

REVISED



**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 24, 2007

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF MAY 10, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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-04-14

Map 044-00, Parcel 026
Subarea 14 (2004)
Council District 11 - Feller Brown

A request to amend the Donelson-Hermitage-Old Hickory Community Plan: 2004 Change a portion of the detailed land use policy from Mixed Housing in Community Center policy (MH in CC) to Mixed Use in Community Center (MU in CC) for approximately 16 acres located in the Old Hickory Detailed Neighborhood Design Plan at the southeast corner Industrial Drive and Robinson Road.

STAFF RECOMMENDATION: Approve.

2. 2007CP-05-08

Map 081-04, Parcel 239
Subarea 8 (2002)
Council District 2 - Jamie D. Isabel, Sr.

A request to change the ‘Detailed Land Use Plan’ Element in the “MetroCenter/North Rhodes Park” Detailed Neighborhood Design Plan [Appendix E-14 of the North Nashville Community Plan] as follows: from Commercial (Com) and Parks Reserves and Other Open Space (PR) to Mixed Use (MxU) for parcel 239 on Map 081-04.

STAFF RECOMMENDATION: Approve.

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

ZONING MAP AMENDMENTS

3. 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.

FINAL PLATS

4. **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: Approve with conditions.

REVISIONS AND FINAL DEVELOPMENT PLANS

5. **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.

6. **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.

IV. PUBLIC HEARING: ZONING MAP AMENDMENTS

7. 2006SP-161U-09

The Crown (Amend. #1)
Map 093-064, Parcels 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073,
074, 075
Subarea 9 (2007)
Council District 6 - Mike Jameson

A request to amend the Crown SP to modify the number of required parking spaces from 1,189 spaces to that required by the CF zoning district, zoned SP and within the Rutledge Hill Redevelopment District (1.58 acres), requested by B S Nashville LLC, applicant, for The Carrell Family LLC, owner.

STAFF RECOMMENDATION: Approve with conditions.

8. 2007SP-012G-12

Sugar Valley Place (Final)
Map 181-00, Part of Parcel 279
Subarea 12 (2004)
Council District 31 - Parker Toler

A request for final SP approval to construct 40 townhomes on property located at Nolensville Pike (unnumbered), between Sunnywood Drive and Culbertson Road (10.07 acres), requested by Anderson, Delk, Epps & Associates, applicant, for SAF Properties, owner.

STAFF RECOMMENDATION: Approve with conditions.

9. 2007Z-077U-08

Map 081-04, Parcel 239
Subarea 8 (2002)
Council District 2 - Jamie D. Isabel, Sr.

A request to change from CS to RM15 zoning property located on Athens Way approximately 510 feet south of Metrocenter Boulevard (5.62 acres), requested by Apartment Development Services Ltd., applicant, for American Realty Trust Inc., owner.

STAFF RECOMMENDATION: Approve, subject to the approval of the associated Planned Unit Development and Community Plan Amendment.

10. 2007P-002U-08

Parc at Metrocenter II
Map 081-04, Parcel 239
Subarea 8 (2002)
Council District 2 - Jamie D. Isabel, Sr.

A request for preliminary PUD approval for property located at Vantage Way Court (unnumbered), (2.71 acres), to permit a 64 unit multi-family complex in 4 buildings, requested by Bernard L. Weinstein & Associates, applicant, for American Realty Trust, Inc., owner.

STAFF RECOMMENDATION: Approve with conditions.

- 11. 2007SP-084U-05**
10th and Russell Street
Map 083-09, Parcel 207
Subarea 5 (2006)
Council District 6 - Mike Jameson

A request to change from OR20 to SP zoning property located at 205 South 10th Street, southeast corner of Russell Street and South 10th Street and within the Lockeland Springs-East End Neighborhood Conservation Overlay district, (.89 acres), to permit a total of 53,851 square feet containing 3 retail units and 39 residential units, requested by Jim Nickle, applicant, for United Neighborhood Health Services Inc., owner.

STAFF RECOMMENDATION: Approve with conditions.

- 12. 2007Z-092U-14**
Map 095-16, Parcels 001, 002, 003, 004
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request to change from R10 to ORI zoning properties located at 2514, 2518, and 2522 Elm Hill Pike, approximately 350 feet west of Emery Drive (12.33 acres), requested by Pauline Maupin, applicant, for Charline and Henry Winstead and H.H. and Pauline Maupin, owners.

STAFF RECOMMENDATION: Approve.

