

REVISED



**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**

July 26, 2007

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF JUNE 28, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.

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VII. COMMUNITY PLANS

1. 2007CP-07-07

Amend the Subarea 7 Plan: 1999 Update and the Bellevue Community Plan: 2003 Update to add Natural Conservation (NCo) policy with Special Policies to the existing land use policies of Residential Low Density (RL), Residential Low Medium Density (RLM), Residential Medium Density (RM), Residential Medium High Density (RMH), and Commercial Mixed Concentration (CMC) for approximately 2,100 acres located within the boundaries of I-40 to the north, Jocelyn Hollow Road to the east, Hwy 70 South to the south, and Old Hickory Boulevard to the west.

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

2. 2007CP-13-05

Amend the East Nashville Community Plan: 2006 Update from Residential Low-Medium Density and Neighborhood General to Neighborhood Center for approximately 1.48 acres located along both sides of Riverside Drive between McGavock Pike and Oakhurst Drive.

STAFF RECOMMENDATION: Approve amendment from Residential Low Medium Density to Neighborhood Center with Special Policies; retain Neighborhood General on Parcel 238.

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

3. 2007Z-113T

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.

4. 2007S-110U-03

Monticello Subdivision
Map 071.01, Parcels 077, 078
Subarea 3 (2003)
Council District 2 – Jamie Isabel

A request for concept plan approval to create 29 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: Approve with conditions, including a variance for lots 1, 2 and 28.

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5. **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.

6. **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 Briksberry Court and Huntwood Place, zoned R20, requested by Barry Construction Company, applicant, for various owners.

STAFF RECOMMENDATION: Disapprove.

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

7. **2006Z-058U-14**
Map 094-00, Part of Parcel 84
Subarea 14 (2004)
Council District 15 – J.B. Loring

A request to change from CS to MUL zoning property located at 1515 Lebanon Pike, southeast corner of Lebanon Pike and Spence Lane (1.5 acres), requested by Regent Land LLC, owner.

STAFF RECOMMENDATION: Approve.

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8. 2006SP-075U-08

Taylor Place SP
Map 081-12, Parcel 441
Subarea 8 (2002)
Council District 19 – Ludy Wallace

A request to change from R6 to SP zoning to permit 4 single-family homes on property located at 1329 7th Avenue North, southwest corner of 7th Avenue North and Taylor Street (.18 acres), requested by Ed Swinger, owner.

STAFF RECOMMENDATION: Disapprove as submitted; approve with three lots, including one single-family or one two-family dwelling on the corner lot.

9. 2007Z-071T

A request to amend Section 17.36.070 of the Metro Zoning Code to require developers clustering single-family and two-family lots within a planned unit development (PUD) district to construct recreational facilities on a portion of the designated common open space, requested by Councilmember Walter Hunt.

STAFF RECOMMENDATION: Disapprove as filed, approve with amendments.

10. 2007Z-126U-11

Map 133-05, Parcel 052
Subarea 11 (1999)
Council District 16 - Anna Page

A request to change from OR20 to CS zoning property located at 429 Veritas Street, at the southeast corner of Veritas Street and Keystone Avenue (0.34 acres), requested by Dennis Ray Austin, owner.

STAFF RECOMMENDATION: Disapprove.

11. 2007Z-144U-13

Map 163-00, Parcel 095.03
Subarea 13 (2003)
Council District 33 – Robert Duvall

A request to change from AR2a to RM9 zoning property located at 1402 Rural Hill Road, approximately 930 feet north of Mt. View Road (4.15 acres), requested by Jay Nelson, applicant, for Elijah and Joy Nacionales Trustee, owners.

STAFF RECOMMENDATION: Approve.

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X. CONCEPT PLANS

12. 2007S-170G-14

Hickory Falls
Map 076-00, Parcels 020, 048
Subarea 14 (2004)
Council District 12 – Jim Gotto

A request for concept plan approval to create 183 lots on properties located at Chandler Road (unnumbered), approximately 2,450 feet east of Tulip Grove Road (107.44 acres), requested by Eva Richardson, owner, Mid Tenn Surveying, LLC.

STAFF RECOMMENDATION: Disapprove or defer unless a recommendation of approval is received from Stormwater prior to the Planning Commission meeting and until a traffic impact study has been submitted by the applicant and reviewed and approved by Metro Public Works.

