



**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 28, 2007

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. RECOGNITION OF COUNCILMEMBERS**
- IV. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- V. 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.

VI. COMMUNITY PLANS

1. 2007CP-11-05

A request to amend the East Nashville Community Plan: 2006 Update to add Detailed Land Use Policies to Gallatin Pike.

STAFF RECOMMENDATION: Approve.

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

ZONING MAP AMENDMENTS

2. 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.

3. 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 54,000 square feet containing 3 retail units and 44 residential units, requested by Jim Nickle, applicant, for Anthony Cherry and Charles Ritzen, owners.

STAFF RECOMMENDATION: Approve with conditions.

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

4. 2005SP-168U-10

Woodmont Condos (Amend #2)
Map 116-03, Parcels 086, 087, 088, 138
Subarea 10 (2005)
Council District 24 - John Summers

A request to amend the SP district and for final approval for property located at 120B Woodmont Boulevard, and 117, 119 and 125 Kenner Avenue to add four single-family lots (0.92 acres) to the original SP district approved for 34 multifamily units and 3 single-family lots, requested by Councilmember John Summers, applicant, for Chartwell Properties, owner.

STAFF RECOMMENDATION: Approve with conditions.

5. 2006SP-162G-04

Myatt Drive Thornton's
Map 043-07, Parcels 069, 070
Subarea 4 (1998)
Council District 9 - Jim Forkum

A request to change from RS7.5 to SP zoning properties located at 900 Anderson Lane and 317 Myatt Drive, at the southeastern corner of Anderson Lane and Myatt Drive (1.87 acres), to permit the development of a convenience store with gas service, requested by TRC International, applicant, for Richard Bobbo, owner.

STAFF RECOMMENDATION: Approve with conditions.

6. 2006SP-181G-12

Evergreen Hills (Final)
Map 182-00, Part of Parcel 011
Subarea 12 (2004)
Council District 32 - Sam Coleman

A request for final SP approval to permit 95 single-family lots and 45 single-family attached lots on property located at 13880 Old Hickory Boulevard, approximately 2,180 feet east of Pettus Road (28.32 acres), requested by Wamble & Associates, applicant, for Turner Farm Partnership L.P., owner.

STAFF RECOMMENDATION: Approve with conditions, including deleting condition 1 and replacing it with the following: Prior to the issuance of any building permit, the final SP plan must be revised to incorporate changes to road design and street layout that are consistent with the approved preliminary SP, as determined by the Planning Department and Public Works.

7. **2007SP-019U-14**
North Lake Townhomes (Final)
Map 096-00, Parcels 059, 060
Subarea 14 (2004)
Council District 14 - Harold White

A request for final SP approval to permit the development of 20 townhome units and a 4,000 square foot two-story warehouse on property located at 541 and 551 Stewarts Ferry Pike, approximately 1,080 feet west of Lauer Drive (4.57 acres), requested by Dale & Associates, applicant, for North Lake LLC, owner.

STAFF RECOMMENDATION: Approve with conditions

8. **2007SP-091U-14**
Lebanon Pike at Clovernook
Map 094-12, Parcels 048, 066, 067, 068
Map 095-09, Parcels 001, 002, 003, 004
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request to change from RS10 to SP zoning property located at 1732, 1800, 1814, 1816, 1818, 1820, and 1824 Lebanon Pike and Clovernook (unnumbered), at the northeast corner of Clovernook Drive and Lebanon Pike (13.7 acres), to permit the development of 29,000 square feet of retail use, 10,000 square feet of office use, and 72 townhomes, requested by Littlejohn Engineering & Associates, applicant, for Oakley Enterprises LP, Oakley Properties, Mary & Robert Green, owner.

STAFF RECOMMENDATION: Defer the request for SP, and disapprove MUN.

9. **2007SP-103G-06**
Harpeth Springs Village
Map 141-00, Parcel 088
Subarea 6 (2003)
Council District 22 - Eric Crafton

A request to change from CL to SP zoning property located at 7960 Coley Davis Road, approximately 250 feet east of Somerset Farms Drive (5.78 acres), to permit 98 townhome units, requested by Wamble & Associates, applicant, for Psalms 65 Unit 2 LLC, owner. (See also PUD Cancellation, Proposal No. 151-82-G-06).

STAFF RECOMMENDATION: Disapprove.

