



**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

March 9, 2006

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved (7-0)

III. APPROVAL OF FEBRUARY 9 AND FEBRUARY 23, 2006, MINUTES

Action: Approved (7-0)

IV. RECOGNITION OF COUNCILMEMBERS

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WITHDRAWN**

Action: Approved as amended (9-0)

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: Approved (9-0)

VII. AMEND THE ADOPTED MAJOR STREET PLAN BY REDESIGNATING THE SEGMENT OF OLD HICKORY BOULEVARD BETWEEN I-40 AND OLD CHARLOTTE PIKE FROM S4 SCENIC 4-LANE ARTERIAL TO U4 URBAN 4-LANE ARTERIAL

Action: Approved (9-0)

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

TEXT AMENDMENTS

1. 2006Z-017T

A request to amend various sections of the Metro Zoning Code relative to landscaping and tree protection requirements, requested by the Codes Department.

Action: Deferred Indefinitely (9-0)

PRELIMINARY SUBDIVISION PLATS

2. 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.

Action: Deferred (9-0) to the March 23, 2006, Planning Commission meeting

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

3. 2006Z-014T

Amend Zoning Code sections 17.04.060B and 17.24.070 and adopting Zoning Code section 17.12.120 to implement conservation subdivisions requested by Councilmember David Briley.

Action: Approved (9-0)

4. 2005Z-139G-12

Map 173-00, Parcel 005
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from AR2a to RS10 district property located at 1160 Barnes Road (19.33 acres), requested by Hickory Holdings, LLC, owner.

Action: Deferred Indefinitely (9-0)

5. 2006Z-024U-12

Map 147-07, Parcel 107
Subarea 12 (2004)
District 27 - Randy Foster

A request to change from R6 to CL district property located at 4416 Bass Avenue, approximately 300 feet west of Nolensville Pike (0.12 acres), requested by Dana A. Moore, owner.

Action: Approved (9-0)

6. 2006Z-028G-12

Map 172-00, Parcel 023
Subarea 12 (2004)
District 31 - Parker Toler

A request to apply a Neighborhood Landmark Overlay District to the Oglesby Community Club located at 5724 Edmondson Pike, approximately 565 feet south of Old Hickory Boulevard (1.47 acres), requested by Councilmember Parker Toler, for Oglesby Community Club, owner.

Action: Approved (9-0)

7. 2006Z-031U-11

Map 093-16, Parcels 025, 027, 028
Subarea 11 (1999)
District 17 -Ronnie E. Greer

A request to change from OR20 and MUN to MUL district, property located at 101, 103, and 107 Charles E. Davis Boulevard, northeast corner of Charles E. Davis Boulevard and Cannon Street (.48 acres), requested by M.D.H.A. and United Neighborhood Health Services, owners.

Action: Approved (9-0)

- 8. 2006Z-032U-05**
Map 072-13, Parcel 459
Subarea 5 (1994)
District 5 - Pam Murray

A request to apply a Historic Landmark Overlay District to property located at 1220 Gallatin Pike, approximately 155 feet south of Douglas Avenue, zoned CL District and within a Planned Unit Development District (.28 acres), requested by Metro Historical Commission, applicant, Wal-Mart Real-Estate Business Trust, owner.

Action: Approved (9-0)

- 9. 2006Z-033U-05**
Map 082-03, Parcels 229, 230
Subarea 5 (1994)
District 5 - Pam Murray

A request to apply a Historic Landmark Overlay District to property located at 908 and 914 Meridian Street, zoned RS5 District (1.23 acres), requested by Metro Historical Commission, applicant, Woodbine Community Organization and Ray of Hope Community Church, owners.

Action: Approved (9-0)

- 10. 2006SP-034G-06**
Map 114, Parcels 127, 128, 269, 270
Subarea 6 (2003)
District 22 - Eric Crafton

A request to change from CS, OR20 and AR2a to SP district property located at 7416 Old Charlotte Pike, Sawyer Brown Road (unnumbered) and Charlotte Pike (unnumbered) (22.98 acres), to construct 122 multi-family units, requested by Anderson, Delk, Epps and Associates, applicant, for Louis McRedmond Investment Group L.P., owner.

Action: Approved with conditions (9-0), with the recommendation that the applicant work with the Planning Department staff to improve the site design, more specifically, to front some of the townhome units onto the streets.

