)  
Council District 15 - J. B. Loring

A request to change from OR20 to OL, R10 to OL, and R10 to OR20 zoning on a portion of properties located at 408 and 410 Donelson Pike, at the northwest corner of Donelson Pike and Lakeland Drive (3.73 acres), requested by Frank Batson Homes Inc., applicant, for Harold Foster et ux and Van Buford Grizzard, owners.

**STAFF RECOMMENDATION: Disapprove**

10. **2007Z-055U-10**  
Map 105-13, Part of Parcel 162  
Subarea 10 (2005)  
Council District 17 - Ronnie E. Greer

A request to change from R8 to MUL zoning property located at 1002 Lawrence Avenue, at the northwest corner of 10th Avenue South and Lawrence Avenue (0.15 acres), requested by Alex Rustioni, applicant, for Scott and Elizabeth Mayo, owners.

**STAFF RECOMMENDATION: Disapprove**

**X. CONCEPT PLANS**

**11. 2007S-071G-14**

Lakeside Meadows, Ph. 4  
Map 110-00, Parcel 181  
Subarea 14 (2004)  
Council District 12 - Jim Gotto

A request for concept plan approval to create 8 lots at 4618 Hessey Road at the southeast corner of Earhart Road and Hessey Road, zoned RS15, (4.88 acres), Karl and Linnae Nelson, owners, Weatherford and Associates LLC, surveyor.

**STAFF RECOMMENDATION: Disapprove**

**XI. FINAL PLATS**

**12. 2007S-061U-10**

Glen Echo Resubdivision Lots 24 & 25  
Map 117-15, Parcel 014  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request for final plat approval to create 2 lots on property located at 1769 Hillmont Drive, approximately 260 feet north of Glen Echo Road (0.71 acres), zoned R10, requested by Russell Parham et ux, owners, Anderson Delk Epps & Associates, surveyor.

**STAFF RECOMMENDATION: Approve with conditions**

**13. 2007S-070U-14**

Bainbridge Satterfield, Replat of Lots 13 & 14  
Map 084-16, Parcel(s) 024, 025  
Subarea 14 (2004)  
Council District 15 – J.B. Loring

A request to modify the lot lines between 2 existing lots located at 148 and 150 McGavock Pike, with one of the two lots having no street frontage but an access easement from McGavock Pike, approximately 52 feet south of Park Drive (2.14 acres), zoned CL, requested by Young, Hobbs and Associates, applicant for William, Leigh Ann Staley and Theodore F. Bertuca, owners.

**STAFF RECOMMENDATION: Approve with conditions including a variance to Section 3-4.2(b) of the Metro Subdivision Regulations which stipulates the difference between minor and major subdivisions.**

**XII. REVISIONS AND FINAL DEVELOPMENT PLANS**

**14. 155-74-G-14**

Larchwood Commercial (Comfort Suites - Final)  
Map 097-13, Parcel 040  
Subarea 14 (2004)  
Council District 14 - Harold White

A request for final approval for a portion of a commercial Planned Unit Development located at 3431 Percy Priest Drive, classified CL (1.2 acres), to permit the development of a 39,360 square foot hotel with 75 units, requested by PBJ Engineering Design, LLC, applicant, for Fox Hospitality, owners.

**STAFF RECOMMENDATION: Approve with conditions**

**15. 90P-019U-13**

Vale Ridge (Townhouses)  
Map 149-00, Part of Parcel 025  
Subarea 13 (2003)  
Council District 28 - Jason Alexander

A request for final approval for a portion of a Planned Unit Development, located at Shiaway Drive (unnumbered), approximately 1,740 feet southwest of the intersection of Una-Antioch Pike and Murfreesboro Pike (10.27 acres), classified RM15, to permit the development of 48 multi-family units, requested by Gerald G. Bucy, applicant, for Fischer & Ford Group LLC, owner.

**STAFF RECOMMENDATION: Disapprove unless Stormwater approves stormwater plans prior to the meeting. If stormwater plans are approved prior to the meeting then staff recommends approval with conditions.**

**XIV. OTHER BUSINESS**

- 16. Executive Director Reports
- 17. Legislative Update

**XV. ADJOURNMENT**

