

DRAFT



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

PLANNING COMMISSION: 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 26, 2007

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF APRIL 12, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING

ZONING MAP AMENDMENTS

1. **2007Z-052U-14**
Map 096-09, Part of Parcel 074
Map 096-09, Part of Parcel 073
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request to change from OR20 to OL and R10 to OL 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.

CONCEPT PLANS

2. **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: Approve.

REVISIONS AND FINAL DEVELOPMENT PLANS

3. **90P-019U-13**
Vale Ridge (Townhouses)
Map 149-00, Part of Parcel 025
Subarea 13 (2003)
Council District 28 - Jason Alexander

A request to revise the preliminary plan and for final approval for a residential 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.

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

4. 2006SP-112G-12

Carter Property
Map181-00, Part of Parcel of 052
Subarea 12 (2004)
Council District 31 - Parker Toler

A request for final SP site plan approval for a portion of property located at 6419 Pettus Road, at the end of Autumn Crossing Way (28.89 acres), to permit the development of 69 single-family homes and 64 townhouse units, requested by LandDesign Inc., applicant for James and William Carter, owners.

STAFF RECOMMENDATION: Approve with conditions.

5. 2007Z-054U-10

White Oak Drive and Compton Road
Map 104-14, Various Parcels
Map 117-02, Various Parcels
Map 117-03, Various Parcels
Map 117-07, Various Parcels
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to rezone various properties from R10 to RS10 along Compton Road, Woodlawn Drive, Sharondale Drive, Marlin Avenue, and White Oak Drive (22.61 acres), requested by Councilmember Jim Shulman.

STAFF RECOMMENDATION: Approve.

6. 2007SP-057G-12

Christiansted Park
Map 172-00, Parcel 032
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to change from AR2a to SP zoning property located at 5940 Mt. Pisgah Road, approximately 800 feet east of Edmondson Pike (10.2 acres), to permit the development of 30 single-family lots, requested by Anderson Delk Epps and Associates, applicant, for Charles White, owner.

STAFF RECOMMENDATION: Approve with conditions.

7. **2007Z-058U-10**
Hillsboro-West End
Map 104-06, Various Parcels
Map 104-07, Various Parcels
Map 104-09, Various Parcels
Subarea 10 (2005)
Council District 18 - Ginger Hausser Pepper
Council District 25 - Jim Shulman

A request to rezone various properties from R8 to RS7.5 along 26th Avenue South, 25th Avenue South, Bernard Avenue, 24th Avenue South, Blair Boulevard, Westmoreland Drive, 30th Avenue South, 29th Avenue South, West Linden Avenue, Ashwood Avenue, Sunset Place, Westwood Avenue, Woodlawn Drive, 27th Avenue South, Natchez Trace, Belcourt Avenue, Acklen Avenue Fairfax Avenue, Chesterfield Avenue, Marlborough Avenue, 33rd Avenue South, 32nd Avenue South, Overlook Drive, Hillside Drive, Barton Avenue and Essex Place (282.76 acres), requested by Councilmember's Ginger Hausser-Pepper and Jim Shulman.

STAFF RECOMMENDATION: Approve.

8. **2007Z-059U-10**
Belmont-Hillsboro Conservation Overlay
Map 104-16, Various Parcels
Map 117-04, Various Parcels
Map 118-01, Various Parcels
Subarea 10 (2005)
Council District 18 - Ginger Hausser Pepper

A request to amend the adopted Belmont-Hillsboro Neighborhood Conservation Overlay to include various properties located along Ashwood Avenue, Wildwood Avenue, Brightwood Avenue, Dallas Avenue, Paris Avenue, Cedar Lane, and Clayton Avenue, requested by Councilmember Ginger Hausser, applicant, for various owners.

STAFF RECOMMENDATION: Approve, subject to approval of the proposed overlay by the Metro Historic Zoning Commission prior to the Planning Commission meeting.

