



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

PLANNING COMMISSION:

James Lawson, Chairman	Ann Nielson
Phil Ponder, Vice Chairman	Victor Tyler
Stewart Clifton	James McLean
Judy Cummings	Councilman J. B. Loring
Tonya Jones	Eileen Beehan, representing Mayor Bill Purcell

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

January 11, 2007

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved 7-0

III. RECOGNITION OF COUNCILMEMBERS

**IV. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR
WITHDRAWN**

Action: Approved 7-0

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.

Action: Approved 7-0

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

1. 2005SP-168U-10

Woodmont Condos

Map 116-03, Parcels 89, 90, 91, 106, 107, 108, 109, 110, 111, 120

Subarea 10 (2005)

Council District 24 - John Summers

A request to amend a previously approved SP district on property located at 110, 112, 114, 116, 118 and 120 Woodmont Boulevard, and 111, 113 and 115 Kenner Avenue, approximately 550 feet east of Harding Pike (2.58 acres), to add land area (.23 ac) to the original SP district and to permit 34 multifamily units and 3 single-family lots, requested by Barge, Waggoner, Sumner and Cannon, applicant, for Chartwell Properties, owners.

Action: Approved with Conditions (7-0)

2. 2007Z-004U-10

Map 105-02, Parcel 448

Subarea 10 (2005)

Council District 17 - Ronnie E. Greer

A request to change from IWD to CS zoning property located at 924 8th Avenue South, approximately 175 feet north of Archer Street (0.44 acres), requested by Emily Thompson, applicant, for Chelsea Enterprises, owner.

Action: Approved (7-0)

3. 2007Z-005G-04

Map 043-14, Part of Parcels 055 and 057

Subarea 4 (1998)

Council District 9 - Jim Forkum

A request to change from CS to RM15 zoning a portion of properties located at Lombardia Court (unnumbered), south of Old Hickory Boulevard (2.0 acres), requested by Affordable Housing Resources, owner.

Action: Approved (7-0)

4. 95-85-P-04

Lanier Park (Formerly Skye Meadows) Phase III

Map 043-14, Part of Parcels 55, and part of Parcel 57

Subarea 4 (1998)

Council District 9 - Jim Forkum

A request to amend the preliminary plan of the Residential Planned Unit Development District located abutting the south margin of Old Hickory Boulevard at Lombardia Lane, classified RM15 and CS with the portion zoned CS proposed for RM15 district (11.96 acres), to permit additional land area to the PUD overlay district to include **18** additional condominium units for a total of 40 condominium, requested by Dale and Associates, for Affordable Housing Resources Inc., owner. (See also Zone Change No. 2007Z-005G-04).

Action: Approved with Conditions (7-0)

5. **2007SP-012G-12**
Sugar Valley Place
Maps 181-00, Part of Parcel 279
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to change from RM4 to SP zoning a portion of property located at Nolensville Pike (unnumbered), between Sunnywood Drive and Culbertson Road (10.07 acres), to permit the development of 40 townhomes, requested by Anderson, Delk, Epps & Associates, applicant, for SAF Properties, owner.

Action: Approved with Conditions (7-0)

6. **2007Z-016U-03**
Map 070-02, Part of Parcel 011
Subarea 3 (2003)
Council District 2 - Jamie D. Isabel, Sr.

A request to change from RS10 to RM4 zoning property located at 2911 Stokers Lane (2.71 acres), requested by Dale & Associates, applicant, for Mt. Hopewell Community Development Corporation, owner.

Action: Approved (7-0)

7. **2007P-001U-03**
Mt. Hopewell Elderly Living Facility
Map 070-02, Part of Parcel of 11
Subarea 3 (2003)
Council District 2 - Jamie D. Isabel, Sr.

A request to preliminary PUD approval for property located at 2911 Stokers Lane (2.71 acres), to permit a 32-unit assisted-living facility, requested by Dale & Associates, applicant, for Mt. Hopewell Community Development Corporation, owner.

