

REVISED



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

PLANNING COMMISSION:

James McLean, Chairman	Tonya Jones
Phil Ponder, Vice Chairman	Ann Nielson
Stewart Clifton	Victor Tyler
Judy Cummings	Councilmember Jim Gotto
Derrick Dalton	Andrée LeQuire, representing Mayor Karl Dean

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

October 25, 2007

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF OCTOBER 11, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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-18G-02

Amend the Parkwood – Union Hill Community Plan: 2006 Update by changing the language of Special Policy Area # 1 to provide greater flexibility in the timing of development based on Neighborhood General land use policy in portions of the special policy area. This proposal is being treated and processed as a minor plan amendment.

Staff Recommendation: Approve.

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

ZONING MAP AMENDMENTS

2. 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 change approximately 71.69 located at 1209, 1213 Tulip Grove Road, Tulip Grove Road (unnumbered), Valley Grove Drive (unnumbered), approx. 200 feet north of Rockwood Drive from RS7.5 and RS15 to SP-MR, to permit a residential development with 340 dwelling units, requested by Wamble & Associates, applicant, for H Group LLC, owner.

Staff Recommendation: Approve with conditions.

3. 2007SP-163U-13

Lavergne Super Speed Wash
Map 175-00, Part of Parcel 173
Subarea 13 (2003)
Council District 32 - Sam Coleman

A request to change from CS to SP-A zoning for property located at 4201 Hurricane Creek Boulevard, at the southwest corner of Murfreesboro Pike and Hurricane Creek Boulevard (1.0 acres), to permit a 2,880 square foot full-service car wash facility and an eight foot tall pylon sign with message board, requested by Barge Cauthen & Associates, applicant, for Larry Snedeker Trustee, owner.

Staff Recommendation: Approve with conditions.

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REVISIONS AND FINAL DEVELOPMENT PLANS

4. 2007P-003U-12

Cotswold Trail
Map 160-00 Parcel 024
Subarea 12 (2004)
Council District 31 - Parker Toler

A request for preliminary PUD 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 PUD, requested by Gresham, Smith and Partners, applicant, for Henry King McGee.

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

**IX. PUBLIC HEARING:
ZONING MAP AMENDMENTS**

5. 2005Z-081G-14

Map 087, Parcels 005, 006, 007 and 164
Subarea 14 (2004)
Council District 12 - Jim Gotto

A request to rezone from residential single-family (RS15) district to residential single-family (RS40) district property located at 818 and 840 Old Lebanon Dirt Road and 6340 and 6344 North New Hope Road (13.2 acres), requested by Councilmember Gotto for William A Wright, Jr, Trustee, Thomas Barry Wright, etux, Pamela Evetts, owners.

Staff Recommendation: Approve.

6. 2006SP-007U-10

Glen Echo (Final)
Map 117-15, Parcel 060
Subarea 10 (2005)
Council District 25 - Sean McGuire

A request for final SP approval for property located at 1749 Glen Echo Road, along the southeast corner of Glen Echo Road and Hillmont Drive (0.98 acres), zoned SP-R, to construct 4 single-family homes and to clarify the street setbacks in Phase 1, requested by C. Michael Moran, applicant, for Bob Haley, owner.

Staff Recommendation: Approve with conditions.

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7. 2006SP-081U-13

Davenport Downs (Revision to preliminary and Phase I final)
Map 165-00, Part of Parcels 073, 105, 106
Subarea 13 (2003)
Council District 32- Sam Coleman

A request for a revision to the preliminary and final SP approval for Phase I for property located at Maxwell Road (unnumbered), approximately 430 feet east of Flagstone Drive, to permit a total of 61 dwelling units consisting of 18 single-family homes and 43 townhomes, requested by Dale & Associates, applicant, for Jerry Butler Builders, LLC.

Staff Recommendation: Approve with conditions.

8. 2007SP-146G-02

Grace Adult Homes Assisted-Living Facility
Map 032-00, Part of Parcel 053
Subarea 2 (2006)
Council District 3 - Walter Hunt

A request to change from R20 to SP-R zoning a portion of property to permit a 49,700 square foot assisted-living facility with 69 units, located at 1500 Old Hickory Boulevard, approximately 485 feet west of Brick Church Pike (3.89 acres), requested by George S. Thompson, applicant, for Grace Baptist Church, owner.