9. **2007Z-060U-05**
Expansion of The Urban Zoning Overlay Boundary
Map 072-07, Various Parcels
Map 072-10, Various Parcels
Map 072-11, Various Parcels
Map 072-14, Various Parcels
Map 072-15, Various Parcels
Map 083-03, Various Parcels
Subarea 5 (2006)
Council District 7 - Erik Cole

A request to expand the Urban Zoning Overlay District to various properties located on Riverside Drive, Rosebank Avenue, Greenwood Avenue, Essex Avenue, McGavock Pike, Creighton Avenue, Oakhurst Drive, McKennell Drive, Carter Avenue, Porter Road, Shinkle Avenue, Dorchester Avenue, Evelyn Avenue, Litton Avenue, Piedmont Avenue, Marden Avenue, and Hanover Road (108.99 acres), classified CN, CL, CS, OR20, MUL, R10 and RS10, requested by Councilmember Eric Cole.

STAFF RECOMMENDATION: Approve.

10. **2007Z-062U-05**
Map 072-07, Parcels 294, 295, 296
Subarea 5 (2006)
Council District 7 - Erik Cole

A request to change from RS10 to MUN zoning properties located at 2213 and 2215 Riverside Drive and Riverside Drive (unnumbered), approximately 200 feet south of McGavock Pike (0.54 acres), requested by Dan Heller and Dog Park Investments LLC, owners.

STAFF RECOMMENDATION: Disapprove.

11. **2007SP-063U-10**
New Natchez Trace
Map 117-02, Parcels 060, 061
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to change from R10 to SP zoning properties located at 3017A and 3019A New Natchez Trace, approximately 290 feet north of Sterling Road (0.68 acres), requested by New Natchez Trace Partners One and New Natchez Trace Partners Two, owners.

STAFF RECOMMENDATION: Disapprove.

12. **2007SP-064U-14**
Price's Collision Center
Map 096-01, Parcel 010
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request to change the zoning from CS to SP on property located at 2730 Lebanon Pike, approximately 260 feet west of Old Lebanon Pike, to permit an "automobile repair" use and all other uses permitted by the CS zoning district and for final SP approval of same (1.49 acres), requested by Johnny Harwell of Harwell Motor Company Inc., owner.

STAFF RECOMMENDATION: Approve Preliminary Specific Plan with Conditions, Disapprove. the request to waive the requirement to submit a final site plan.

13. **2007Z-066T**
Prohibit Historic Home Events in Residential Areas

A council bill to prohibit historic home events in residential areas, requested by Councilmember John Summers.

STAFF RECOMMENDATION: Approve with amendments.

14. **2007Z-067T**
Special Exception Uses and the Neighborhood Landmark Overlay District

A council bill to strengthen the special exception (SE) review and enforcement provisions and to clarify the role of the Historic Commission in the review and approval of a Neighborhood Landmark (NL) overlay district to permit a historic home event, requested by Councilmember Emily Evans.

STAFF RECOMMENDATION: Approve with amendments.

15. **2007Z-068T**
Height of Single-Family and Two-Family Dwellings

A request to amend Section 17.12.060 of the Metro Zoning Code regarding the height of single-family and two-family dwellings within the Urban Zoning Overlay, requested by Councilmember David Briley.

STAFF RECOMMENDATION: Approve.

IX. CONCEPT PLANS

16. 2007S-077U-07

Greenway Glen
Map 103-07, Parcels 058, 059, 060, 061
Subarea 7 (2000)
Council District 24 - John Summers

A request for concept plan approval to create 12 lots on properties located at 5500, 5501 and 5505 Knob Road and Knob Road (unnumbered), approximately 1,400 feet west of White Bridge Pike (4.52 acres), zoned R6, requested by Mary Lee Proctor O'Neil Trustee, owner, Dale & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

17. 2007S-082G-14

Cooks Landing
Map 109-00, Parcel 176
Subarea 14 (2004)
Council District 12 - Jim Gotto

A request for concept plan approval to create 42 lots on property located at Stewarts Ferry Pike (unnumbered), approximately 1,880 feet east of Old Hickory Boulevard (17.13 acres), zoned RS15, requested by Cooks Landing GP, owner, Joseph G. Petrosky and Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

18. 2007S-083G-14

Tulip Reserve
Map 086-00, Parcel 043
Subarea 14 (2004)
Council District 12 - Jim Gotto

A request for concept plan approval to create 23 lots on property located at 667 Old Lebanon Dirt Road, at the northwest corner of Tulip Grove Road and Old Lebanon Dirt Road (9.93 acres), zoned RS15, requested by George Dunn, owner, Dale & Associates, surveyor.

