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**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

PLANNING COMMISSION:

Ann Nielson	Derick Dalton
James McLean, Chairman	Tonya Jones
Phil Ponder, Vice Chairman	Victor Tyler
Stewart Clifton	Judy Cummings

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

September 27, 2007

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF AUGUST 23, 2007, MINUTES**
- IV. RECOGNITION OF COUNCIL DISTRICT MEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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-14G-04

A request to amend the Madison Community Plan: 2006 Update for property located on Liberty Lane (13 acres) from Residential Low Medium Density to Office Concentration policy and to apply Special Policies on properties located northeast of Conference Drive and Vietnam Veterans Boulevard (approximately 62 acres).

Staff Recommendation: Approve Plan Amendment and Special Policies

2. 2007CP-15U-12

A request to amend the Southeast Community Plan: 2004 Update for property located along Bell Road east of Old Hickory Boulevard from Neighborhood General to Office Transition policy.

Staff Recommendation: Approve Plan Amendment

3. 2007CP-16U-05

A request to amend the East Nashville Community Plan: 2006 Update for property located at on Riverside Drive and Waters Avenue (1.29 acres) from Residential Low Medium Density to Neighborhood Center policy.

Staff Recommendation: Approve Plan Amendment

4. 2007TP-01-CW

Mobility 2030: Countywide Transportation Plan

A request to adopt Mobility 2030. The General Plan, (Concept 2010) guides growth and development and includes functional plans; the transportation plan, Mobility 2010, was last updated in 1992. Mobility 2030 is an update of Mobility 2010 and this update establishes Guiding Principles that address transportation and land use.

Staff Recommendation: Approve

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

5. 2006SP-114U-10

West End Summit (Final)

Map 092-12, Parcels 447, 450, 451, 452, 455, 457, 458, 459, 460, 461, 462

Subarea 10 (2005)

Council District 19 - Erica S. Gilmore

A request for final SP site plan approval on property located at 112 and 108 17th Avenue North, 1600, 1612, 1616 and 1618 West End Avenue, and 121 and 125 16th Avenue North, located between 16th Avenue North, West End Avenue, 17th Avenue North, and Hayes Street (3.93 acres), to permit the development of a 342,789 square foot hotel, 546,281 square feet of office space, and 47 condo units, requested by Littlejohn Engineering Associates, applicant, for Alex S. Palmer & Company and Alex S. Palmer, owners.

Staff Recommendation: Approve with conditions

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6. 2006SP-178U-09

Signature Tower (Final)
Map 093-061, Parcel 082
Subarea 9 (2007)
Council District 6 - Mike Jameson

A request for final SP site plan approval to permit the development of a 1,301,537 square foot building including 400 residential condos, 197 hotel rooms, and 12,714 square feet of street level retail/restaurant uses on property located at 501 Church Street, at the southwest corner of Church Street and 5th Avenue North (1.22 acres), requested by Gresham Smith & Partners, applicant, for Signature Holdings LLC, owner.

Staff Recommendation: Approve with conditions

7. 2007SP-038G-10

Granny White Pike (Final)
Map 159-00, Part of Parcel 085 and 228
Subarea 10 (2005)
Council District 34 - Carter Todd

A request for final SP site plan approval to create 6 lots for 6 single-family, detached, dwelling units on a portion of properties located at 5638 and 5640 Granny White Pike, approximately 1,150 feet north of Old Hickory Boulevard (3.23 acres), requested by Hawkins Partners, applicant, for Bethel World Outreach Center, owner. (See also Development Plan Proposal No. 2007S-042G -10).

Staff Recommendation: Disapprove unless revised plans are submitted and approved by all Metro reviewing agencies. If a revised plan is submitted and satisfies the requirements of all reviewing agencies prior to the Planning Commission meeting, then the recommendation is to approve with conditions.

8. 2007S-042G-10

Granny White Pike (Development Plan)
Map 159-00, Parcels 085, 086, 201, 228
Subarea 10 (2005)
Council District 34 - Carter Todd

A request for development plan approval to create 16 lots on properties located at 5638, 5640, 5644 and 5648 Granny White Pike, approximately 1,150 feet north of Old Hickory Boulevard (13.97 acres), zoned SP, requested by Bethel World Outreach, owner, Barge Cauthen & Associates, engineer. (See also Final SP Proposal No. 2007SP-038G-10).

