

DRAFT



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

PLANNING COMMISSION: Ann Nielson
James McLean, Chairman Victor Tyler
Phil Ponder, Vice Chairman Councilman J.B. Loring
Stewart Clifton Eileen Beehan, representing Mayor Bill Purcell
Judy Cummings
Tonya Jones

AGENDA OF THE METROPOLITAN PLANNING COMMISSION

June 14, 2007

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF MAY 24, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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-02-07

Amend the Subarea 7 Plan: 1999 Update to change the land use policies for three separate areas from: from Residential Medium-High Density (RMH) to Residential Low Density (RL) policy for approximately 13 acres located between Highway 70S and Brookmont Terrace; from Residential Medium High Density (RMH) to Residential Low-Medium Density (RLM) policy for approximately 8 acres located along the north margin of Percy Warner Boulevard and the west margin of Vaughns Gap Road; and from Residential Low Density (RL) to Neighborhood Center (NC) policy for approximately 4 acres located along Highway 100.

STAFF RECOMMENDATION: Approve.

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

ZONING MAP AMENDMENTS

2. 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, Marsden Avenue, Hanover Road (108.99 acres), classified CN, CL, CS, OR20, MUL, R10 and RS10, requested by Councilmember Erik Cole.

STAFF RECOMMENDATION: Approve.

3. **2007UD-001U-10**
Castleman Drive UDO
Map 131-01, Parcel Various
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.

4. **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, owner.

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

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 Wilhoite.

STAFF RECOMMENDATION: Disapprove.

7. **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: Disapprove as submitted. Approval with conditions, including a condition adopting the site plan as revised by staff.

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

8. **2007SP-028U-13**
Ralph Mello
Map163-00, Parcels 064, 065
Subarea 13 (2003)
Council District 32 - Sam Coleman

A request to change from AR2a to SP zoning property located at 5160 and 5166 Hickory Hollow Parkway, approximately 1,630 feet west of Hickory Hollow Place (3.81 acres), requested by Ralph Mello, William B. Owen, Trustee, and Philip D. Warren, owners.

STAFF RECOMMENDATION: Disapprove as submitted. Approval with conditions, including a condition adopting the site plan as revised by staff.

9. **2007SP-081G-06**
Mt. Laurel Reserve
Map 128-00, Parcel 038
Subarea 6 (2003)
Council District 22 - Eric Crafton

A request to change from R20 to SP zoning property located at Hicks Road (unnumbered), approximately 1,160 feet east of Sawyer Brown Road (36.25 acres), to permit the development of 106 attached units, requested by Dale & Associates, applicant, for Dudley and Arthur G. Ford et al, owners.

STAFF RECOMMENDATION: Approve with conditions, including a condition requiring Fire Marshal approval before 3rd reading at Metro Council.

10. **2007SP-099U-08**
1702 Charlotte Avenue
Map 092-08, Parcel 158 and Part of Parcels 153, 154, 155, & 156
Subarea 8 (2002)
Council District 19 - Ludye N. Wallace

A request to change from CS to SP zoning a property located at 1702 Charlotte Avenue and from R6 to SP a portion of properties located at 11701, 1702, 1703, and 1705 Pearl Street and Pearl Street (unnumbered), at the northeast corner of Charlotte Street and Fisk Street (2.04 acres), to permit a hotel/motel use with a maximum of 10 beds in one structure, a 1,500 square foot outpatient clinic, and a 49,000 square foot office use for a total of 54,500 square feet, requested by Civil Site Design Group PLLC, applicant, for Ron Calahan and Fred Dance, owners.

STAFF RECOMMENDATION: Approve with conditions.

11. **2007Z-105U-14**
Map 084-16, Parcel 020
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request to change from RS10 to CL zoning property located at 138 McGavock Pike between Stinson Road and Park Drive, approximately 1,030 feet north of Lebanon Pike (1.07 acres), requested by David E. Porter, Sr., owner.

STAFF RECOMMENDATION: Disapprove.

12. **2007Z-106U-07**
Map 091-02, Parcels 068, 069, 070
Subarea 7 (2000)
Council District 20 - Billy Walls

A request to change from CS to IR zoning properties located at 6101, 6103 and 6105 Centennial Boulevard, at the southwest corner of Centennial Boulevard and 61st Avenue North (0.72 acres), requested by Mike and Dana Ragan, owners.

STAFF RECOMMENDATION: Disapprove.

- 13. 2007Z-107G-01**
Map 023, Part of Parcels 032 and 034
Subarea 1 (2003)
Council District 3 - Walter Hunt

A request to rezone from AR2a to CS a portion of property from 807, 809 Claylick Court, south of I-24 (.46 acres), requested by Darrell and Tammy Metcalfe, Wiley Higgins, Brenda Higgs, and Claude Wair.

STAFF RECOMMENDATION: Disapprove.

- 14. 2007Z-108G-06**
Map 155-00, Parcel 233
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to change from RS40 to RS10 zoning property located at 8276 Collins Road, approximately 1,370 feet west of Highway 100 (3.04 acres), requested by J. Terrence O'Rourke, owner.