- 13. 2007Z-093U-10**
Map 117-08, Various Parcels
Map 117-12, Various Parcels
Map 118-05, Various Parcels
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to rezone various properties from R10 to RS10 along Battlefield Drive, Clifton Lane, Woodmont Boulevard, Granny White Pike, Noelton Avenue, Lealand Lane, Snowden Road, Sutton Hill Road, Craig Avenue, Marengo Lane, McNairy Lane, Park Terrace, Spring Brook Drive, Pleasant Valley Road, Woodhaven Road, and Crestridge Drive (142.42 acres), requested Councilmember Jim Shulman.

STAFF RECOMMENDATION: Approve.

14. 2007Z-094U-10

Map 117-08, Parcels 251, 252, 253, 254, 255

Map 117-12, Parcels 029, 030

Subarea 10 (2005)

Council District 25 - Jim Shulman

A request to rezone from R10 to RS10 properties located at 1207, 1209, 1211, 1213, and 1215 Battlefield Drive; 1206 and 1208 Clifton Lane, west of Granny White Pike (2.18 acres), requested by Councilmember Jim Shulman, for Esther Barksdale, Stephen, Rosa, Samuel Parish, Emily Burnett, James and Mary Stewart, Robert and Emily Walters, Pamela Price-Williams, and Ernest Sheesley.

STAFF RECOMMENDATION: Approve.

15. 2007SP-095U-13

Signature Transportation

Map 134-15, Parcel 001

Subarea 13 (2003)

Council District 28 - Jason Alexander

A request to change the zoning from CS to SP on property located at 1306 Antioch Pike, approximately 600 feet south of Antioch Pike, to permit a limousine service use and all other uses permitted by the CS zoning district and for final SP approval of same (1.1 acres), requested by Duclos Surveying & Design, applicant, Wallace J. Hutcherson, owner.

STAFF RECOMMENDATION: Approve with conditions.

16. 2007Z-096G-14

Map 075-10, Parcel 213

Subarea 14 (2004)

Council District 11 - Feller Brown

A request to change from SCR to CS zoning property located at 4125 Lebanon Pike, approximately 250 feet south of Tyler Road and located within a Planned Unit Development (0.81 acres), requested by Joseph G. Petrosky Associates, LLC, applicant, for Quaker State Mini-Lube, Inc., owners. (See also PUD Cancellation 128-78-G-14).

STAFF RECOMMENDATION: Approve.

17. 128-78-G-14

Hermitage Business Center - Mini-Lube Cancellation

Map 075-10, Parcel 213

Subarea 14 (2004)

Council District 11 - Feller Brown

A request to cancel the Planned Unit Development District Overlay on property located at 4125 Lebanon Pike, approximately 250 feet south of Tyler Road, that was previously approved for 1,936 square feet of automobile convenience uses (0.81 acres), zoned SCR and proposed for CS, requested by Joseph G. Petrosky Associates, applicant, Q Lube, Inc., owner. (See also Zone Change Proposal No. 2007Z-096G-14).

STAFF RECOMMENDATION: Approve.

- 18. 2007Z-097U-03**
Map 069-00, Parcel 235
Subarea 3 (2003)
Council District 1 - Brenda Gilmore

A request to change from SCN to RM15 zoning property located at Clarksville Pike (unnumbered), north of W. Hamilton Avenue and located within a Planned Unit Development (6.93 acres), requested by Cascades KR, LLC, owner. (See also PUD Amendment Proposal No. 68-87-U-03).

STAFF RECOMMENDATION: Approve, subject to approval of NorthSide Station PUD.

- 19. 68-87-P-03**
Northside Station (Pud Amendment)
Map 069-00, Parcel 235
Subarea 3 (2003)
Council District 1 - Brenda Gilmore

A request to amend the preliminary plan for a portion of the commercial Planned Unit Development located on at Clarksville Pike (unnumbered), north of W. Hamilton Avenue, classified SCN and proposed for RM15 (6.93 acres) to permit the development of 39 townhomes, 19 cottages, and 8 duplex units, requested by Affordable Housing Resources, applicant, for Cascades KR LLC, owner. (See also Zone Change Proposal No. 2007Z-097U-03).

STAFF RECOMMENDATION: Approve with conditions.

- 20. 2007Z-101G-12**
Map 183-00, Parcel 112
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to change from AR2a to RS10 zoning property located at 312 Battle Road, approximately 930 feet south of Old Hickory Boulevard (6.34 acres), requested by Perfecting Faith Ministries, owners.

STAFF RECOMMENDATION: Disapprove.

