



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Lindsley Hall
730 Second Avenue South
Nashville, Tennessee 37201

PLANNING COMMISSION:

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

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

January 26, 2005

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF JANUARY 12, 2005 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.

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

ZONING MAP AMENDMENTS

1. 2005Z-179U-03

Map 070-06, Parcels 038, 040, 041, 042, 044, 045, 046, 047, 048
Subarea 3 (2003)
District 2 - Jamie D. Isabel

A request to change from R8 to SP zoning, property located at 1106, 1108, 1110, 1112, 1116, 1120, and 1204 West Trinity Lane west of Youngs Lane (27.55 acres), to permit 205 townhouses with a clubhouse, requested by Lukens Engineering Consultants, applicant for Wanda Templeton, Silvia Carney, and Loyd R. Spradlin, owners.

Staff Recommendation - Approve with conditions

PRELIMINARY SUBDIVISION PLATS

FINAL PLATS

2. 2006S-046U-03

Drake's Run, First Revision, Sec 1
Map 058-11-0-A, Parcels 001, 002, 003, 004, 005, 006,
Map 058-11-0-A, Parcels 007, 008, 021, 022, 023, 024, 025, 026, 040, 041
Subarea 3 (2003)
District 1 - Brenda Gilmore

A request for final plat approval to remove sidewalks on the west side of Shady Dale Road and the north side of Hallmark Road (8.7 acres), zoned RS15, requested by Barge Waggoner Sumner and Cannon, applicant for various property owners.

Staff Recommendation - Disapprove

3. 2006S-047U-03

Drake's Run, First Revision, Section 2
Map 058-11-A, Parcels 009, 010, 011, 012, 013, 014, 017, 018, 019, 020,
021, 027
Map 058-11-A, Parcels 028, 029, 030, 031, 035, 036, 037, 038, 039
Subarea 3 (2003)
District 1 - Brenda Gilmore

A request for final plat approval to remove sidewalks on the south side of Shady Dale Drive, north side of Hallmark Road, and west side of Golden Hall Road (8.88 acres), zoned RS15, requested by Barge, Waggoner, Sumner, and Cannon, applicant for various property owners.

Staff Recommendation - Disapprove

PLANNED UNIT DEVELOPMENTS

4. 61-84-G-06

Bellevue Valley Plaza
Map 142, Parcel 268
Subarea 6 (2003)
District 35 - Charlie Tygard

A request to revise the approved preliminary site plan and for final approval of a Planned Unit Development for property located south of Harding (unnumbered), east of Old Hickory Boulevard, classified SCC (6.88 acres), to permit the development of an additional 4,000 square feet to an existing 63,005 square foot building, requested by Barge, Waggoner, Sumner and Cannon, applicant for Bellevue Properties L.P., owner.

Staff Recommendation - Approve with conditions

5. 68-86-U-13

Hickory Woods West - Phase One
Map 175, Parcel 079
Subarea 13 (2003)
District 32 - Sam Coleman

A request to revise a portion of the approved preliminary plan and for final approval of a Commercial Planned Unit Development located on the east side Murfreesboro Pike, and the north side of Laverge-Couchville Road, zoned AR2a district, (1.48 acres), to allow a convenience store on a portion of the PUD that was approved for general retail, requested by Wamble and Associates, applicant, for Harold and Hermena Holigan, owners.

Staff Recommendation - Approve with conditions

VIII. PUBLIC HEARING:

ZONING MAP AMENDMENTS AND TEXT AMENDMENTS

6. 2005Z-106T

Affordable Housing Density Bonus Code Amendment

Adopt a minor revision to Zoning Ordinance Section 17.12.070 B 1. to allow for a density bonus if the increased residential density is used to provide for a certain number of affordable housing units.

Staff Recommendation - Approve

7. 2006Z-004U-03

Map 071-05, Parcel 104
Subarea 3 (2003)
District 2 - Jamie D. Isabel

A request to change from CN to RS5 district property located at 1801 Baptist World Center Drive, northeast corner of Baptist World Center Drive and Meade Avenue (.17 acres), requested by Lamont Jordan, owner.

Staff Recommendation - Approve

8. 2006Z-015T

Adopt Zoning Code sections 17.12.100 and 17.12.110 to allow for reduced minimum lot sizes in zoning districts that permit multi-family dwelling units to allow fee-simple homeownership opportunities.

Staff Recommendation - Approve

9. 2006Z-016U-08

Map 082-09, Parcel 312, 314-320
Subarea 8 (2002)
District 19 - Ludye N. Wallace

A request to change from IR to MUN zoning property located at 1211, 1215, 1217, 1219, and 1229 4th Avenue North, 4th Avenue North (unnumbered) and 407 Monroe Street, (1.67 acres), requested by Dale and Associates, for William Hunter, etux, C & D Safety Company, LLC, owners. (See also PUD Proposal No. 2006P-002U-08).

Staff Recommendation - Approve

10. 2006P-002U-08

The Courts at Germantown
Map 082-09, Parcel 312, 314-320
Subarea 8 (2002)
District 19 - Ludye N. Wallace

A request for preliminary approval for a Planned Unit Development district located at 1211, 1215, 1217, 1219, and 1229 4th Avenue North, 4th Avenue North (unnumbered) and 407 Monroe Street, classified IR and proposed for MUN, (1.67 acres), to permit 27 multi-family units, and 1,991 square feet of retail uses, requested by Dale and Associates, for William Hunter, etux, C & D Safety Company, LLC, owners. (See also Zone Change Proposal No. 2006Z-016U-08).

