



**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

November 8, 2007

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF OCTOBER 25, 2007, MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
Action: Approve (6-0)
- 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.
Action: Approve (6-0)

VII. COMMUNITY PLANS

1. 2007CP-19U-13

A request to amend the Antioch-Priest Lake Community Plan: 2003 Update for property adjacent to the Cane Ridge High School on Old Hickory Boulevard.

Action: Approve including revisions to Special Policy Area 2 (7-0)

VIII. PREVIOUSLY DEFERRED ITEMS

REVISIONS AND FINAL DEVELOPMENT PLANS

2. 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, at the 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.

Action: Approve with conditions as a revision. The Commission recommends approval of a Council amendment to this PUD to apply current policy standards of the Commission. In particular, the Commission approves an amendment to require that the property owner must offer for dedication a school site in compliance with the standards of Section 17.16.040 for elementary schools with a capacity of 500 students. This land dedication requirement would be proportional to the development's student generation potential. Such site shall be in accordance with the locational criteria of the Metropolitan Board of Education and shall be within the Antioch High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. If such an amendment is adopted by the Council, then no final plat or final PUD site plan for development of any residential uses on the site will be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement. If included as an amendment by Council, then prior to recording of the final plat or approval of the first PUD final site plan, the Infrastructure Deficiency Area requirements must be completed or bonded for 557 linear feet of roadway. The section of roadway to be improved will be determined by the Metro Public Works Department. (7-0)

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

CONCEPT PLANS

3. 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.

Action: Public hearing closed. Defer to December 13, 2007, Planning Commission meeting at the request of the applicant. (7-0-1)

**X. PUBLIC HEARING:
ZONING MAP AMENDMENTS AND FINAL SITE PLANS**

4. 2007SP-122U-05

Gallatin Pike (Final: Fifth Third Bank)
Map 061-03, Parcels 151, 152
Subarea 5 (2006)
Council District 8 - Karen Bennett

A request for final SP site plan approval and on properties located at 4704 and 4706 Gallatin Pike, at the southeast corner of Gallatin Pike and Haysboro Avenue (0.88 acres), to permit a 4,137 square foot bank, requested by Littlejohn Engineering Associates, applicant, for WMH Gallatin Road Partnership, owner.

Action: Approve with Conditions (6-0)

5. 2007Z-161U-13

Map 175-00, Part of Parcel 023
Subarea 13 (2003)
Council District 32 - Sam Coleman

A request to rezone a portion of property from AR2a to IWD at 12848 Old Hickory Boulevard, approximately 1,790 feet south of Old Franklin Road (22 acres), requested by Wamble & Associates, applicant, for Amnon Shreibman, Trustee.

Action: Approve (7-0)

6. **2007SP-173U-10**
931 South Douglas Avenue
Map 105-13, Parcels 283, 284, 443
Subarea 10 (2005)
Council District 17 - Sandra Moore

A request to change from R8 to SP zoning properties located at 931 and 935 S. Douglas Avenue, approximately 260 feet west of 9th Avenue South (1.0 acres), to permit 10 cottage units and a storage building, requested by Barge Cauthen & Associates, applicant, for Carter and Amanda Little, owners.

Action: Approve with Conditions (8-0)

7. **2007Z-175G-12**
Map 181-00, Parcel 090
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to change from CL and AR2a to MUL (2.76 acres) and RM15 (5.06 acres) zoning property located at 6365 Nolensville Pike, at the northwest corner of Holt Road and Nolensville Pike(7.82 total acres), requested by Atwell-Hicks, applicant, for General Construction Co. Inc., owner. (See also PUD Proposal No. 2007P-004G-12).

Action: Public hearing closed. Defer to December 13, 2007, Planning Commission meeting. (7-0)

8. **2007P-004G-12**
Governors Chase II
Map 181-00, Parcel 090
Subarea 12 (2004)
Council District 31 - Parker Toler

A request for preliminary approval for a Planned Unit Development on property located at 6365 Nolensville Pike, at the northwest corner of Nolensville Pike and Holt Road (7.82 acres), zoned CL and AR2a and proposed for MUL and RM15, to permit 72 multi-family units, 17,926 square feet of general office space, and 16,022 square feet of retail space, requested by Atwell-Hicks, applicant, for General Construction Company Inc., owner. (See also Zone Change Proposal No. 2007Z-175G-12).