- 21. 2007Z-102T**
2007 Application Fee Increases

A request to increase the zoning application fees for year 2007, requested by Metro Planning Department.

STAFF RECOMMENDATION: Approve.

22. 2007Z-109T
Parking Garage Liner Buildings

A request to amend Section 17.12.070 of the Metro Zoning Code relative to special floor area ratio (FAR) provisions, allowing the floor area of parking garage liner buildings fronting a public street or public space to be exempt from the calculation of floor area ratio, requested by Metro Planning Staff and sponsored by Councilmember Jameson.

STAFF RECOMMENDATION: Approve.

X. FINAL PLATS

23. 2007S-093U-12
Holt Property Final Plat
Map 147-08, Parcel 021
Subarea 12 (2004)
Council District 30 - Jim Hodge

A request for final plat approval to create 2 lots on property located at 4357 Goins Road, at the southwest corner of Goins Road and Taylor Road (0.54 acres), zoned R6, requested by Kathy Holt Register and Clarence Register, owners, Jason Smith, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

24. 2007S-108U-10
Waverly Vaulx Subdivision
Map 105-13, Parcel 411, 412
Subarea 10 (2005)
Council District 17 - Ronnie E. Greer

A request for final plat approval to create 4 lots on property located at 2308 and 2310 Vaulx Lane, at the northeast corner of Vaulx Lane and 9th Avenue South (1.15 acres), zoned R10, requested by Vincent Messina, owner, Wamble & Associates, surveyor.

STAFF RECOMMENDATION: Approve.

- 25. 2007S-125G-14**
Hermitage Commons
Map 086-00 Part of Parcels 018, 020
Subarea 14 (2004)
Council District 14 - Harold White

A request for final plat approval to create 3 lots on a portion of properties located at Cortez Court (unnumbered) and Old Lebanon Dirt Road (unnumbered), approximately 255 feet south of Panama Drive (8.01 acres), zoned CS, requested by Hermitage Commons, LLC, owner, Cherry Land Surveying, Inc., surveyor.

STAFF RECOMMENDATION: Approve with conditions, including extending of the public utility easement, label the 20 foot sewer easement as public, labeling the greenway easement as "Conservation Greenway Public Access Trail Easement Area," and including the area located in the floodway, the floodway buffer plus an additional 25 feet, and posting a bond for water and sewer infrastructure must be posted prior to the recording of the final plat.

XI. REVISIONS AND FINAL DEVELOPMENT PLANS

- 26. 47-86-P-02**
Nashville Business Center (Cintas)
Map 050-00, Parcel 130
Subarea 2 (2006)
Council District 3 - Walter Hunt

A request to revise the preliminary and for final approval of a Planned Unit Development located at 3400 Briley Park Boulevard N., northwest corner Briley Park Boulevard N. and Brick Church Lane (4.94 acres), to permit a secondary access point onto Briley Park Boulevard N. and to add 26 parking spaces, zoned IWD, requested by CEI Engineering, applicant, for CINTAS Corporation No. 1, owner.

STAFF RECOMMENDATION: Approve with conditions.

- 27. 27-87-P-03**
Creekside Trails Phase 7
Map 058-00, Part of Parcel 207
Subarea 3 (2003)
Council District 1 - Brenda Gilmore

A request to revised conditions of the final approval for Phase 7, of the Planned Unit Development located along the north side of Cato Road and the west side of Briley Parkway, zoned RS15, (18.6 acres), to develop 64 single-family lots, requested by Anderson Delk, Epps and Associates, applicant, for Tennessee Contractors, Inc., owner.

STAFF RECOMMENDATION: Approve with conditions.

- 28. 2005UD-003G-12**
Carothers Crossing, Final Site Plan
(Temporary Sales Center)
Map 188-00, Parcel 008
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to revise the final site plan of the approved Urban Design Overlay district at 7287 Carothers Road, to permit a revision to the approved site plan to allow for the 2,600 square foot temporary sales center, and equipment building and a 27 vehicle parking lot, requested by Wood Ridge Investments, LLC, applicant/owner.

STAFF RECOMMENDATION: Defer or disapprove unless a recommendation of approval is received from Stormwater prior to the Planning Commission Meeting.

XII. OTHER BUSINESS

- 29.** New employee contract for Robert Leeman and an amended employee contract for Jason Swaggart.
- 30.** Contract between the Regional Transportation Authority (RTA) and the Nashville-Davidson County MPC, acting on the behalf of the Nashville Area MPO for Commuter Rail Planning Services.
- 31.** Executive Director Reports
- 32.** Legislative Update

XIII. ADJOURNMENT

