

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**

May 10, 2007

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF APRIL 26, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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-03-04

Amend the Subarea 4 Plan: 1998 Update to change the land use policies from Residential Low Density (RL) and Residential Medium Density (RM) to Mixed Housing in Corridor General (MH in CG), and Mixed Use in Mixed Use (MxU in MU), with Special Policies for approximately 27 acres located along Myatt Drive between Anderson Lane and State Route 45 and along Anderson Lane between May Drive and Rio Vista Drive.

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

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

CONCEPT PLANS

2. 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.

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

3. 2007SP-053G-12

Innsbrooke Crossing
Map 173-00, Parcels 030, 031, 139
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to change from AR2a to SP zoning properties located at 14775 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 2,150 feet south of Bell Road (80.66 acres), to permit the development of a 323 unit multi-family complex, requested by Anderson Delk Epps and Associates, applicant, for Link Investments, Mary Beth Roland, Lindsey Roland, and J.R. Hughes, owners.

STAFF RECOMMENDATION: Disapprove.

4. **2007SP-065U-10**
Sharondale Drive
Map 117-02, Various Parcels
Map 117-03, Various Parcels
Map 104-14, Parcels 040, 041
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to change from R10 to SP zoning various properties located along Sharondale Drive between Hillsboro Pike and Woodlawn Drive on Sharon Hill Circle and Sharondale Court (29.44 acres), to limit to 33% the number of duplex units permitted on each street, limit each duplex unit to 6,000 square feet, limit new single-family homes to 4,500 square feet, limit to 30 feet the maximum height of each residential unit, and limit the maximum lot coverage to 40%, requested by Councilmember Jim Shulman, applicant, for various property owners.

STAFF RECOMMENDATION: Approve with conditions.

5. **2007Z-069U-09**
Map 082-13, Parcel 321
Subarea 9 (2007)
Council District 19 - Ludye N. Wallace

A request to change from IG to MUG zoning property located at 916 4th Avenue North, approximately 555 feet north of Harrison Street and located within the Phillips-Jackson Street Redevelopment District (3.25 acres), requested by LandDesign Inc., applicant, for Polar Refrigerator Services Inc and US Cold Storage, owners.

STAFF RECOMMENDATION: Approve.

6. **2007Z-072U-10**
Castleman Drive
Map 131-01, Parcels 066, 115, 116, 117, 118
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request to change from R20 to RM20 zoning properties located at 2201, 2211, 2215 and 2217 Castleman Drive and to RM9 for property located at 2208 Castleman Drive, approximately 470 feet west of Hillsboro Pike (2.34 acres), requested by EDGE Planning, applicant, for Joseph Kerr, Sara Whaley, Vivian Hines, Salvatore Formosa, and Paul Riggan, owners.

STAFF RECOMMENDATION: Approval subject to approval of the Castleman Drive UDO (2007UD-001U-10).

7. **2007UD-001U-10**
Castleman Drive UDO
Map 131-01, Various Parcels
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request to apply an Urban Design Overlay district to various properties on Castleman Drive between Trimble Road and Stammer Place, classified R20, (18.38 acres), to permit a maximum of 162 residential dwelling units, requested by Councilmember Lynn Williams, applicant, for various owners.

STAFF RECOMMENDATION: Approve with conditions.

8. **2007Z-073U-14**
Map 095-05, Parcel 102
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request to change from RS15 to OL zoning property located at 2011 Lebanon Pike, approximately 100 feet east of Quinn Circle (.63 acres), requested by Sandy L. Jennisch, owner.

STAFF RECOMMENDATION: Disapprove.

9. **2007SP-074G-14**
The Corner of Old Hickory
Map 044-00, Parcel 026
Subarea 14 (2004)
Council District 11 - Feller Brown

A request to change from OR20 to SP zoning property located at Robinson Road (unnumbered), at the southeast corner of Robinson Road and Industrial Drive (15.99 acres), to permit the development of 71,750 square feet of office/retail space and 165 multi-family units, requested by Dale & Associates, applicant, for CP Construction LLC, owners.

STAFF RECOMMENDATION: Approve with conditions.

10. **2007Z-075U-11**
Map 119-01, Parcel 141
Subarea 11 (1999)
Council District 16 Anna Page

A request to change from R6 to IWD zoning property located at 2214 Wickson Avenue, approximately 180 feet south of Glenrose Avenue (.28 acres), requested by Dale & Associates, applicant, for Douantkesone LIT, owner.

STAFF RECOMMENDATION: Disapprove.