Action: Approved with Conditions (7-0)

8. **2007Z-017U-13**
Map163-02-0-A, Part of Various Parcels
Subarea 13 (2003)
Council District 28 - Jason Alexander

A request to change from R15 to RS7.5 zoning a portion of properties located at 5208, 5212 and 5216 Rockridge Court, Ballard Court (unnumbered), 5304 and 5309 Ballard Court, Highlander Drive (unnumbered), and 5196 Highlander Drive, requested by MEC Inc., applicant for Jerry Butler Builders LLC, owner.

Action: Approved (7-0)

VII. CONCEPT PLANS

9. 2006S-389G-02

Timberwood Subdivision
Map 050-00, Parcel 025
Subarea 2 (1995)
Council District 3 - Walter Hunt

A request to revise a previously approved concept plan to create 115 lots on property located at Brick Church Pike (unnumbered), on an extended Rainwood Drive (25.06 acres), zoned RS7.5, requested by Nashville Area Habitat for Humanity, owner, Littlejohn Engineering, surveyor.

Action: Approved with Conditions (8-0)

10. 2007S-007U-07

Patina II
Map 103-02, Parcels 070, 071, 072
Subarea 11 (1999)
Council District 24 - John Summers

A request for concept plan approval to create 17 lots on property located at 216, 218, and 222 Orlando Avenue, approximately 540 feet south of Lenox Avenue (3.83 acres), zoned R6, requested by John and Barbara Hamilton, owners, Joseph G. Petrosky Associates LLC, surveyor.

Action: Approved with Conditions, including 4 duplex lots and no access for construction vehicles on existing Patina Circle (8-0)

11. 2004S-345U-13

Keeneland Downs
Map 150-00, Part of Parcels 129,130 and 131
Subarea 13 (2003)
District 33 - Robert Duvall

A request to extend the previous approved concept plat for 161 single-family cluster lots for one additional year for Keeneland Downs Subdivision located on the south margin of Hamilton Church Road, approximately 1000 feet west of the Mount View Road intersection (44.726 acres), classified within the RS10 , requested by Fischer/Ford LLC, owner/applicant.

Action: Approved with Conditions (7-0)

VIII. FINAL PLATS

12. 2006S-379U-07.

West Meade Farms, Section 1, Resub. Lot 40

Maps 129-07, Parcel 002

Subarea 7 (2000)

Council District 23 - Emily Evans

A request for final plat approval to create 2 lots on property located at 201 Robin Hill Road, at the northwest corner of Robin Hill Road and Vaughns Gap Road (4.05 acres), zoned RS80, requested by Nick Varallo Jr. and Frances Varallo, owners, H & H Land Surveying, surveyor.

Action: Approved with Conditions, including a requirement that the driveway location be determined by Public Works as the safest location with the least impact on the intersection of Robin Hill Road and Vaughns Gap Road, and shown on the plat prior to recording. (5-3)

13. 2006S-388G-04

Crestview Estates, First Revision, Lots 22 & 23

Map 043-05, Parcels 086, 087

Subarea 4 (1998)

Council District 9 - Jim Forkum

A request to create 4 lots at 801 and 805 Cedarcrest Avenue, approximately 340 feet south of Anderson Lane (.72 acres), zoned RS7.5, requested by Matt Manson, owner, Tommy Walker, surveyor.

Action: Disapproved for 4 lots, but approved for 3 lots (7-1)

14. 2007S-002U-10

Valley Brook Place

Maps 117-09, Parcel 020

Subarea 10 (2005)

Council District 25 - Jim Shulman

A request for final plat approval to create 3 lots on property located at 3601 Hilldale Drive, at the northwest corner of Hilldale Drive and Valley Brook Place (1.72 acres), zoned R20, requested by Fleming and Gilbert Smith, owners, Cherry Land Surveying, surveyor.