- 11. 2006Z-036G-14**
Map 086-14, Parcels 011, 012
Subarea 14 (2004)
District 14 - Harold White

A request to apply a Neighborhood Landmark Overlay District to two properties located at 400 and 404 Wisteria Lane, at the northwest corner of Wisteria Lane and Central Pike (0.46 acres), zoned R8 District, requested by Jane Gardner, owner.

Action: Deferred Indefinitely (9-0)

- 12. 2006SP-041U-13**
Map 163, Parcel 278
Subarea 13 (2003)
District 32 - Sam Coleman

A request to change from R10 to SP zoning, and approve a final development plan, property located at 5433 Mt. View Parkway (2.07 acres), to permit a 3,812 sq. ft. bank, requested by ETI Corporation, applicant for First Tennessee Bank, owner.

Action: Approved with conditions (9-0)

- 13. 37-79-U-13**
The Crossing at Hickory Hollow
Map 163, Parcel 278
Subarea 13 (2003)
District 32 - Sam Coleman

A request to cancel a portion of a Planned Unit Development located at 5433 Mt. View Parkway, classified R10 (2.07 acres), requested by ETI Corporation applicant for First Tennessee Bank, owner.

Action: Approved (9-0)

X. PRELIMINARY SUBDIVISION PLATS

- 14. 2006S-007G-13**
Edge-O-Lake Meadows
Map 149-00, Parcel part of 078, 079, 081, 082, and 83
Map 149-04, Parcel 272
Map 149-03, Parcel 140
Subarea 13 (2003)
District 29 - Vivian Wilhoite

A request for preliminary plat approval to create 32 single-family lots located at Willowbranch Drive and Murfreesboro Pike, (5.75 acres), zoned RS3.75, requested by Marshall Development, owner/developer, Cherry Land Surveying, surveyor.

Action: Approved with conditions (9-0)

15. 2006S-096U-05

Solon Court
Map 083-04, Parcel 285
Map 084-01, Parcel 022
Subarea 5 (1994)
District 7 - Erik Cole

A request for preliminary plat approval to create 12 lots located on the south side of Solon Drive, approximately 370 feet west of Rosebank Avenue (4.23 acres), zoned R10, requested by Curtis Stewart, owner, Dale & Associates, surveyor.

Action: Deferred to the March 23, 2006, Planning Commission meeting (7-2)

XI. FINAL PLATS

16. 2006S-082G-03

Carrington Place, Phases 1-5
Map 058, Parcel 078
Subarea 3 (2003)
District 1 - Brenda Gilmore

A request for final plat approval to create 115 cluster lots located on the east side of Eatons Creek Road, approximately 200 feet south of Briley Parkway (73.17 acres), zoned RS15, requested by Elsie Carrington, owner, H&H Land Surveying, surveyor.

Action: Approved with conditions (6-3), adding a condition that critical lots must be at least 75 feet in width at building line.

17. 2006S-090U-12

Forest Acres Estates, Resub. Lot 33, Sec. 2
Map 172-08, Parcel 050
Subarea 12 (2004)
District 31 - Parker Toler

A request for final plat approval to create two lots located on the south side of Kinhawk Drive, approximately 2,300 feet west of Nolensville Pike, zoned R15, requested by Martin Champ et ux, owners, Campbell, McRae & Associates, surveyor.

Action: Disapproved (9-0)

- 18. 2006S-097U-13**
Stonebridge, 1st Revision
Map 150-06, Parcel 268
Subarea 13 (2003)
District 33 - Tommy Bradley

A request for final plat approval to remove the reserve parcel status from parcel "B" and to create 3 lots located on the south side of Anderson Road(unnnumbered), approximately 165 feet south of Towne Village Drive (.95 acres), zoned RS7.5, requested by Rick and Karen Blackburn, owners, H & H Land Surveying, surveyor.

Action: Approved with conditions (9-0), including that prior to recordation of the final plat, either extend the flood study or provide a flood depth in order to determine the proper minimum FFE's.

XII. PLANNED UNIT DEVELOPMENTS (revisions)

- 19. 206-69-G-13**
Drury Inn Amended Preliminary PUD
Map 134, Parcels 103.01, 212, 174
Subarea 13 (2003)
District 28 - Jason Alexander

A request to amend a portion of the Commercial Planned Unit Development district located at 343, 347 Harding Place, and 309 South Perimeter Park Drive, (8.26 acres), zoned CL, to permit 207,689 square feet of hotel and restaurant uses, requested by Ragan Smith Associates for Drury Inns, Inc.