Action: Public hearing closed. Defer to December 13, 2007, Planning Commission meeting. (7-0)

- 9. 2007P-005U-13**
The Shoppes at Ridgeview
Map 163-00, Part of Parcel 122
Subarea 13 (2003)
Council District 33 - Robert Duvall

A request for preliminary Planned Unit Development approval for a portion of property located at Bell Road (unnumbered), approximately 520 feet north of Bell Forge Lane (5.2 acres), zoned MUL and RM9 and currently located within the Ridgeview Urban Design Overlay, to permit 40,411 square feet of retail space in three buildings, requested by Dale & Associates, applicant, for Ridgeview Heights LLC, owner. (See also UDO Proposal No. 2003UD-003U-13).

Action: Disapprove (7-0)

- 10. 2003UD-003U-13**
Ridgeview UDO (Cancellation)
Map 163-00, Part of Parcel 122
Subarea 13 (2003)
Council District 33 - Robert Duvall

A request to cancel a portion of the Ridgeview Urban Design Overlay district located at Bell Road (unnumbered), zoned RM9 and MUL (5.2 acres), requested by Dale and Associates, applicant, for Ridgeview Heights LLC, owner. (See also PUD Proposal No. 2007P-005U-13).

Action: Disapprove (7-0)

XI. PRELIMINARY PLAT

- 11. 2005S-261G-04**
Liberty Downs
Map 026-00, Parcels 032, 033, 131
Subarea 4 (1998)
Council District 10 – Rip Ryman

A request to extend the preliminary approval to September 22, 2008, where the preliminary approval expired on September 22, 2007, for 59 lots in a cluster lot subdivision located on the east side of Liberty Lane, approximately 850 feet north of Peebles Court (17.38 acres), zoned RS10, requested by Austin M. Writesman & Jack Nixon, owners, MEC Inc., surveyor.

Action: Defer to December 13, 2007, Planning Commission meeting. (6-0)

XII. CONCEPT PLANS

12. 2007S-289U-08

Hallmark at River View Homes, Ph. 1
Map 081-00, Parcel 045
Subarea 8 (2002)
Council District 21 - Edith Taylor Langster

A request for concept plan approval to create 55 lots of which 41 lots are designated for single-family and 14 lots for duplex units for a total of 69 dwelling units on property located at Clarksville Pike (unnumbered), approximately 790 feet west of Ed Temple Boulevard (14.25 acres), zoned R6, requested by Charles Binkley and Eatherly Family Holdings Co., owners, T-Square Engineering, surveyor.

Action: Defer to December 13, 2007, Planning Commission meeting at the request of the applicant. (8-0)

XIII. REVISIONS VARIANCES AND FINAL DEVELOPMENT PLANS

13. 116-74-G-12

Oak Highlands, Lot 288 Setback Variance
Map 173-04-A, Parcel 317
Subarea 12 (2004)
Council District 32 - Sam Coleman

A request for a variance to Table 17.12.020A of the Zoning Code for property within the Oak Highlands Residential Planned Unit Development district located at 5701 Sonoma Trace, at the southwest corner of Sonoma Trace and Oak Chase Drive, classified R15 district, (0.22 acres), to allow a 10 foot rear setback where 20 feet is required by the Zoning Code, requested by Joe and Dorothy Pendergrast, owner.

Action: Approve (8-0)

14. 66-78-U-12

Bethany Health and Rehabilitation Center
Map 161-00 Parcel 192
Subarea 12 (2004)
Council District 27 - Randy Foster

A request to revise a portion of the preliminary plan and for final approval of a Residential Planned Unit Development located at 421 Ocala Drive, at the northwest corner of Hickory Plaza and Hickoryview Drive (3.48 acres), zoned RM15, to permit a 1,700 square foot addition for office space and a revised parking layout, requested by Climer & Associates, applicant, for Avalon Health, owners.