13. 2007S-191U-03

The Woods Of Monticello
Map 071-01, Parcels 075, 076, 088, 089
Subarea 3 (2003)
Council District 2 – Jamie Isabel

A request for concept plan approval to create 44 lots on properties located at 437 Monticello Street, Monticello Street (unnumbered), and W. Trinity Lane (unnumbered), on the south side of Monticello Drive (10.94 acres), requested by Metropolitan Development and Housing Authority, owners, Barge, Waggoner, Sumner and Cannon, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

XI. FINAL PLATS

14. 2007S-148U-11

Complete Auto Sale Consolidation Plat
Map 133-06, Parcels 153.04, 234, 252, 253, 255, 262
Subarea 11 (1999)
Council District 16 –Anna Page

A request for final plat approval to consolidate 6 parcels into 1 lot for properties located at 314 and 318 Natchez Court, 3707 and 3715 N. Natchez Court, N. Natchez Court (unnumbered) and Nolensville Pike (unnumbered), at the northwest corner of Natchez Court and N. Natchez Court (2.45 acres), zoned CS, requested by JMM, LLC and Mark and Mehran Janbakhsh, owners, Michael Williams.

STAFF RECOMMENDATION: Approve with conditions.

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15. 2007S-176G-12

Greenwood Subdivision, Resubdivision Lots 18 And 19
Map 162-13A, Parcels 018CO, 019CO
Subarea 12 (2004)
Council District 31 – Parker Toler

A request for final plat approval to close Green Trails Drive right-of-way and create common area for properties located at 2320 and 2328 Green Trails Court, on the north side of Green Trails Court (0.34 acres), zoned R10 and located within a Planned Unit Development, requested by various owners, Delle Land Surveying.

STAFF RECOMMENDATION: Disapprove.

16. 2007S-177G-12

Winfield Park, Phase 2, Section 2, Revision 1
Map 172-14B, Parcels 094-108, 110-121, 126-128, 132-133
Subarea 12 (2004)
Council District 31 – Parker Toler

A request for final plat approval to relocate a sidewalk shown on a previously recorded plat from the east to west side of Wexford Downs Lane for various properties north of Winfield Drive, zoned RS10, requested by various owners, Duclos Survey & Design, Inc., surveyor.

STAFF RECOMMENDATION: Approve.

17. 2007S-178G-10

Franey's Subdivision
Map 159-00, Parcel 059
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request for final plat approval to create 2 lots on property located at 1126 Oman Drive, approximately 925 feet east of Granny White Pike (3.57 acres), zoned RS40, requested by Eleanor Franey, owner, Mark Donlon, surveyor.

STAFF RECOMMENDATION: Approve with conditions, including an exception to lot comparability and a variance to Section 3-4.2.1 of the Subdivision Regulations.

18. 2007S-179U-07

Pilot Corporation Consolidation Plat
Map 080-00, Parcels 044, 050
Subarea 7 (2000)
Council District 20 – Billy Walls

A request for final plat approval to consolidate 2 lots into 1 lot for property located at 6420 Centennial Boulevard and Centennial Boulevard (unnumbered), at the northeast corner of Centennial Boulevard and Briley Parkway (6.32 acres), zoned IR, requested by JRBR Holdings, LLC, owners, Randall White Land Surveyors.

STAFF RECOMMENDATION: Approve.

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19. **2007S-187U-13**
Smith Springs Subdivision
Map 135-00, Parcel 221
Subarea 13 (2003)
Council District 29 - Vivian Wilhoite

A request for final plat approval to create 2 lots on property located at 2331 Smith Springs Road, approximately 920 feet west of Ned Shelton Road (4.94 acres), zoned RS10, requested by Gonzalo Amaya, owner, E. Roberts Alley & Associates, surveyor.

STAFF RECOMMENDATION: Approval with conditions, including a lot comparability exception and variance to section 3-4.2.f of the Metro Subdivision Regulations.

XII. REVISIONS AND FINAL DEVELOPMENT PLANS

20. **94-71-G-06**
Bellevue Mall Sign Variance
Map 128, Parcel 170
Subarea 6 (2003)
Council District 22 - Eric Crafton

A request for a variance to Sections 17.32.070 and 17.32.130 of the Zoning Code for property within a Commercial Planned Unit Development district located along the south side of Interstate 40, north of Highway 70S, classified MUL district, (.05 acres), to allow an 70' foot tall, 1,250 square foot sign, requested by Scotty Anderson of Joslin Signs, for Bellevue Parcel II, LLC, owner.

STAFF RECOMMENDATION: Disapprove.