10. 151-82-G-06

Harpeth Springs Office Condos
Map 141-00, Parcel 088
Subarea 6 (2003)
Council District 22 - Eric Crafton

A request to cancel an unbuilt portion of a Planned Unit Development district located at 7978 Coley Davis Road, at Somerset Drive, zoned CL, (5.98 acres), approved for a 175 unit motel, requested by Wamble & Associates, applicant, for Psalms 65 Unit 2, LLC, owner. (See also Zone Change Proposal No. 2007SP-103G-06).

STAFF RECOMMENDATION: Disapprove.

11. 2007Z-110G-14

Map 097-00, Parcel 120
Subarea 14 (2004)
Council District 12 - Jim Gotto

A request to change from CL to OL zoning property located at 4022 Sells Drive, approximately 590 feet east of Old Hickory Boulevard and located within a Planned Unit Development (17.93 acres), requested by Gresham Smith & Partners, applicant, for Deloitte & Touche, owner. (See also PUD Cancellation Proposal No. 210-73-G-14).

STAFF RECOMMENDATION: Approve.

12. 210-73-G-14

Deloitte & Touche PUD Cancellation
Map 097-00, Parcel 120
Subarea 14 (2004)
Council District 12 - Jim Gotto

A request to cancel the Planned Unit Development District Overlay on property located at 4022 Sells Drive, approximately 590 feet east of Old Hickory Boulevard, that was previously approved for 150,000 square feet of office uses (17.93 acres), zoned CL and proposed for OL, requested by Gresham Smith & Partners, applicant, Deloitte & Touche Services LP, owner. (See also Zone Change Proposal No. 2007Z-110G-14).

STAFF RECOMMENDATION: Approve subject to the approval of the associated zone change.

13. 2007Z-111G-12

Map 180-00, Parcel 110
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to change from R20 to AR2a zoning property located at 6631 Holt Road, approximately 725 feet west of Redmond Lane (3.2 acres), requested by John S. Liehr, applicant, for Todd and Shannon Nussey, owners.

STAFF RECOMMENDATION: Approve.

14. **2007Z-112U-10**
Map 117-07, Parcel 045
Subarea 10 (2005)
Council District 25 - Jim Shulman
- A request to change from R10 to RS10 zoning property located at 2005 Lombardy Avenue, approximately 410 feet east of Hillsboro Pike (0.35 acres), requested by Councilmember Jim Shulman, applicant, for Mary Elizabeth Corwin, owner.
- STAFF RECOMMENDATION: Disapprove.**
15. **2007Z-113T**
Historic Zoning Commission: Bulk Standards
- A request to amend the Metro Zoning Code, Section 17.40.410.C to permit the Historic Zoning Commission to determine for lots within historic overlay districts, the maximum building size and buildable area within which a building can be located, requested by Metro Historic Zoning Commission.
- STAFF RECOMMENDATION: Approve.**
16. **2007SP-114U-10**
Beacon Way Townhomes
Map 130-11-0-B, Parcels 001, 002, 003
Subarea 10 (2005)
Council District 34 - Lynn Williams
- A request to change from RS40 to SP zoning property located at 4000 Wayland Drive, at the northwest corner of Wayland Drive and Beacon Drive (1.25 acres), to permit the development of two detached single-family units, requested by Thomas and Elizabeth Molteni and Charles Carroll, owners.
- STAFF RECOMMENDATION: Approve with conditions.**
17. **2007Z-115U-14**
Map 096-09, Parcel 057
Subarea 14 (2004)
Council District 15 - J. B. Loring
- A request to change from R10 to CL zoning property located at 318 Donelson Pike, at the northwest corner of Donelson Pike and Emery Drive (0.67 acres), requested by Keith Cameron, owner.
- STAFF RECOMMENDATION: Disapprove.**
18. **2007Z-116G-03**
Map 040-00, Parcel 160
Subarea 3 (2003)
Council District 3 - Walter Hunt
- A request to change from R15 to CS zoning property located at 7425 Old Hickory Boulevard, approximately 1,915 feet west of I-24 (2.4 acres), requested by Ellis Jakes, owner.
- STAFF RECOMMENDATION: Approve.**

19. **2007SP-118U-05**
Venita Axley Townhomes
Map 083-07, Parcel 090
Subarea 5 (2006)
Council District 7 - Erik Cole

A request to change from R10 to SP zoning property located at 942 Riverside Drive, approximately 140 feet south of Rosebank Avenue (0.59 acres), to permit the development of 3 new, detached, single-family units and to retain 1 existing single-family home, requested by Fisher & Arnold, applicant, for Venita Axley, owner.