Action: Approve with Conditions (6-0)

- 15. 18-84-U-10**
Burton Hills (Covenant Presbyterian Church)
Map131-06-0-A, Parcel 029
Subarea 10 (2005)
Council District 25 - Sean McGuire

A request to revise the preliminary plan and final approval for the Burton Hills Residential Planned Unit Development located abutting the northeast margin of Hillsboro Pike and Harding Place (2.22 acres), zoned R15 and R40, to permit the removal of mature trees for a lawn area (playground), requested by Barge Cauthen and Associates, applicant, for Covenant Presbyterian Church, owner.

Action: Approve with Conditions (6-0)

- 16. 2003P-009U-08**
Parc at Metro Center (PUD Amendment)
Map 081-04, Parcel 226
Subarea 8 (2002)
Council District 2 - Frank R. Harrison

A request to amend the Parc at Metro Center Residential Planned Unit Development district located abutting the north side of Dominican Drive and the west side of Athens Way, classified RM20, (.25 acres), to increase from 98 to 118 multi-family units in Phase 2, requested by Bernard L. Weinstein & Associates, applicant, for American Realty and Trust, owner.

Action: Approve with Conditions (6-0)

- 17. 2004P-036U-07**
Nashville West Shopping Center
Map 102-00, Parcels 093, 094, 095, 096, 099
Subarea 7 (2000)
Council District 20 - Buddy Baker

A request to revise the preliminary plan and PUD final site plan approval for the Planned Unit Development district located at 6708, 6806, and 6816 Charlotte Pike and Charlotte Pike (unnumbered) directly across from W. Hillwood Drive and Brook Hollow Road (35.05 acres), zoned SCR, to increase the overall PUD square footage from 508,456 square feet to 521,852 square feet by rearranging and increasing the retail, restaurant, and office uses, requested by Littlejohn Engineering Associates, applicant, for Nashville West Shopping Center LLC, owner.

Action: Approve with Conditions (6-0)

- 18. 2005P-023G-02**
Victory Village (1st Revision)
Map 041-00, Parcel 147
Map 050-00, Parcels 031, 132
Subarea 2 (2006)
Council District 3 - Walter Hunt

A request to revise the preliminary plan for the Planned Unit Development, located at 3549 Brick Church Pike and Westchester Drive (unnumbered) (86.41 acres), zoned RM6 and R10, to permit a total of 371 dwelling units consisting of 135 single-family lots, 164 townhome units and cottage units, and 36 duplex lots (72 units), where a total of 371 dwelling units were previously approved, requested by Dale & Associates, applicant, for The Victory Church of Nashville, owner.

Action: Approve with Conditions (6-0)

XIV. MANDATORY REFERRALS

- 19. 2007M-179U-10**
Map 92-16, Parcel 206.00
Subarea 10 (2005)
Council District 19 – Erica Gilmore

A request to abandon the right-of-way for Alley #236, which runs approximately 145 feet southwesterly from 17th Avenue South to a dead end, located between Broadway and Division Street, requested by Kennedy Capital Group, LLC.

Action: Disapprove but approve if parcels 208, 210, and 212 are consolidated into a single parcel. (6-0)

- 20. 2007M-194U-10**
Map 92-16, Various Parcels
Subarea 10 (2005)
Council District 19 – Erica Gilmore

A request to abandon the right-of-way for Alley #437 from 17th Avenue South westward to Alley #442, approximately 145 feet south of Grand Avenue, requested by H. Ray Ragsdale, owner.

Action: Disapprove (7-0)

XV. OTHER BUSINESS

21. Adoption of the Planning Commission Schedule of meetings for 2009.

Action: Approve the Planning Commission Schedule of meetings for 2009 (6-0)

22. Executive Director Reports

23. Legislative Update

XVI. ADJOURNMENT