Action: Approved with Conditions, including removal of condition 3 requiring the construction of the unbuilt portion of Hilldale Drive and adding a condition that stormwater approval is necessary prior to issuance of any permits. (7-1)

IX. REVISIONS AND FINAL SITE PLANS

15. 2006SP-119U-08

4th Avenue North/Monroe Street Final SP
Map 082-09, Parcels 312, 314, 315, 316, 317, 318, 319, 320
Subarea 8 (2002)

Council District 19 - Ludy N. Wallace

A request for final site plan approval to permit the development of 38 units and 2,713 square feet of commercial space at 1211, 1215, 1217, 1219 and 1229 4th Avenue North, 4th Avenue North (unnumbered), and 407 Monroe Street, located at the southwest corner of 4th Avenue North & Monroe Street (1.64 acres), zoned SP, requested by Joel A. Smith, owner, and Land Design, Inc.

Action: Approved with Conditions (7-0)

16. 1-74-U-13

Abundant Life Ministries (Hickory Hollow Mall)
Map 163-00, Parcel 227

Subarea 13 (2003)

Council District 32 - Sam Coleman

A request for final approval for a portion of a Commercial Planned Unit Development located at 5222 Hickory Hollow Parkway, approximately 835 feet west of Bell Road, classified MUL (2.04 acres), to permit a religious institution use in an existing building, requested by Huddleston-Steele Engineering, applicant, for Abundant Life Ministries, owner.

Action: Approved with Conditions (7-0)

17. 70-85-P-13

Kensal Green, Phase 2

Map 150, Parcel 149

Subarea 13 (2003)

Council District 33 - Robert Duvall

A request for final approval to construct 42 single-family lots on property located east of Park Royal Lane, at the terminus of Mooregate Drive, classified R15, (16.8 acres), requested by Wamble and Associates, for J2K Builders LLC., owner.

Action: Approved with Conditions (7-0)

18. 78-79-G-13

Monopole Communication Tower

Map 163-00, Part of Parcel 296

Subarea 13 (2003)

Council District 33 - Robert Duvall

A request to revise the approved preliminary plan for a portion of a residential Planned Unit Development, and for final approval, classified R15 district (.1 acres), to permit the development of a 190 foot monopole communication tower and a 4,225 square foot equipment compound, requested by Sprint, applicant, for Equity Residential, owner.

Action: Approved with Conditions (7-0)

19. 95-85-P-04

Lanier Park (Formerly Skyye Meadows) Phase II
Maps 043-14, Part of Parcel 055, and Part of Parcel 57
Subarea 4 (1998)

Council District 9 - Jim Forkum

A request for a revision to preliminary and for final approval on a portion of a Residential Planned Unit Development District located abutting the south margin of Old Hickory Boulevard at Lombardia Lane, classified RM15 district (2.25 acres), to construct 22 townhouses, requested by Dale and Associates, for Affordable Housing Resources Inc., owner.

Action: Approved with Conditions (7-0)

X. OTHER BUSINESS

20. Request for rehearing:

2006S-316U-07

Boyce Subdivision

Map 103-03, Parcel 200

Subarea 7 (2000)

Council District 24 - John Summers

A request for final plat approval to create 2 lots on property located at 146 51st Avenue North, approximately 200 feet south of Wyoming Avenue (0.23 acres), zoned RS7.5, requested by May B. Smith Boyce et vir, owners, H & H Land Surveying, surveyor.

Action: Deferred to January 25, 2007, Planning Commission meeting (7-0)

21. Request for rehearing:

24-85-P-13

Weatherly Ridge Apartments (Formerly Forest View North, Phase 1)

Map 149, Parcel 189

Subarea 13 (2003)

Council District 29 – Vivian Wilhoite

A request for final approval of the Residential Planned Unit Development district located on the south side of Anderson Road, and north of Murfreesboro Pike (19.37 acres), classified R10, to permit the development of 240 garden apartments, requested by Fisher & Arnold, Inc., for John E. Cain, III.

Action: Failed (4-4)

22. Review of Westin SP rezoning conditions.

Action: Confirmed that the following conditions must be included or the approval with conditions would change to disapproval:

- **Requirement for LEED certification**
- **Requirement for preservation overlay**
- **Redesign of Broadway facade**
- **Preservation/rehab of 217 and 221 Broadway.**

23. Executive Director Reports

24. Legislative Update

25. New employee contract for Craig Owensby.
Action: Approved with Conditions (7-0)

XI. ADJOURNMENT