Staff Recommendation: Disapprove unless revised plans are submitted and approved by all Metro reviewing agencies. If a revised plan is submitted and satisfies the requirements of all reviewing agencies prior to the Planning Commission meeting, then the recommendation is to approve with conditions.

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- 9. 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 (0.58 acres), to permit the development of 3 new, detached, single-family townhomes and to retain 1 existing single-family home, requested by Fisher & Arnold, applicant, for Venita Axley, owner.

Staff Recommendation: Approve with conditions, subject to approval of the associated Community Plan Amendment

- 10. 2007Z-149G-06**
Map 126-00, Parcel 147 and part of 565
Subarea 6 (2003)
Council District 35 - Bo Mitchell

A request to change from AR2a to RS10 zoning property located at 7972 McCrory Lane and a portion of property located at Beautiful Valley Drive (unnumbered), approximately 1,735 feet north of I-40 (2.87 acres), requested by Civil Site Design Group, applicant, for Trinity Land Group LLC.

Staff Recommendation: Approve

- 11. 2007SP-150G-14**
Evans Hill
Map 086-00, Parcels 113, 327, 348
Map 087-00, Parcels 025, 195
Subarea 14 (2004)
Council District 12 - Jim Gotto

A request to rezone RS7.5 and RS15 to SP properties located at 1209, 1213 Tulip Grove Road, Tulip Grove Road (unnumbered), Valley Grove Drive (unnumbered), approx. 200 feet north of Rockwood Drive (71.69 acres), to permit 340 dwelling units consisting of 159 townhouses, 181 single-family lots, requested by Wamble & Associates, applicant, for H Group LLC, owner.

Staff Recommendation: Approve with conditions

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12. 2007SP-151U-13

Bright Pointe

Map 164-00, Parcels 106, 107, 108, 109, And 212

Subarea 13 (2003)

Council District 32 - Sam Coleman

A request to change from AR2a to SP zoning properties located at 3781, 3791, 3799, and 3803 Pin Hook Road and Pin Hook Road (unnumbered), approximately 2,430 feet west of LaVergne Couchville Pike (19.29 acres), to permit 42 multi-family units and 57 single-family lots, requested by Anderson, Delk, Epps & Associates Inc., applicant, for Bright Pointe LLC, owners.

Staff Recommendation: Approve with conditions

13. 2007Z-152G-04

Map 034-06, Parcel 003

Map 034-10, Parcel 053

Subarea 4 (1998)

Council District 10 – Rip Ryman

A request to change from IR, IWD, and RS7.5 to CS zoning properties located at 700 Edenwold Road and Edenwold Road (unnumbered), approximately 1,370 feet east of Gallatin Pike (46.93 acres), requested by Charley Hankla, applicant, for National Loan Investors LP, owner.

Staff Recommendation: Approve

14. 2007Z-153U-11

Map 119-09, Parcels 139, 155

Subarea 11 (1999)

Council District 16 - Anna Page

A request to change from CS to IWD zoning properties located at 2803 Foster Avenue and 311 Carter Street, at the southwest corner of Carter Street and Foster Avenue (4.36 acres), requested by Tim Curtis, applicant, Nancy Rich Stanley and F.W. Rich, owners.

Staff Recommendation: Disapprove

15. 2007Z-154G-06

Map 114-00, Parcels 175, 177, 177.02

Subarea 6 (2003)

Council District 22 - Eric Crafton

A request to change from R20 and SCR to CL zoning properties located at 611 Old Hickory Boulevard, approximately 1,230 feet south of I-40 (2.7 acres), requested by Dale & Associates, applicant, for Frank D. Williams et ux, owners.

Staff Recommendation: Approve

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16. 2007SP-155U-14

Taxi USA of Tennessee
Map 094-00, Parcel 043
Subarea 14 (2004)
Council District 15 - Phil Claiborne

A request to change from CS to SP zoning and for final site development approval for property located at 1510 Lebanon Pike, approximately 200 feet east of Spence Lane (1.77 acres), to permit automobile convenience, vehicular rental/leasing, vehicular sales and service, limited, and all other uses permitted by the CS zoning district, requested by Adams and Reese LLP, applicant, for William H. Bodenhamer, Jr. et al Trust, owners.