- 11. 2007Z-076U-14**
Map 062-00, Parcel 138
Map 062-07, Parcel 003
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request to change from AR2a to RS15 zoning property located at Pennington Bend Road (unnumbered) and 2931 Western Hills Drive, approximately 2,080 feet north of McGavock Pike (64.05 acres), requested by Lose & Associates, applicant, for William A. and Donna C. Strasser, Trustees.

STAFF RECOMMENDATION: Approve.

- 12. 2007SP-078G-12**
Lenox West
Map 172-12, Parcel 001
Map 172, Part of Parcel 92
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to change from R15 to SP zoning property located at 6101 Nolensville Pike and a portion of property located at 6117 Nolensville Pike, approximately 330 feet south of Bradford Hills Drive (5.02 acres), to permit the development of a 4,500 square foot commercial building and 70 multi-family units in 3 buildings, requested by Anderson, Delk, Epps & Associates, applicant, for Thomas Bozman et ux, owners.

STAFF RECOMMENDATION: Approve with conditions.

- 13. 2007SP-079U-13**
Campbell Crossing
Map 164-00, Parcel 065
Subarea 13 (2003)
Council District 33 - Robert Duvall

A request to change from AR2a to SP zoning property located at 6018 Mt. View Road, approximately 830 feet south of Hamilton Church Road (9.95 acres), to permit the development of 62 townhomes, requested by Anderson, Delk, Epps & Associates, applicant, for Carol Driver, owner.

STAFF RECOMMENDATION: Approve with conditions.

14. 2007SP-080U-13

Montgomery Downs
Map 136-00, Parcels 071, 113
Map 136-14, Parcels 167, 168, 169
Subarea 13 (2003)
Council District 29 -Vivian Wilhoite

A request to change from R20 to SP zoning properties located at 2801 and 2803 Smith Springs Road and Starboard Drive (unnumbered), approximately 320 feet west of New Smith Springs Road (15.43 acres), to permit the development of 138 townhomes, requested by Anderson, Delk, Epps & Associates, applicant, for James and Russell Jones and Melvin Jones et ux, owners.

STAFF RECOMMENDATION: Disapprove.

15. 2007Z-082G-06

Map 114-00, Part of Parcel 285
Subarea 6 (2003)
Council District 23 - Emily Evans

A request to change from R40 to RM9 a portion of property located at Sonya Drive (unnumbered), approximately 675 feet east of Old Hickory Boulevard (3.02 acres), requested by Tom Powers, applicant, for Gospel Chapel, owner.

STAFF RECOMMENDATION: Approve with conditions, including a condition that there be no development in areas of steep slopes.

16. 2007Z-083U-12

Map 160-00, Parcel 114
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to change from R40 to RM6 zoning property located at 5613 Valley View Road, approximately 375 feet south of Old Hickory Boulevard (1.1 acres), requested by W. Glenn Bradham, owner.

STAFF RECOMMENDATION: Approve.

17. 2007Z-086U-10

Map 131-01, Parcel 023
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request to change from R20 to RM4 zoning property located at 2202 Hobbs Road (rear), approximately 350 feet west of Stammer Place (.98), requested by Gresham Smith & Partners, applicant, for Arthur A. Schlott, owner. (See also PUD Proposal No. 2003P-013U-10)

STAFF RECOMMENDATION: Approval subject to approval of the Village Hall PUD (2003P-013U-10).

- 18. 2003P-013U-10**
Village Hall
Map 131-02, Parcel 023
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request to amend the Planned Unit Development located at 2202 Hobbs Road, approximately 350 feet east of Stammer Place, classified R20, (.98 acres), to permit the development of 4 dwelling units in two structures, requested by Gresham Smith & Partners, applicant, for Arthur A. Schlott, owner.

STAFF RECOMMENDATION: Approve with conditions.

- 19. 2007Z-089G-12**
Map 172-00, Parcel 149
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to change from R20 to RS15 zoning property located at 265 Holt Hills Road, terminus of Christiansted Lane, (10.02 acres), requested by Wamble & Associates, applicant, for Rubel Shelly et ux, owners.

STAFF RECOMMENDATION: Approve.

- 20. 2007Z-090U-11**
Map 105-10, Parcels 131, 132, 133, 260, 262, 264
Subarea 11 (1999)
Council District 17 - Ronnie E. Greer

A request to change from IR to MUG zoning property located at 700 and 712 Wedgewood Avenue and 1900, 1902, and 1904 Lindell Avenue, northwest and southwest corners of the Wedgewood Avenue/Lindell Avenue intersection (2.52 acres), requested by Warren Patin and Color Company, owner.

STAFF RECOMMENDATION: Disapprove.

X. CONCEPT PLANS

- 21. 2007S-073U-03**
Nocturne Village
Map 070-03, Parcels 006, 007
Map 070-07, Parcels 062, 063
Subarea 3 (2003)
Council District 2 - Jamie D. Isabel, Sr.

