



**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

January 10, 2008

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 PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING

ZONING MAP AMENDMENTS

1. 2007Z-167U-08

Germantown Historic District
Map Various, Parcels Various
Subarea 8 (2002)
Council District 19 - Erica S. Gilmore

A request to apply the historic overlay district to 548 properties in Germantown bounded by Rosa Parks Boulevard, Jefferson Street, Hume Street, and 2nd Avenue North (92.04 acres), zoned R6, SP, OR20, MUN, MUG, CS, CF, and IR and within the Phillips-Jackson Redevelopment District, requested by Councilmember Erica Gilmore, for various owners.

STAFF RECOMMENDATION: Approve, including a condition that the proposed design guidelines applied by the Historic Zoning Commission be revised to incorporate the standards of the Germantown Detailed Neighborhood Design Plan.

CONCEPT PLANS

2. 2007S-309U-13

The Parks at Priest Lake (Prelim. Revision)
Map150-00, Parcels 017, 246
Subarea 13 (2003)
Council District 29 - Vivian Wilhoite

A request to revise a previously approved preliminary plat to create 70 single-family cluster lots and 9 two-family lots where 83 single-family cluster lots were previously approved on property located at 3222 Anderson Road and Brantley Drive (unnumbered), between the end of Louise Russell Drive and the west side of Anderson Road (30.04 acres), zoned RS10 and R10, requested by Umbrella Investment Corporation, owner, Dale & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

VII. PUBLIC HEARING: ZONING MAP AMENDMENTS

3. 2008Z-001G-04

Map 042-00, Parcel 013
Subarea 4 (1998)
Council District 4 - Michael Craddock

A request to rezone from RS20 to CS district property located at 335 Boyd's Hilltop Drive, abutting the east margin of I-65 and north of Old Hickory Boulevard (1.06 acres), requested by Cornerstone Church, owner.

STAFF RECOMMENDATION: Disapprove, but approve if ordinance is amended to an SP to allow only the specific accessory uses needed by the church.

4. **2008Z-002U-13**
Map 163-00, Part of Parcel 122
Subarea 13 (2003)
Council District 33 - Robert Duvall

A request to rezone approximately 1.53 acres from RM9 to MUL a portion of property located at Bell Road (unnumbered), approximately 465 feet north of Bell Forge Lane, and also located within the Ridgeview Urban Design Overlay district, requested by Dale & Associates, applicant, for Ridgeview Homes LLC. (See also PUD Proposal No. 2007P-005U-13 and UDO Proposal No.

STAFF RECOMMENDATION: Disapprove.

5. **2008Z-004T**
Vehicle Rental and Leasing

A request to amend the Metro Zoning Code, Section 17.08.030 (District Land Use Table) to permit by right countywide in the shopping center regional (SCR) zoning district the rental or leasing of automobiles, motorcycles, recreational vehicles, boats, recreational equipment, and light trucks and vans, including incidental parking and servicing of vehicles for rent or lease” (e.g. rental car agencies), requested by Councilmember Parker Toler.

STAFF RECOMMENDATION: Approve with amendment.

6. **2008Z-007G-04**
Map 026-00, Parcel 053 (Adjacent To)
Subarea 4 (1998)
Council District 10 - Rip Ryman

A request to change from R10 to CS zoning right-of-way belonging to the state of Tennessee located on the east side of Liberty Lane, south of Vietnam Veterans Boulevard (0.67 acres), requested by Waller, Lansden, Dortch & Davis, LLP, applicant, State of Tennessee, owner.

STAFF RECOMMENDATION: Approve.

7. **5-73-G-14**
Music Valley PUD (Amendment: Lot 4)
Map 062-00, Parcel 169
Subarea 14 (2004)
Council District 15 - Phil Claiborne

A request to amend a portion of the Music Valley Planned Unit Development located at 2506 Music Valley Drive, approximately 2,500 feet north of McGavock Pike, zoned CA, (2.19 acres), to permit the development of a 3-story, 52,500 square foot hotel, replacing a 12,000 square foot restaurant, requested by EDGE, applicant, for William and Dorothy Oakes, Trustees, owners.

STAFF RECOMMENDATION: Approve with conditions.

- 8. 2008P-001U-05**
The Family Wash PUD
Map 083-03, Parcel 064
Subarea 5 (2006)
Council District 6 - Mike Jameson

A request for preliminary and final site plan approval for a proposed Planned Unit Development located at 2038 Greenwood Avenue, zoned CN and located within the Eastwood Neighborhood Conservation Overlay (0.37 acres), to permit the existing restaurant of approximately 4,000 square feet, an exemption from the minimum distance requirements included in the beer provisions of the Metro Code, requested by Susan Barbera, applicant, for Elena Rivas and Maria Calderon, owners.