Staff Recommendation: Approve with conditions

17. 2007SP-156U-12

National College
Map 162-00, Parcels 105, 130
Subarea 12 (2004)
Council District 32 - Sam Coleman

A request to change from AR2a to SP zoning properties located at Bell Road (unnumbered), at the southeast corner of Old Hickory Boulevard and Bell Road (6.34 acres), to permit a 2-story, 31,200 square foot business school, requested by Ragan-Smith Associates, applicant, for William Dyer.

Staff Recommendation: Approve with conditions, subject to approval of the associated Community Plan amendment

18. 2007Z-157U-13

Map 164-00, Parcel 043
Subarea 13 (2003)
Council District 33 - Robert Duvall

A request to change from AR2a to RM20 zoning property located at 3214 Murfreesboro Road, approximately 1,590 feet north of Mt. View Road and located within the Hamilton Hills Urban Design Overlay district (9.6 acres), requested by Digidata Corporation, applicant, for D.L. Buttrey et ux, owners.

Staff Recommendation: Approve

19. 2007SP-159U-07

Cameron Car Wash
Map103-02, Parcels 060, 061, part of 062
Subarea 7 (2000)
Council District 24 – Jason Holleman

A request to change from CS to SP zoning properties located at 304, 306 and 308 White Bridge Pike, approximately 120 feet north of Burgess Avenue (0.38 acres), to permit a 2,400 square foot car wash facility, requested by Dale & Associates, applicant, for James H. Cobb and James Cobb.

Staff Recommendation: Approve with conditions

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20. **2007Z-160G-02**
Map 033-00, Parcel 018
Subarea 2 (2006)
Council District 10 - Rip Ryman

A request to rezone from R20 to RM2 property located at 1083 Old Dickerson Pike, approximately 1,020 feet north of Fontaine Drive and terminus of Genelle Drive, (8.5 acres) requested by Stan Bradley of RSB Inc., applicant, Robert A. and Mary. A. Jones, Trust.

Staff Recommendation: Approve

21. **2007SP-162U-05**
Winberry Place
Map 082-03, Parcels 461, 462, 463, 464
Subarea 5 (2006)
Council District 5 - Pam Murray

A request to change from CN and RS5 to SP zoning properties located at 927, 929, 1001, and 1003 Lischey Avenue, on the east side of Lischey Avenue (0.74 acres), to permit 6 single-family homes, 3 townhome units, and a 2-story mixed-use building, requested by Barge Cauthen & Associates, applicant, for B & V Development and Vernon Winfrey, owners.

Staff Recommendation: Approve with conditions

IX. CONCEPT PLANS

22. **2007S-229U-08**
October Homes
Map 081-00, Part of Parcels 035, 036, and 037
Subarea 8 (2002)
Council District 21 - Edith Taylor Langster

A request for concept plan approval to create 42 lots of which 32 lots are designated for single-family and 10 lots for duplex for a total of 52 dwelling units on properties located at 2400 and 2404 W. Heiman Street, and W. Heiman Street (unnumbered), approximately 1,850 feet east of Ed Temple Boulevard (19.81 acres), zoned R6, requested by M.D.H.A., Nashville & Western Railroad, and Bess Bubis, owners, Ragan-Smith Associates, surveyor.

Staff Recommendation: Defer until an environmental assessment has been completed and a letter of approval has been provided by the Metro Health Department.

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- 23. 2007S-246U-14**
Addition to Martinwood Heights
Map 096-09, Parcel 074
Subarea 14 (2004)
Council District 15 - Phil Claiborne

A request for concept plan approval to create 8 lots on property located at 410 Donelson Pike, at the northwest corner of Donelson Pike and Lakeland Drive (3.26 acres), zoned OL and R10, requested by Ronald Grizzard and Frank Batson, owners, Weatherford and Associates, surveyor.

Staff Recommendation: Approve with conditions

X. FINAL PLATS

- 24. 2007S-147U-10**
Talley Property Subdivision
Map 118-06, Parcels 094, 094.01, 153
Subarea 10 (2005)
Council District 17 – Sandra Moore

A request for final plat approval to create two lots from three parcels located at 2699, 2711 Franklin Pike and Franklin Pike (unnumbered), between Gale Lane and I-440 (4.5 acres), requested by M. Carl Talley, Lisa Wheeler, and Lisa Wheeler as Trustee for Jesse L. Talley, owners, Cherry Land Surveying, 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

- 25. 2007S-190U-11**
Cato Bass Subdivision
Map 119-07, Parcel 001
Subarea 11 (1999)
Council District 16 - Anna Page

A request for final plat approval to create 2 lots on property located at 706 Old Glenrose Avenue, approximately 160 feet north of Glenrose Avenue (2.16 acres), zoned RS10, requested by Cato Bass, owner, H & H Land, surveyor.