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

9. 2007SP-148U-14

Lebanon Pike
Map 096-01, Parcel 062-01
Subarea 14 (2004)
Council 14- James Bruce Stanley

A request to change from CS to SP-A zoning property located at 2801 Lebanon Pike, at the southeast corner of Lebanon Pike and Donelson Pike (0.31 acres), to permit an existing structure to be used for used automobile sales, requested by Leroy J. Humphries and Beverly Beam, owners.

Staff Recommendation: Disapprove.

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- 10. 2007SP-165G-04**
Myatt Drive – Anderson Lane
Map 043-06, Various Parcels
Map 043-07, Various Parcels
Map 043-11, Various Parcels
Subarea 4 (1998)
Council District 9 - Jim Forkum

A request to rezone from RS7.5 and CS to SP-MU zoning on 88 properties abutting Myatt Drive from State Route 45 (Old Hickory Boulevard) to Anderson Lane, and abutting Anderson Lane from May Drive to Rio Vista Drive (34.04 acres), to permit mixed uses along Myatt Drive, and mixed uses and mixed housing types along Anderson Lane, requested by the Councilmember Jim Forkum.

Staff Recommendation: Approve with conditions, including the proposed revisions to the Plan.

- 11. 2007Z-168G-04**
MVE: Automasters Of Gallatin
Map 043-05, Parcel 139
Subarea 4 (1998)
Council District 9 - Jim Forkum

A request to approve a motor vehicle business establishment as required by Public Chapter No. 141 of Tennessee Code through a show cause hearing on property located at 712 Gallatin Pike, at the southeast corner of Gallatin Pike and Roosevelt Avenue (0.49 acres), requested by Mehran Jambaksh, applicant, for Gerald and Melissa McFarland, owners.

Staff Recommendation: Disapprove.

- 12. 2007Z-169T**
Parking Garage Liner Buildings Revision

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to amend the requirements that allow 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 by establishing different requirements for residential and non-residential uses.

Staff Recommendation: Approve.

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X. CONCEPT PLANS

13. 2007S-264G-12

Christiansted Valley Reserve (formerly Holt Hills, Section 3)
Map 172-00, Parcel 149
Subarea 12 (2004)
Council District 31 - Parker Toler

A request for concept plan approval to create 24 lots within a cluster lot development on property located at 265 Holt Hills Road, at the end of Christiansted Lane (10.02 acres), zoned RS15, requested by Rubel Shelly et ux, owners, Clinard Engineering Associates LLC, surveyor.

Staff Recommendation: Approve with conditions.

14. 2007S-276U-03

The Woods at Monticello
Map 071-01, Parcels 075, 076, 088, 089, 143
Subarea 3 (2003)
Council District 2 - Frank R. Harrison

A request for a major revision to the concept plan, and for development plan approval, to create 38 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), zoned RS7.5, requested by Metropolitan Development and Housing Authority, owner, Barge, Waggoner, Sumner and Cannon, surveyor.

Staff Recommendation: Approve with conditions.

XI. FINAL PLATS

15. 2007S-257G-06

Harpeth Valley Park, Section 1, Revision
Map 142-15, Parcels 046, 047, 048, 049, 050, 051, 057, 058, 059, 061, 117
Map 156-03, Parcel 002, 003
Subarea 6 (2003)
Council District 35 - Bo Mitchell

A request for final plat approval to shift lot lines between 13 properties and public Right-of-Way, creating 12 new lots located on the south side of Harpeth Bend Drive, and Harpeth Parkway East (10.3 acres), zoned RS15, requested by Tony Reasons II, surveyor for various property owners.

Staff Recommendation: Approve with conditions, including approval for a variance from Section 3-4.2.a of the Subdivision Regulations for lot line configurations.

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16. 2007S-274G-12

Oakmont Subdivision, Phase 3, 1st Revision
Map 172-05-0-A, Various Parcels
Map 172-05-0-A, Various Parcels
Map 172-05-0-A, Various Parcels
Subarea 12 (2004)
Council District 31-Parker Toler

A request for a sidewalk variance in Phase 3 of the Oakmont Subdivision for 13 properties fronting Red Feather Lane, approximately 260 feet east of Grand Oak Way (3.72 acres), zoned R30 and within a Planned Unit Development district, requested by Tiara Development LLC, Teresa & Ryan T. Ricks, William T. Black III, Judith J. Black, David & Majorie Hunsucker, Patrick & Tara Maddux, Frank & Tamera Gordon, Scott & Lori Winters, Jerry & Nancy Harris, James & Alice Harris, Stephen Perez, and John & Elizabeth Croley, owners, Wamble & Associates, surveyor.