A request for concept plan approval for a 50-lot cluster subdivision on property located at Overall Street (unnumbered), 869 West Trinity Lane, and West Trinity Lane (unnumbered), northeast corner of West Trinity Lane and Overall Street, zoned RS7.5 and RS20, Nocturne Village Investors, owner, Wamble Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

22. 2007S-075U-03

Doak Estates
Map 080-04, Parcel 109
Subarea 3 (2003)
Council District 2 - Jamie D. Isabel, Sr.

A request for concept plan approval to create 6 lots on property located at 3101 Doak Avenue, approximately 580 feet east of South Hamilton Road (2.53 acres), zoned RS10, requested by Kevin Hemphill, owner, Field to Finish, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

XI. FINAL PLATS

23. 2006S-371U-07

Jocelyn Hills, Section 1
Map 129-06, Parcels 010, 011, 050, 051, 057
Map 129-02, Parcels 045
Subarea 7 (2000)
Council District 23 - Emily Evans

A request for final plat approval to create eight lots on various properties located at 200 Baskin Drive, Baskin Drive (unnumbered) and Clearbrook Drive (unnumbered), between the southern end of Baskin Drive and the northern end of Clearbrook Drive (20.42 acres), zoned RS40, requested by W. Allen Cargile, owner, Campbell McRae & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

24. 2007S-092U-12

BJ Homebuilders Subdivision, Sec. 2
Map 147-10, Parcels 216, 217
Subarea 12 (2004)
Council District 27 - Randy Foster

A request for final plat approval to revise a previously recorded plat to allow two duplex units to be developed on properties located at 5036 and 5038 Edmondson Pike, approximately 295 feet south of Durrett Drive (0.88 acres), zoned R10, requested by Jackie Ziglesky, owner, Walter Davidson & Associates, surveyor.

STAFF RECOMMENDATION: Approve.

25. 2007S-096G-04

Strong Tower Subdivision
Map 043-15, Parcels 167, 168, 169, 170
Subarea 4 (1998)
Council District 9 - Jim Forkum

A request for final plat approval to create 6 lots on property located at 105, 107 and 117 Larkin Springs Road and Larkin Springs Road (unnumbered), approximately 260 feet south of Larkin Springs Road (2.62 acres), zoned RS7.5, requested by Strong Tower LLC, owner, Mark Devendorf, surveyor.

STAFF RECOMMENDATION: Disapprove.

26. **2007S-100U-08**
Salem Gardens
Map 081-08, Parcels 494, 495
Subarea 8 (2002)
Council District 19 - Ludye N. Wallace

A request for final plat approval to create 3 lots on properties located at 1633 and 1635 6th Avenue North, at the southwest corner of 6th Avenue North and Garfield Street (0.42 acres), zoned MUN and located within an Urban Design Overlay, requested by Salem Gardens LLC and Christina Ricks, owner, Dale & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions, including a variance to Section 2-1.2 of the Metro Subdivision Regulations to allow the subdivision to be approved as a minor subdivision.

27. **2007S-101U-08**
Garfield Place
Map 081-08, Parcel 418
Subarea 8 (2002)
Council District 19 - Ludye N. Wallace

A request for final plat approval to create 3 lots on property located at 600 Garfield Street, at the northwest corner of Garfield Street and 6th Avenue North (0.43 acres), zoned MUN, requested by Tennessee Home Builders LP, owner, Dale & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions, including a variance to Section 2-1.2 of the Metro Subdivision Regulations to allow the subdivision to be approved as a minor subdivision.

XII. REVISIONS AND FINAL DEVELOPMENT PLANS

28. **2005SP-170U-05**
Walden Phase 1a
Map 083-06, Part of Parcel 379
Subarea 5 (2006)
Council District 6 - Mike Jameson

A request for approval of a portion of a final site plan for a portion of property located at 1900 Eastland Avenue, at the southeast corner of Eastland Avenue and N. 18th Street (1.64 acres), to permit the development of 2,235 square feet of office space, 2,235 square feet of retail space, 3,465 square feet of restaurant space, and 8 multi-family units, requested by Civil Site Design Group LLC, applicant for March Egerton, owner.

STAFF RECOMMENDATION: Approve with conditions.