Staff Recommendation: Approve with conditions

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26. 2007S-218G-14

Woods Street (Unnumbered)
Map 064-09, Parcel 147
Subarea 14 (2004)
Council District 11 - Darren Jernigan

A request to relocate a house from 774 East Main Street in Hendersonville (Sumner County) to vacant property located at Woods Street (unnumbered), approximately 100 feet north of Fourth Street (0.67 acres), zoned R8, requested by Charles E. Rhoten, house seller, and William and Lucy Fox, property owners and house buyers.

Staff Recommendation: Approve

27. 2007S-222G-04

Strong Tower Subdivision Ii
Map 043-15, Parcel 169
Subarea 4 (1998)
Council District 9 - Jim Forkum

A request for final plat approval to create 2 lots on property located at Larkin Springs Road (unnumbered), approximately 100 feet north of Bubbling Well Road (0.87 acres), zoned RS7.5, requested by Strong Tower LLC, owner, Mark Devendorf, surveyor.

Staff Recommendation: Approve, including a variance to the requirements of Section 3-4.2.f of the Subdivision Regulations for lot depth to width ratio

28. 2007S-227U-13

Shoppes At Edge-O-Lake, Resub. Lot 4
Map 149-03, Parcel 162
Subarea 13 (2003)
Council District 29 - Vivian Wilhoite

A request for final plat approval to create 2 lots at 2520 Murfreesboro Pike, approximately 615 feet south of Edge-O-Lake Drive (1.33 acres), zoned MUL, requested by Murfreesboro Edge-O-Lake LLC, owner, Cherry Land Surveying, surveyor.

Staff Recommendation: Approve with conditions

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29. 2007S-233U-05

The Map of Inglewood Place, Resub. Lot 215
Map 072-03, Parcel 062
Subarea 5 (2006)
Council District 8 – Karen Bennett

A request for final plat approval to create 2 lots on property located at 1219 McChesney Avenue, approximately 435 feet east of Katherine Street (0.42 acres), zoned RS7.5, requested by Eric Lesueur et ux, owners, Mark Devendorf, surveyor.

Staff Recommendation: Approve, including an exception to the lot comparability standards for frontage

30. 2007S-234U-05

The Map of Inglewood Place, Resub. Lots 270 and 271
Map 061-15, Parcel 376
Subarea 5 (2006)
Council District 8 – Karen Bennett

A request for final plat approval to create 2 lots on property located at 3816 Kingswood Avenue, approximately 300 feet north of Stratford Avenue (0.5 acres), zoned RS7.5, requested by Eric and Jerri Dawn Lesueur, owners, Mark Devendorf, surveyor.

Staff Recommendation: Disapprove

31. 2007S-242U-10

Sharondale Heights, Resub. Lot 11
Map 117-03, Parcel 128
Subarea 10 (2005)
Council District 25 - Sean Mcguire

A request for final plat approval to create 2 lots including a variance from sidewalk requirements for property located at 2119 Sharondale Drive, approximately 190 feet south of White Oak Drive (0.56 acres), zoned SP, requested by Eugene Collins Trustee, owner, H & H Land Surveying surveyor.

Staff Recommendation: Approve with conditions, including a variance from the sidewalk requirement.

32. 2007S-243G-04

505 B Charles Drive
Map 042-12, Parcel 050
Subarea 4 (1998)
Council District 4 - Michael Craddock

A request to relocate a house from 1007 Joyce Lane in Nashville to vacant property located at 505 B Charles Drive, approximately 315 feet west of Walker Street (0.35 acres), zoned R10, requested by Norma Faye Patterson, property owner and house buyer.

Staff Recommendation: Approve

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XI. REVISIONS AND FINAL DEVELOPMENT PLANS

33. 191-69-G-14

Priest Lake Center
Map 097-00, Parcel 147
Subarea 14 (2004)
Council District 14 - James Bruce Stanley

A request to revise the preliminary plan and for final approval for a portion of the Priest Lake Center Planned Unit Development located at 4021 Mills Road (1.38 acres), zoned CL, to permit a 13,125 square foot office/retail building, where a 9,097 square foot hotel had been previously approved, requested by Atkisson-Harber Architects, applicant, for Bimal, Maya, Kirit and Jyotshna Patel.