21. **101-82-U-13**
Hanover Ridge PUD, Phase 1
Map 163-00, Parcel 297
Subarea 13 (2003 0
Council District 33 – Robert Duvall

A request to revise the preliminary and for final approval for a portion of a Planned Unit Development located at Mt. View Parkway (unnumbered), at the northwest corner of Mt. View Road and Baby Ruth Lane (12.06 acres), to permit the development of 72 multi-family units on a portion of a site where 156 multi-family units are approved, zoned R8 and located within a Planned Unit Development, requested by Land Development Solutions, applicant, for Hanover Ridge, LLC.

STAFF RECOMMENDATION: Approve with conditions.

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22. **2005P-008G-06**
Harpeth Village, Section II (Townhomes)
Map 156-09A, Parcel 008CO
Subarea 6 (2003)
Council District 35 – Charlie Tygard

A request for final approval for a portion of a Planned Unit Development located at Temple Road (unnumbered), at the northeast corner of Old Harding Pike and Temple Road, classified RM6 and located within a Planned Unit Development (7.23 acres), to permit the development of 59 multi-family units, requested by Batson Engineering, applicant, for Biltmore Development, LLC, owner.
STAFF RECOMMENDATION: Approve with conditions.

23. **84-85-P-06**
Biltmore PUD (Road Alignment Revision)
Map 140-00, Parcels 010, 011, 012, 023, 024
Subarea 6 (2003)
Council District 35 – Charlie Tygard

A request to revise the preliminary to decrease the approved amount of square footage for office use from 236,500 square feet to 189,000 square feet and for final approval to revise the alignment and reconstruct McCrory Lane for a portion of a Planned Unit Development located at McCrory Lane (unnumbered), south of Interstate 40 (9.0 acres), zoned SCR and MUL, requested by Ragan-Smith & Associates, applicant, for Nashville Biltmore, L.P., owner.
STAFF RECOMMENDATION: Approve with conditions.

24. **89P-003G-06**
Still Spring Hollow PUD, Sect. 3
Map 128-00, Parcels 160, 161
Subarea 6 (2003)
Council District 22 – Eric Crafton

A request to revise the preliminary for a portion of a Planned Unit Development located at Still Spring Hollow Drive (unnumbered), approximately 1,825 feet north of Hicks Road (20.74 acres), to permit the development of 27 single-family lots, zoned RS20 and located within a Planned Unit Development, requested by DeWaal & Associates, applicant, for Greater Middle Tennessee Partnership, owner.
STAFF RECOMMENDATION: Approve with conditions.

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25. **2005UD-003G-12**
Carothers Crossing, Phase 3
Map 188-00, Part of Parcels 004, 005, 033, 036, 182, 183
Subarea 12 (2004)
Council District 31 – Parker Toler

A request for final site plan approval for a portion of the approved Urban Design Overlay district on Carothers Road, east of Battle Road, to permit the development of a maximum of 158 residential units, requested by Wood Ridge Investments, LLC.

STAFF RECOMMENDATION: Approve with conditions, including 25 single-family attached units 94, single-family detached units, and 39 multi-family units

XIII. MANDATORY REFERRALS

26. **2007M-078U-10**
Rental Inspection Districts
Council District 18 – Ginger Hausser - Pepper

An Ordinance Amending Title 16 Of The Metropolitan Code Of Laws To Add A New Chapter 16.33 Entitled Rental Inspections And Designating Areas Within Metropolitan Nashville And Davidson County As Rental Inspection Districts.

STAFF RECOMMENDATION: Approve.

XIV. OTHER BUSINESS

27. Correction to June 9, 2005 Planning Commission Meeting Minutes.
28. Employee contract renewal for Patricia Brooks.
29. Consider a change in the date or time of the first Planning Commission meeting in September. In adopting its annual meeting calendar, the Commission set this meeting on Tuesday, Sept. 11 to avoid conflict with Rosh Hashanah (Sept. 13-14). The local government run-off election has now been scheduled for Sept. 11. The Commission may wish to consider setting an alternate date or time for its first September meeting.
30. New fee for used car lot nonconforming use review per new state law.
31. Subdivision fee reduction request – Councilmember Coleman
32. Contract between EDAW Inc. and the Nashville-Davidson County Metropolitan Planning Commission acting on behalf of the Nashville Area MPO for professional services related to the Northeast Corridor Major Investment Study.

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33. Notation of decision by the Chairman and Executive Director pursuant to Rule VI. K. 2. that the request from Mr. Albert Bender for a rehearing on #2007SP-079U-13, Campbell Crossing, is without merit and should not be heard by the Commission. The request did not present any conditions that have changed nor did it include any new information that became available to serve as cause for rehearing.
34. Executive Director Reports.
35. Legislative Update.

XV. ADJOURNMENT