Action: Approved with conditions (9-0)

- 20. 28-79-G-13**
Cambridge Forest Phase 6
Map 149-00, Parcel Part of 371
Subarea 13 (2003)
District 28 - Jason Alexander

A request for final approval of a Planned Unit Development located west of Bridge Crest Drive, zoned R15 (6.88 acres), for the development of 26 single-family lots, requested by Batson and Associates, applicant, for Danco Development Incorporation, owner.

Action: Approved with conditions (9-0)

21. 170-79-U-07

Vernon Avenue Homes
Map 091-05, Parcels 189, 147, 148
Subarea 7 (2000)
District 20 - Billy Walls

A request to revise the preliminary plan and for final approval for a Residential Planned Unit Development located on the east side of Vernon Avenue, south of James Avenue (3.7 acres), classified R8, to allow the development of 35 townhomes, requested by Snyder Williams, Engineering, applicant, for Vernon Avenue Partners, LLC, owner.

Action: Approved with conditions (9-0)

22. 12-87-P-10

Chandler Square PUD
Map 105-10, Parcel 115
Subarea 10 (2005)
District 17 - Ronnie E. Greer

A request to cancel a Commercial Planned Unit Development district located at 750 Wedgewood Avenue, along the north side of Wedgewood Park, zoned ORI, (0.26 acres), requested by Peggy Krebs, owner/applicant.

Action: Approved (9-0)

23. 89P-003G-06

Still Spring Ridge, Phase II
Map 128, Parcel 156
Subarea 6 (2003)
District 22 - Eric Crafton

A request to revise the approved preliminary plan for a residential Planned Unit Development, located on the north east side of Hicks Road (unnumbered), classified RS20 (81.90 acres), to allow for a 12,000 sq. ft. Center for Jewish Awareness to replace a previously approved 10,000 square feet. private recreation facility, requested by Barge, Waggoner, Sumner and Cannon, applicant for Greater Middle Tennessee Development, owner.

Action: Deferred to the March 23, 2006, Planning Commission meeting (9-0)

- 24. 2006P-003U-10**
Parkview Towers Beer PUD
Map 092-150, Parcel 045
Subarea 10 (2005)
District 21 - Edward Whitmore

A request for preliminary approval for a Planned Unit Development, located at 212 25th Avenue North, zoned ORI (1.22 acres) to permit an existing building an exemption from the minimum distance requirement included in the beer provisions of the Metro Code, requested by Barge Cauthen and Associates, applicant for West End Properties LLC, owners.

Action: Approved with conditions (9-0)

- 25. 2006P-004U-12**
Benzing Townhomes
Map 162, Parcel 055
Subarea 12 (2004)
District 32 - Sam Coleman

A request for preliminary approval of a residential Planned Unit Development, located at 91 Tusculum Road, classified AR2A and proposed for RM9 (4.4 acres), to allow 40 townhomes, requested by Batson Engineering, applicant for Ken and Jamie Broadhead, owners.

Action: Approved with conditions (9-0)

- 26. 2006IN-001U**
David Lipscomb University
Map 117, Parcel
Subarea 10 (2005)
District 25 - Jim Shulman

A request to revise a portion of the preliminary master plan for the Institutional Overlay district located between Granny White Pike and Belmont Boulevard, to relocate a 440 car parking structure, including above-ground tennis courts on top of the parking structure, requested by Tuck Hinton Architects for David Lipscomb University, owner.

Action: Approved with conditions (9-0)

- 27. 2005UD-003G-12**
Carother's Crossing Phase 1
Map 188, Parcel 011
Subarea 12 (2004)
District 31 - Parker Toler

A request for final approval of an Urban Design Overlay, located at 7244 Carothers Road, classified RM9 and MUL (15.4 acres), to permit the development of 20 detached single family lots, requested by Wood Ridge Development LLC, owner.

Action: Approved with conditions (9-0)

XIII. PUBLIC HEARING: ADOPTION OF THE EXPANDED SUBDIVISION REGULATIONS

Action: Approved (9-0)

XIV. OTHER BUSINESS

- 29.** Adopt revision to the Rules and Procedures of the Metropolitan Planning Commission regarding notification for Public Hearings for amendments to the Subdivision Regulations.

Action: Approved (9-0)

- 30.** Executive Director Reports

- 31.** Legislative Update

XV. ADJOURNMENT