- 29. 201-69-G-12**
Starpointe, Ph. 1 & 2
Map 183-00, Parcels 009, 036
Subarea 12 (2004)
Council District 31 - Parker Toler
- A request for final approval of a Planned Unit Development located at 13105 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Muci Drive, classified CS (5.0 acres), to permit the development of a 100 unit hotel containing 74,250 square feet and 12,500 square feet of retail space, requested by Lukens Engineering, applicant, for Byron Bush, owner.
- STAFF RECOMMENDATION: Approve with conditions.**
- 30. 74-79-G-13**
Nashboro Village (PUD Cancellation)
Map 135-00, Parcel 418
Subarea 13 (2003)
Council District 29 - Vivian Wilhoite
- A request to cancel a portion of a Planned Unit Development overlay district, that portion being located at the southwest corner of Nashboro Boulevard and Flintlock Court, zoned One and Two-Family Residential (R10) (3.46 acres), approved for approximately 27,600 square feet of commercial, requested by Councilmember Vivian Wilhoite.
- STAFF RECOMMENDATION: Disapprove.**
- 31. 300-84-U-04**
Coventry Woods, Sec. 2
Map 052-01, Parcels 148, 149
Subarea 4 (1998)
Council District 9 -Jim Forkum
- A request to revise the preliminary plan and for final approval of a Planned Unit Development District located at 421 and 501 Forest Park Road, approximately 720 feet north of Neeley's Bend Road, classified RS5 district, (4.05 acres), to remove a pool house and pool and permit the construction of 47 multi-family units, requested by Dale and Associates, appellant, for Hermosa Holdings, owner.
- STAFF RECOMMENDATION: Disapprove. If approved, staff recommends that it be considered an amendment to the preliminary plan and that plan be redesigned to address the issues identified in this staff report.**

- 32. 23-85-P-13**
 Forest View Park (PUD Cancellation)
 Map 150-00, Parcel 237
 Subarea 13 (2003)
 Council District 29 - Vivian Wilhoite
- A request to cancel the Planned Unit Development District Overlay on property located at Forest View Drive (unnumbered), approximately 400 feet east of Murfreesboro Pike, that was previously approved for 212 multi-family units (7.84 acres), zoned R10, requested by Councilmember Vivian.
- STAFF RECOMMENDATION: Disapprove.**
- 33. 78-86-P-12**
 The Shoppes at Shadow Glen (Southmark Commerical)
 Map 161-00, Parcel 258
 Subarea 12 (2004)
 Council District 31 - Parker Toler
- A request for final approval for a portion of the Commercial Planned Unit Development located at 5843 Nolensville Pike, classified CL, (1.08 acres), to permit the development of 11,170 square feet of retail and office space in a two-story building, requested by Civil Site Design, for Patricia Embree, owner.
- STAFF RECOMMENDATION: Approve with conditions.**
- 34. 2004P-033G-06**
 Loveless Café
 Map 169, Parcels 013, 014
 Subarea 6 (2003)
 Council District 35 - Charlie Tygard
- A request to amend the preliminary plan for a Planned Unit Development district located at 8400 Highway 100, along the north side of Highway 100 and the west side of Westhaven Drive, classified CL, (8.4 acres), to add 4 acres of land located at 8960 McCrory Lane, revise the overall site layout, and to increase the approved total square footage from 22,475 square feet to 25,472 square feet with 12,612 square feet of retail, 4,860 square feet of restaurant, 8,000 square feet of banquet hall and 279 parking spaces, requested by Tuck Hinton Architects, for Loveless Properties LLC and P.E. Ventures LLC, owners.
- STAFF RECOMMENDATION: Approve with conditions.**
- 35. 2006P-007G-12**
 Cane Ridge Estates
 Map 174, Parcel 075
 Subarea 12 (2004)
 Council District 32 - Sam Coleman
- A request to revise the preliminary plan and for final approval of a Planned Unit Development located east of Cane Ridge Road, at the terminus of Bison Court, classified RS10, (10.00 acres), to permit the development of 29 single-family lots, requested by Dale and Associates, for R.J. Rentals, owner.
- STAFF RECOMMENDATION: Approve with conditions.**

- 36. 2003UD-003U-13**
Ridgeview UDO, Ph. 1
Map 163-00, Parcel 122
Subarea 13 (2003)
Council District 33 -Robert Duvall

A request to revise the preliminary and for final approval for a portion of the mixed-use Ridgeview Urban Design Overlay district located on the east side of Bell Road (unnumbered), zoned RM9 and MUL (29.5 acres), to permit the construction of 150 units consisting of 099 attached townhouses, 22 attached patio units, 5 lots 35' wide, and 24 lots 50' wide, replacing 99 attached townhouses, 27 lots 35' wide, and 24 lots 50' wide, requested by Dale and Associates, applicant for Ridgeview Heights, LLC, owner.

STAFF RECOMMENDATION: Approve with conditions.

XIII. OTHER BUSINESS

- 37.** Executive Director Reports
38. Legislative Update

XIV. ADJOURNMENT