STAFF RECOMMENDATION: Disapprove.

20. **2007Z-119U-05**
MDHA Skyline Redevelopment District
Map 071-15, Parcel 103
Map 082-06, Parcel 092
Subarea 5 (2006)
Council District 5 - Pam Murray

An ordinance to apply the Skyline Redevelopment District to property located on Dickerson Pike and bounded by 1st Street, I-24, Whites Creek Pike and Fern, encompassing 148 parcels, requested by the Metropolitan Development and Housing Agency.

STAFF RECOMMENDATION: Approve.

21. **2007Z-120U-07**
Richland-West End Addition
Map 104-05, Various Parcels
Subarea 7 (2000)
Council District 24 - John Summers

A request to apply a Conservation Overlay District to include properties located north of Murphy Road and bounded by I-440, the railroad tracks, and Hillsdale Avenue, requested by Councilmember John Summers.

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

22. **2007Z-121U-03**
Map 069-16, Parcel 176
Subarea 3 (2003)
Council District 2 - Jamie D. Isabel, Sr.

A request to change from RS10 to MUL zoning property located at 1905 County Hospital Road, approximately 215 feet south of John Mallette Drive (0.40 acres), requested by Bianca Benford.

STAFF RECOMMENDATION: Disapprove.

23. 2007SP-122U-05

Gallatin Pike Improvement District SP

Maps 061-03, 061-07, 061-11, 061-15, 072-02, Various Parcels

Maps 072-03, 172-06, 172-10, 072-13, 072-14, 082-12, 082-15, 082-16, 083-01, 083-05, 083-09, Various Parcels

Map 900-00, Parcel 001-55

Subarea 9 (2007)

Council District 5 - Pam Murray

A request to change from various zoning districts to SP zoning, various properties located along Main Street and Gallatin Pike (263.71 acres), to regulate land uses and establish sign and development standards, requested by Councilmember's Pam Murray, Mike Jameson, Erik Cole, and Jason Hart, applicants.

STAFF RECOMMENDATION: Approve with revisions.

24. 2007Z-123U-05

Eastwood Neighborhood Conservation Overlay

Map 083-10, Various Parcels

Map 083-20, Various Parcels

Map 083-40, Various Parcels

Subarea 5 (2006)

Council District 6 - Mike Jameson

A request to amend the adopted Eastwood Neighborhood Conservation Overlay to include various properties located along Douglas Avenue, Chapel Avenue, Matthews Place, Greenwood Avenue, Sumner Avenue, North 14th Street, North 16th Street, Setliff Place, McKennie Avenue, Sharpe Avenue, Straightway Avenue, Franklin Avenue, Gallatin Avenue, Benjamin Street, Benson Street and Eastland Avenue, requested by Councilmember Mike Jameson, 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.

25. 2007Z-125T

A request to amend the Metro Zoning Code, Section 17.40.650, pertaining to the alteration and restoration of nonconforming structures.

STAFF RECOMMENDATION: Approve with conditions.

26. 2007Z-142U-08

Map 081-12, Parcel 312

Subarea 8 (2002)

Council District 19 - Ludy N. Wallace

A request to change from CN to MUL zoning property located at 1505 9th Avenue North, approximately 115 feet north of Cheatham Place (0.34 acres), requested by Melvin Jacinta Smith, owners.

STAFF RECOMMENDATION: Disapprove.

IX. CONCEPT PLANS

27. 2007S-110U-03

Monticello Subdivision
Map 071.01, Parcels 077, 078
Subarea 3 (2003)
Council District 2 - Jamie D. Isabel, Sr.

A request for concept plan approval to create 28 lots on properties located at Monticello Drive (unnumbered), approximately 480 feet south of Trinity Hills Parkway, zoned RS7.5 (6.92 acres), requested by The Little Miss Toddler Trust, owners, Dale & Associates, surveyor.

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

28. 2007S-139G-14

River Landing, Phase III (Formerly Windstar Estates)
Map 043-00, Part of Parcel 008
Subarea 14 (2004)
Council District 11 – Feller Brown

A request for concept plan approval to create 15 lots on a portion of property located at Keeton Avenue (unnumbered), at the end of River Landing Way and Warren Drive, zoned R15 (34.43 acres), requested by Lakewood/R3 LLC, owner, Barge Waggoner Sumner Cannon Inc., surveyor.