STAFF RECOMMENDATION: Approve.

X. CONCEPT PLANS

- 15. 2007S-145U-07**
Patina II, 1st Rev.
Map 103-02, Parcel 070, 071, 072
Subarea 7 (2000)
Council District 24 - John Summers

A request for a revision to the previous concept plan approval to create 17 lots on properties located at 216, 218, and 222 Orlando Avenue, approximately 425 feet north of Burgess Avenue, zoned R6 (3.83 acres), requested by Shamrock Holdings, Inc., owner, Joseph G. Petrosky Associates, LLC, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

XI. FINAL PLATS

- 16. 2007S-133U-10**
Noelton Plan, Resub. Lots 1 & 2
Map 118-09, Parcel 005
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request for final plat approval to create 2 lots on property located at 3297 Lealand Lane, at the southwest corner of Lealand Lane and Battlefield Drive (0.84 acres), zoned R10, requested by Keystone LLC, owner, Smith Land Surveying, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

17. **2007S-134U-05**
Pitts Subdivision
Map 061-00, Parcel 021
Subarea 5 (2006)
Council District 8 - Jason Hart

A request for final plat approval to create 2 lots on property located at 503 Ben Allen Road, approximately 335 feet east of Ellington Parkway (2.1 acres), zoned RS10, requested by Coordination Plus LLC, owner, Donlon Land Surveying LLC, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

18. **2007S-135A-07**
West Meade Hills, Sec. 3, Lot 72, Setback Amendment
Map 115-05, Parcel 010
Subarea 7 (2000)
Council District 23 - Emily Evans

A request to amend the front setback from 120 feet to 110 feet at 875 Rodney Drive, approximately 330 feet south of Rhonda Drive (0.94 acres), zoned RS40, requested by Carol Harrah, owner.

STAFF RECOMMENDATION: Disapprove.

19. **2007S-138U-12**
Oak Hill Townhomes, Ph. 1
Map 161-00, Part of Parcel 018
Subarea 12 (2004)
Council District 27 -Randy Foster

A request for final plat approval to create 1 lot and dedicate drainage and utility easements on a portion of property located at 736 McMurray Drive, approximately 1,240 feet east of Edmondson Pike (6.64 acres), zoned R8 and located within a Planned Unit Development, requested by Centex Homes, owner, Ragan-Smith Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

20. **2007S-141U-10**
Douglas Avenue Estates
Map 105-13, Parcel 283, 284
Subarea 10 (2005)
Council District 17 - Ronnie E. Greer

A request for final plat approval to create 3 lots on properties located at 931 and 935 S. Douglas Avenue, approximately 560 feet east of 10th Avenue South (1.0 acres), zoned R8, requested by Carter Little and Amanda Little, owners, Delle Land Surveying, surveyor.

STAFF RECOMMENDATION: Approve with conditions, including a variance to section 3-4.2.f of the Metro Subdivision Regulations to allow the frontage be no less than 25% of the lot depth.

XII. REVISIONS AND FINAL DEVELOPMENT PLANS

21. 116-69-G-06

Harpeth Hills Animal Hospital PUD (Laser Tag)
Map 142-14-0-A, Parcel 002
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to revise the preliminary and for final approval for a portion of a Planned Unit Development located at 357 Clofton Drive, at the northeast corner of Old Harding Pike and Clofton Drive (1.37 acres), to permit a 2,400 square foot commercial amusement indoor facility, zoned CL, requested by Civil & Environmental Engineering Services LLC, applicant, for Bellevue Station Center.

STAFF RECOMMENDATION: Approve with conditions.

22. 94-83-G-06

Williamsport Subdivision, Section II (Sidewalk Removal)
Map 128-03-B, Various Parcels
Subarea 6 (2003)
Council District 22 - Eric Crafton

A request to revise the preliminary plan and for final approval of a Planned Unit Development located on the east side of Sawyer Brown Road, (12.9 acres), to remove the approved sidewalk along one side of Williamsport Court, Briskberry Court, and Huntwood Place, zoned R20, requested by Barry Construction Company, applicant, for various owners.

STAFF RECOMMENDATION: Disapprove.

23. 2004UD-002G-14

Villages of Riverwood, Phase 1
Map 097-00, Parcels 005, 158
Subarea 14 (2004)
Council District 14 - Harold White

A request for final plan approval in a portion of the Villages of Riverwood Urban Design Overlay located along the south side of Hoggett Ford Road, eastern side of Dodson Chapel Road, and north of I-40 (26.74 acres) to permit 111 single-family lots, zoned RM9, requested by Ragan-Smith Associates Inc., applicant, for Chris Pardue and Beazer Homes, owners.

STAFF RECOMMENDATION: Approve with conditions.

XIII. OTHER BUSINESS

24. New employee contract for Chin-Cheng Chen.

25. Executive Director Reports

26. Legislative Update

XIV. ADJOURNMENT