STAFF RECOMMENDATION: Disapprove.

X. FINAL PLATS

19. 2007S-088U-07

West Meade Farms, Resub. Lot 67
Map 129-04, Parcel 062
Subarea 7 (2000)
Council District 23 - Emily Evans

A request for final plat approval to create 2 lots on property located at 135 Keyway Drive, approximately 900 feet west of Old Harding Pike (1.05 acres), zoned RS20, requested by Lauren and Jackson Ross and Robert H. Chilton III, owners, Cherry Land Surveying, surveyor.

STAFF RECOMMENDATION: Approve.

XI. REVISIONS AND FINAL DEVELOPMENT PLANS

20. 58-85-P-12

Brighton Village
Map 161-00, Parcels 071, 254
Subarea 12 (2004)
Council District 27 - Randy Foster

A request to revise the preliminary plan and for final approval for a Residential Planned Unit Development located at 5442 and 5444 Edmondson Pike, classified R10, (15.71 acres), to permit the development of 124 multi-family units, requested by Sandhu Consultants International, applicant, for Regent Investments I, Inc., 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.

21. 2005P-005U-07

Harding Place Condominiums
Map 130-01, Parcel 053
Subarea 7 (2000)
Council District 23 - Emily Evans

A request for final approval for a Residential Planned Unit Development located at 112 Harding Place, classified RM40 (0.83 acres), to permit the development of 14 condominium units, requested by Civil Site Design Group, applicant, for Coda Development LLC, owners.

STAFF RECOMMENDATION: Approve with conditions.

- 22. 2005P-031G-03**
Daniel Boone Log Homes
Map 056-00, Part of Parcel 062
Subarea 3 (2003)
Council District 1 - Brenda Gilmore

A request for final approval for a portion of property located at 5134 Ashland City Highway, approximately 800 feet west of Old Hickory Boulevard (20.41 acres), zoned MUL, to permit the development of a 4,116 square foot sales/leasing office building, and a 1,080 square foot office building for a total of 5,196 square feet, requested by Dale & Associates, applicant, for Roger D. Garland, owner.

STAFF RECOMMENDATION: Approve with conditions.

- 23. 2001UD-001G-12**
Lenox Village Lifestyle Center, Ph. 1
Map 172-00, Parcel 243
Subarea 12 (2004)
Council District 31 - Parker Toler

A request for final approval for a portion of the Lenox Village Urban Design, Phase 1 located at 6900 Lenox Village Drive, at the southeast corner of Lenox Village Drive and Nolensville Pike, classified MUL, to permit the development of a Lifestyle Center with 40,206 square feet of restaurant, retail and office uses, 273 residential units, and 617 parking spaces (5-level, 502 space garage and 115 surface spaces) for a total of 635,432 square feet, requested by Batson and Associates, applicant, for Lenox Village III LLC, owner.

STAFF RECOMMENDATION: Approve with conditions.

- 24. 2002UD-001U-10**
Green Hills UDO (Boundary Amendment)
Map 117-14, Parcel 173
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to amend the existing Urban Design Overlay District to add property located at 3821 Green Hills Village Drive to the Green Hills UDO, located along the east side of Cleghorn Avenue, south of Crestmoor Road, (2.54 acres) classified SCR, to require all provisions of the UDO to apply to this property, requested by Councilman Shulman.

STAFF RECOMMENDATION: Approve.

XII. OTHER BUSINESS

- 25.** Recommended Capital Improvements Budget 2007-2008 to 2012-2013
- 26.** Employee contract renewals for Cynthia Wood and Leslie Thompson and a new employee contract for Gregory M. Johnson

27. Executive Director Reports

28. Legislative Update

XIII. ADJOURNMENT

