



**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

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approve (6-0)

III. APPROVAL OF MARCH 22, 2007, MINUTES

Action: Approve (6-0)

IV. RECOGNITION OF COUNCILMEMBERS

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WITHDRAWN**

Action: Approve (6-0)

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: Approve (6-0)

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.

Action: Approve 7-0-1 (Clifton abstained due to late arrival).

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.

Action: Approve with conditions (8-0), 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.

Action: Defer Indefinitely (6-0)

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.

Action: Disapprove (7-1)

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.

Action: Approve with Conditions (7-0-1 Clifton abstained due to late arrival).

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.

Action: Disapprove (6-0)

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.

Action: Disapprove (6-0)

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.

Action: Approve (6-0)

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.

Action: Defer to April 26, 2007, Planning Commission meeting (7-1)

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.

Action: Disapprove (8-0)

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.

Action: Defer to April 26, 2007, Planning Commission meeting (6-0)

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.

Action: Approve with Conditions (6-0)

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.

Action: Approve with Conditions(6-0) 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.

Action: Approve with Conditions (6-0)

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.

Action: Defer to April 26, 2007, Planning Commission meeting (6-0)

XIV. OTHER BUSINESS

16. Rehearing request for Albert Bender for Keeneland Downs, 2004S-345U-13. DENIED by Chairman and Executive Director per the Metro Planning Commission Rule VI.K.2- - No Action Required

17. Executive Director Reports

18. Legislative Update

XV. ADJOURNMENT