STAFF RECOMMENDATION: Disapprove.

29. 2007S-144G-14

Earhart Road Subdivision
Map 098-00, Parcel 093
Subarea 14 (2004)
Council District 12 - Jim Gotto

A request for concept plan approval to create 142 lots on property located at Earhart Road (unnumbered), approximately 2,330 feet north of Hessey Road, zoned RS15 (69.76 acres), requested by Wanda C. Baker, owner, Dale & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

X. FINAL PLATS

30. 2007S-164G-06

Harpeth Village, Resub. Lots 2-4
Map 156-09a, Parcels 002, 003, 004
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request for final plat approval to consolidate 3 lots into 2 lots for properties located at 8000, 8002, and 8004 Highway 100, at the northwest corner of Temple Road and Highway 100 (2.14 acres), zoned CL, requested by Kimco Barclay Harpeth LP, owner, Dale & Associates, surveyor.

STAFF RECOMMENDATION: Defer or disapprove pending PUD revision.

XI. REVISIONS AND FINAL DEVELOPMENT PLANS

31. 155-74-U-14

Larchwood Commercial PUD (Daily's Convenience Store)
Map 097-00, Parcel 140
Subarea 14 (2004)
Council District 13 - Carl Burch

A request to revise the preliminary and for final approval for a portion of a Planned Unit Development located at 3696 Bell Road, at the southwest corner of Bell Road and Blackwood Drive (0.99 acres), to permit a new 3,950 square foot convenience store and four new gas pumps, replacing an existing 2,992 square foot convenience store and car wash, zoned CL, requested by James E. Stevens, applicant, for Tri Star Energy, LLC, owner.

STAFF RECOMMENDATION: Approve with conditions.

32. 189-73-G-14

Central Pike Medical Office Building
Map 086-00, Parcel 341
Subarea 14 (2004)
Council District 14 - Harold White

A request for final approval for a portion of a Planned Unit Development located at 3810 Central Pike, approximately 160 feet east of Dodson Chapel Road, classified (2.62 acres), to permit the development of a 35,200 square foot medical office building, requested by Bill Herbert, applicant, for Bettie J. Winton, Trustee, owner.

STAFF RECOMMENDATION: Approve with conditions.

33. 88P-038G-13

Long Hunter Chase, Ph. 3, Sec. 3, Lots 125, 126 & 127
Map 151-00, Part of Parcel 094
Subarea 13 (2003)
Council District 33 - Robert Duvall

A request to revise the preliminary plan and for final approval for a portion of a Planned Unit Development located at Hobson Pike (unnumbered), classified RS10, (2.47 acres), to revise the phasing line to add three lots to Phase 3, requested by John Coleman Hayes P.C., applicant, for Enfield Properties LLC, owner.

STAFF RECOMMENDATION: Approve with conditions.

34. 88P-068U-13 0

Nashboro Square PUD
Map 135-15-0-A, Parcel 004
Subarea 13 (2003)
Council District 29 - Vivian Wilhoite

A request to revise the preliminary and for final approval for a portion of a Planned Unit Development located at 2312 Murfreesboro Pike, approximately 500 feet south of Nashboro Boulevard (2.29 acres), to permit the development of 8,724 square feet of office, restaurant and retail use, replacing 8,750 square feet of office use, zoned R10, requested by Development Management Group, LLC, applicant, for CRSW Land & Cattle Company, owner.

STAFF RECOMMENDATION: Approve with conditions.

XII. MANDATORY REFERRALS

35. 2007M-083U-10

E. S. Rose Park Improvement by Belmont University
Map 105-1, Parcel 491
Subarea 10 (2005)
District 19 - Wallace

Request a property improvement and lease agreement of E. S. Rose Park for Belmont University.

STAFF RECOMMENDATION: Defer to August 9, 2007 Planning Commission Meeting for additional information.

XIII. OTHER BUSINESS

36. Employee contract renewals for Jennifer Higgs, Jennifer Regen, Nicholas Lindeman and Adetokunbo Omishakin and new employee contracts for Alan Maxwell Baker.

37. Contract between Greater Nashville Regional Council (GNRC) and the Nashville-Davidson County Metropolitan Planning Commission acting on behalf of the Nashville Area MPO to coordinate transportation planning services for the City of Goodlettsville and the MPO jurisdictions in Rutherford and Williamson Counties.
38. New fee for house moving permit review.
39. Executive Director Reports
40. Legislative Update

XIV. ADJOURNMENT