STAFF RECOMMENDATION: Approve with conditions.

VIII. PUBLIC HEARING: SPECIFIC PLAN ZONING DISTRICTS

- 9. 2006SP-159U-03**
Fern Avenue Lofts: Amendment #1
Map 071-14, Parcels 029, 031, 059
Subarea 3 (2003)
Council District 2 - Frank R. Harrison

A request to amend the previously approved Fern Avenue Lofts Specific Plan for properties located at 1206 Brick Church Pike and 40 Evergreen Avenue, at the southwest corner of Brick Church Pike and Fern Avenue (1.26 acres), by adding .19 acres of land located at 1204 Brick Chuch Pike and zoned CS to existing SP so as to construct 65 multi-family dwelling units where 45 were previously approved on two properties, requested by Dale & Associates, applicant, for Nashville Ovation,

STAFF RECOMMENDATION: Approve with conditions.

- 10. 2007SP-176U-11**
Southcrest Clinic
Map 119-10, Parcel 093
Subarea 11 (1999)
Council District 16 - Anna Page

A request to rezone from RS10 to Specific Plan-Office (SP-O) zoning property located at 90 Thompson Lane, approximately 245 feet west of Hartford Drive (0.37 acres), to permit a medical office building, requested by Donlon Land Surveying LLC, applicant, A.K. Son, owner.

STAFF RECOMMENDATION: Approve with conditions.

- 11. 2008SP-001U-10**
Townhomes at Glen Echo
Map 117-16, Parcels 007, 008
Subarea 10 (2005)
Council District 25 - Sean McGuire

A request to change approximately 0.9 acres from R10 to Specific Plan - Residential (SP-R) zoning properties located at 1603 and 1609 Glen Echo Road, at the southwest corner of Glen Echo Road and Belmont Boulevard, to permit the development of 8 townhome units, requested by Dale & Associates, applicant, for VLB Holdings LLC, and Scott D. Knapp, owners.

STAFF RECOMMENDATION: Approve with conditions.

IX. PUBLIC HEARING: 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 a cluster lot development consisting of 195 lots, including 20 duplex lots (215 total units) on properties located at Chandler Road (unnumbered), approximately 2,450 feet east of Tulip Grove Road (107.44 acres), zoned RS15, requested by Eva Richardson, owner, Mid Tenn Surveying,

STAFF RECOMMENDATION: Approve with conditions.

- 13. 2008S-014G-12**
Turner Farms
Map 187-00, Parcels 009, 154, 155, 178
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to revise a previously approved preliminary plat to create 153 clustered lots where 151 lots were previously approved on properties located at 6943 and 6947 Burkitt Road and Burkitt Road (unnumbered), approximately 4,200 feet east of Nolensville Pike (46.63 acres), zoned RS10, requested by Turner Farms LLC, owner, Roger Harrah, surveyor.

STAFF RECOMMENDATION: Disapprove unless revised plans are submitted and approved by Metro Stormwater. If a revised plan is submitted and satisfies the requirements of Stormwater prior to the Planning Commission meeting, then the recommendation is to approve with conditions.

X. PUBLIC HEARING: FINAL PLATS

14. 2008S-006G-06

Steven Mathers Subdivision
Map 100-00, Parcel 032
Subarea 6 (2003)
Council District 32 - Sam Coleman

A request for final plat approval to create 3 lots on property located at 8273 Old Pond Creek Road, approximately 6,000 feet north of Old Charlotte Pike (7.94 acres), zoned AR2a, requested by Steven Mathers, owner, Chapdelaine & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions.

**XI. PUBLIC HEARING: REVISIONS AND FINAL SITE PLANS
PLANNED UNIT DEVELOPMENTS**

15. 117-83-U-14

Music City Outlet Center PUD (Holiday Inn Express)
Map 062-00, Parcels 034, 255
Subarea 14 (2004)
Council District 15 - Phil Claiborne

A request to revise a portion of the preliminary plan and for final approval of the Music City Outlet Center Planned Unit Development located at McGavock Pike (unnumbered), approximately 1,100 feet west of Music Valley Drive (2.72 acres), zoned CA, to permit the development of a 5-story, 113-room, 70,784 square foot hotel where an 87,375 square foot hotel was previously approved, requested by Dale & Associates, applicant, for Pinnacle-McGavock Pike, LLC, owners. (See also Subdivision Proposal No. 2008S-009U-14).

STAFF RECOMMENDATION: Approve with conditions.

XII. OTHER BUSINESS

- 16. House move application fee adjustment.
- 17. An amended employee contract for Anita McCaig.
- 18. Executive Director Reports
- 19. Legislative Update

XIII. ADJOURNMENT