Staff Recommendation - Approve with conditions

11. 2006Z-026T

A request to amend Chapters 17.04, 17.12, and 17.20 of the Metro Zoning Code pertaining to the definition, setback and parking requirements for "Mobile Vendors", a proposed new land use, proposed by Councilmember Jason Hart.

Staff Recommendation - Disapprove

IX. PRELIMINARY SUBDIVISION PLATS

12. 2006S-029G-03

Capps Road Subdivision
Map 060-00, Parcel Part Of 009
Map 060-05, Parcel 015, 020
Subarea 3 (2003)
District 2 - Jamie D. Isabel

A request for preliminary plat approval to create 8 lots located at the east end of Capps Drive, approximately 700 feet south of Cornish Drive (4.46 acres), zoned RS7.5, requested by Cale and Associates, applicant for Shane Teeters, owner.

Staff Recommendation - Approve with conditions

13. 2006S-069U-03

Ewing Drive Property
Map 060-00, Parcel 005, 006, 060
Subarea 3 (2003)
District 2 - Jamie D. Isabel

A request for a preliminary cluster lot subdivision plat to create 46 lots located on the south side of Ewing Drive, at the south end of Gwynnwood Drive (10.31 acres), zoned RS7.5, requested by William G. Wallis Sr., applicant, Wamble & Associates, surveyor.

Staff Recommendation - Approve

14. 2006S-072U-03

Enchanted Hills, Addition 1
Map 058, Parcel Portion Of 073
Subarea 3 (2003)
District1 - Brenda Gilmore

A request for preliminary plat approval to create 6 lots located on a portion of property on the east end of Lila Lane, approximately 200 feet north of Golden Hill Drive (5.91 acres), zoned RS15, requested by Lisa Beard Baldwin, owner, Barge Cauthen & Associates, engineer.

Staff Recommendation - Approve with conditions

X. FINAL PLATS

15. 2006S-066G-14

Golf Club Place, Phase 2
Map 053-00, Parcel 040
Subarea 14 (2004)
District 11 - Feller Brown

A request for final plat approval to create two lots located on the south end of Hurst Drive, approximately 2,800 feet west of Old Hickory Boulevard (4.22 acres), zoned R15, requested by Jerry Lemons, owner, Hart Freeland Roberts, surveyor.

Staff Recommendation - Approve with conditions

16. 2006S-068U-03

Fairview Subdivision, Portion Of Tract 8
Map 069-08 Parcel Part Of 001
Subarea 3 (2003)
District 1 - Brenda Gilmore

A request for final plat approval to create 5 lots located on the south side of West Hamilton Road, approximately 200 feet west of Clarksville Pike (1.85 acres), zoned RS15, requested by Vincent T. Scalf, owner, Hart Freeland & Roberts, surveyor.

Staff Recommendation - Approve with conditions

XI. PLANNED UNIT DEVELOPMENTS (revisions)

17. 189-73-G-14

Central Centre
Map 086, Parcel 341
Subarea 14 (2004)
District 14 - Harold White

A request for final approval for a Planned Unit Development located on the south side of Central Pike, west of I-40, classified MUL (2.56 acres), to permit the development of 31,920 square feet of office and retail space, requested by PBJ Engineering Design Development, LLC, applicant, for Merry Land Holdings, LLC, owner.

Staff Recommendation – Approve with conditions

18. 269-84-G-14

Tulip Grove Center
Map 075-04, Parcel 172
Subarea 14 (2004)
District 12 - Jim Gotto

A request to revise a portion of the approved preliminary site plan and final approval of a Planned Unit Development located at 4751 Lebanon Pike, classified R10 (3.09 acres) to permit the development of a 1,720 square foot addition to an existing 13,140 square foot grocery store, requested by Waste Water Engineers, applicant for Aldi Inc., owner.

Staff Recommendation - Approve with conditions

19. 2004P-015U-13

Matlock, Phase 1
Map 163-00, Parcel 258, 259
Subarea 13 (2003)
District 32 - Sam Coleman

A request for final approval of a phase of a Planned Unit Development located along the east side of Old Franklin Road south of Mt. View Road, classified RM15, (4 acres), to permit the development of 31 townhomes units, requested by Wamble and Associates, applicant for J2K Builders LLC, owners.

Staff Recommendation - Defer unless Stormwater approval is received prior to the Planning Commission Meeting

20. 2005P-016G-13

Marhaden Pointe (Meroney Property)
Map 164-00, Parcel 057
Subarea 13 (2003)
District 32 Sam Coleman

A request for final approval for a Planned Unit Development located at 3681 Hamilton Church Road, east of Hobson Pike, zoned RS10, (17.37 acres), to develop 46 single-family lots, requested by Wamble and Associates for Kenneth Meroney, owner.

Staff Recommendation - Approve with conditions

XII. OTHER BUSINESS

21. Adoption of the expanded Subdivision Regulations.

22. Request to rehear PUD # 95-71-G, MetroCenter, Lot 1 (Crest Hummer Dealership) and set hearing for February 9, 2006, Commission Meeting.

23. Contract for the temporary Professional Planning Services of Melissa Stevens.

24. Grant Agreement between TDOT and the MPC on behalf of the MPO for Short-range transit planning coordination"

25. Executive Director Reports

26. Legislative Update

XIII. ADJOURNMENT