Staff Recommendation: Approve with conditions

34. 18-84-U-10

Burton Hills, Rev. Lot 1
Map 131-06-A, Part of Parcel 001.00co
Subarea 10 (2005)
Council District 25 - Sean McGuire

A request to revise the preliminary plan for a portion of the Burton Hills Planned Unit Development located at 1 Burton Hills Boulevard (9.17 acres), zoned R15, to permit a 54,000 square foot office building and parking where surface parking was previously approved, requested by Barge Cauthen & Associates, applicant, for EP Real Estate Fund L.P., owner.

Staff Recommendation: Approve with conditions

35. 239-84-U-13

Canter Chase (Swett's Restaurant)
Map 135-00, Parcels 350, 378, 386, and part of 385
Subarea 13 (2003)
Council District 28 – Duane A. Dominy

A request to revise the preliminary plan and for final approval for a portion of a Planned Unit Development located at 1909 Murfreesboro Pike, at the southeast corner of Murfreesboro Pike and Harding Place (2.4 acres), zoned CL, for final approval to permit a 6,850 sq. ft. restaurant, and preliminary approval to revise the remaining portion of the plan to permit 30,000 sq. ft of office/retail, a 6,000 sq. ft. restaurant, and a 4,200 sq. ft. restaurant, replacing 33,800 sq. ft. of office/retail uses and a 6,000 sq. ft restaurant, and a 4,200 sq. ft. restaurant, requested by Lukens Engineering Consultants, applicant, for Swett Investments, owner.

Staff Recommendation: Approve with conditions

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36. 89P-003G-06

Still Springs Ridge, Ph. 1 Final
Map 128-00, Parcel 036
Subarea 6 (2003)
Council District 22 - Eric Crafton

A request for final approval for a portion of the Still Springs Ridge Planned Unit Development located at Hicks Road (unnumbered) and terminus of Still Spring Hollow Drive (79.29 acres), zoned RS20, to permit 101 single-family lots in 4 sections, requested by Dewaal & Associates, applicant, for Greater Middle Tennessee Development Partnership, owner.

Staff Recommendation: Approve with conditions

37. 2007P-003U-12

McGee Property
Map 160-00, Parcel 024
Subarea 12 (2004)
Council District 31 - Parker Toler

A request for preliminary Planned Unit Development approval for property located at 749 Hill Road, approximately 1,820 feet east of Franklin Pike Circle (7.77 acres), zoned R40, to permit 8 single-family lots in a cluster-lot subdivision, requested by Gresham, Smith and Partners, applicant, for Henry King McGee.

Staff Recommendation: Disapprove as submitted. Approve with conditions if a street connection to Hill Road is provided, including a variance along the property frontage of Hill Road to provide the sidewalk in an alternate location.

38. 2006IN-001U-10

David Lipscomb University
Map 117-16, Parcel 163
Subarea 10 (2005)
Council District 25- Sean McGuire

A request to revise a portion of the preliminary master plan for the David Lipscomb University Institutional Overlay district located between Granny White Pike and Belmont Boulevard, zoned R10, to revise the layout of the approved Residential and Arts Villages and for final approval to construct four residential apartment buildings and a 500 square foot design lab addition, requested by Tuck Hinton Architects, applicant, for David Lipscomb University, owner.

Staff Recommendation: Approve with conditions

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39. 2001UD-001G-12

Lenox Village, Phase 8, Rev. Lots 618-624
Map173-09a, Parcel 735-741
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to revise a phase 8 of the approved final UDO, and for final approval for that portion of the Urban Design Overlay district located at Avery Park Drive (unnumbered), at the southeast corner of Avery Park Drive and Stone Lane, classified RM9, to create 174 town homes, 22 single-family rear access lots, and 43 single-family street access lots, requested by Anderson, Delk, Epps & Associates, Inc., applicant, for Lenox Village I, LLC, owner.

Staff Recommendation: Approve with conditions

XII. OTHER BUSINESS

- 40. 2002S-278G-13 -- Arbor Crest Subdivision -- Request for an extension of approval for an expired preliminary plat.
- 41. New employee contract for Matt Meservy – Approve.
- 42. Executive Director Reports
- 43. Legislative Update

XIII. ADJOURNMENT