Staff Recommendation: Approve, including a variance to Section 3-8 of the Subdivision Regulations for sidewalks and the elimination of conditions one and two.

XII. REVISIONS AND FINAL DEVELOPMENT PLANS

17. 94-71-G-06

Bellevue Center (Bellevue Mall Redevelopment)
Map 128-00, Parcels 152, 170
Map 142-00, Parcels 001, 297, 298, 301, 356
Subarea 6 (2003)
Council District 22 - Eric Crafton

A request to revise a portion of the Commercial Planned Unit Development Overlay for properties located at 7616, 7620, 7624, 7632, and 7634 Highway 70 South, south of I-40 (87.34 acres), classified SCR and MUL, to permit the development of 1,166,670 square feet of retail/restaurant/office space replacing 1,462,854 square feet of same uses, requested by Barge Waggoner Sumner & Cannon, applicant, for Bellevue Properties LLC, Bellevue Parcel LLC, Bellevue Parcel II LLC, The May Department Stores Co., Dillard's Tennessee Operating Limited Partnership, Charles & Esther Frost, owners.

Staff Recommendation: Approve with conditions.

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18. 95P-025U-12

Millwood Commons
Map 162-00, Parcels 117, 118, 119, 120, 122, 222, 250
Subarea 12 (2004)
Council District 32 - Sam Coleman

A request to revise the preliminary plan for a Planned Unit Development located at Bell Road (unnumbered), Blue Hole Road (unnumbered), and 5439 Blue Hole Road, southwest corner of Bell Road and Blue Hole Road (159.38 acres), zoned RS7.5, R15, and RS20 districts, to modify Phases I and II to permit 884 multi-family units and 116 single-family lots in Phase III totaling 1,000 dwelling units where 908 multi-family units and 116 single-family lots were previously approved totaling 1,024 dwelling units, requested by LandDesign Inc., applicant, for Bell Road Vacant LLC, Bell Road L.P., and Kristi L. Warren owners.

Staff Recommendation: Approve with conditions.

19. 2005UD-006U-10

31st and Long Urban Design Overlay
Map 092-14, Various Parcels
Map 104-02, Various Parcels
Map 104-06, Various Parcels
Subarea 10 (2005)
Council District 21- Edith Taylor Langster

An ordinance amending Title 17 of the Metropolitan Code, zoning regulations, by amending the 31st Avenue/Long Boulevard Urban Design Overlay (UDO) district, to establish parking location and maximum raised foundation heights for particular building types, clarify when architectural treatment standards apply and establish additional stormwater management requirements, and establish a design review committee, requested by the Metropolitan Planning Department.

Staff Recommendation: Approve.

20. Institutional Overlay 2006IO-002U-10

Belmont University
Map 104-12, Part of Parcel 312
Subarea 10 (2005)
Council District 18 – Keith R. Durbin

A request for final approval for a portion of the Belmont University Institutional Overlay district located at 1900 Belmont Boulevard next to the existing Hail Dormitory (21.01 acres), zoned RM20, to permit six-story, 194-bed dormitory containing 45,000 square feet. requested by Ingram Civil Engineering Group LLC, applicant, for Belmont University, owner.

Staff Recommendation: Approve with conditions.

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21. 2006SP-161U-09

The Pinnacle at Symphony Place
Map 093-064, Parcel 063
Subarea 9 (2007)
Council District 6 – Mike Jamison

A request for **partial approval** of a SP final site plan to authorize issuance of a foundation permit for construction of a 28 story office/retail tower on 1.59 acres bounded by Second Avenue South., Demonbreun Street, Third Avenue South., and the Shelby Street Pedestrian Bridge with 574,484 square feet of floor area, including 554,941 square feet of office space, 15,258 square feet of retail, and 4,285 square feet of restaurant uses.

Staff Recommendation: Approve with conditions.

XIII. OTHER BUSINESS

- 22. Grant Agreement between TDOT and MPC for the MPO for Transportation Planning and Coordination in the Nashville Urbanized Area for the 2008 Federal fiscal year.
- 23. Grant Agreement between TDOT and MPC for the MPO Transportation Planning and Coordination outside the Nashville Urbanized Area FY 2008
- 24. Executive Director Reports
- 25. Legislative Update

XIV. ADJOURNMENT

