



**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

April 11, 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 MARCH 9 AND 23, 2006 MINUTES**
Action: Approved (7-0)
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
Action: Approved (8-0)

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

ZONING MAP AMENDMENTS

1. 2006SP-016U-08

The Courts of Germantown
Map 082-09, Parcels 312, 314, 315, 316, 317, 318, 319, 320
Subarea 8 (2002)
District 19 - Ludy N. Wallace

A request to change from IR to SP zoning property located at 1211, 1215, 1217, 1219, and 1229 4th Avenue North, 4th Avenue North (unnumbered) and 407 Monroe Street, (1.67 acres), to permit the development of 35 townhomes 1,661 square feet of retail and restaurant space, and a 920 square foot club house requested by Dale and Associates, for William Hunter, etux, C & D Safety Company, LLC, owners.

Action: Deferred to the April 27, 2006, Planning Commission meeting (8-0)

PRELIMINARY SUBDIVISION PLATS

2. 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 (3.99 acres), zoned R10, requested by Curtis Stewart, owner, Dale & Associates, surveyor.

Action: Approved with conditions (9-0), including a permanent cul-de-sac.

PLANNED UNIT DEVELOPMENTS

3. **89P-003G-06**
Still Spring Ridge, Phase I
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 sq.ft. private recreation facility, requested by Barge, Waggoner, Sumner and Cannon, applicant for Greater Middle Tennessee Development, owner.

Action: Approved as a revision (9-0)

4. **151-82-G-06**
Harpeth Springs Office Condos
Map 141, Parcel 87
Subarea 6 (2003)
District 22 - Eric Crafton

A request to revise a portion of the preliminary and for final approval for a Commercial Planned Unit Development district located at 7978 Coley Davis Road, at Somerset Drive, classified CL, (1.90 acres), to permit a 3,000 square foot daycare center and a 4,500 square foot dance studio, replacing 7,500 square feet of office uses, requested by Psalms 65, Unit I, LLC, owner/applicant.

Action: Approved with conditions (9-0)

5. **2005P-003G-12**
Delvin Downs
Map 173, Parcels 107,184,189
Subarea 12 (2004)
District 31 - Parker Toler

A request for final approval for a Planned Unit Development district located at 1015 Barnes Road and Barnes Road (unnumbered), west of Stanford Village Drive, classified AR2a and proposed for RS10, (50.26 acres), to permit 145 single-family lots, requested by Lose and Associates, for Delvin Downs Ventures, LLC, owners.

Action: Approved with conditions (9-0)

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

6. 2006Z-025T

A request to amend Section 17.12.060 relative to the exceedance of the maximum building height by special exception, requested by the Metro Planning Department.

Action: Approved (9-0)

7. 2006Z-040U-05

Map 093-04, Parcels 057, 058, 059
Subarea 5 (1994)
District 6 - Mike Jameson

A request to change from R6 to RM15 district property located at 811, 813, and 815 Sylvan Street between South 8th and South 9th Streets (.61 acres), requested by Chris Flowers of CMF Development LLC, owner.

Action: Approved with conditions (9-0)

8. 2006Z-046U-05

Map 071-07, Parcels 074, 075
Subarea 5 (1994)
District 5 - Pam Murray

A request to change from RS5 to MUL zoning property at 103 and 105 West Trinity Lane, approximately 120 feet west of Dickerson Pike (.48 acres), requested by Chris Dawson of Red River Investments for Charles and Jo Evans, owners.

Action: Approved (9-0)

9. 2006Z-047U-10

Map 118-09, Various Parcels
Map 118-130, Various Parcels
Subarea 10 (2005)
District 25 - Jim Shulman

A request to change from R10 to RS10 zoning various properties located between Lealand Lane and General Bate Drive on Draughon Avenue, Graybar Lane, and General Bate Drive (16.21 acres), requested by Councilmember Jim Shulman.

Action: Approved (9-0)

10. 2006Z-048U-05

Map 073-00, Parcels 015, 031
Map 084-00, Parcels 001, 004, 028
Subarea 5 (1994)
District 7 - Erik Cole

A request to change from AR2a and R10 to AG zoning property at Airpark Drive (unnumbered) at the Cornelia Fort Airport in East Nashville (105.32 acres), requested by Richard L. Colbert of Colbert & Winstead PC, applicant, for Ernest W. Colbert and Colemill Enterprises Inc., owner.

Action: Approved (9-0)

11. 2006Z-051U-08

Map 092-11, Parcels 026, 027
Subarea 8 (2002)
District 21 - Edward Whitmore

A request to change from OR20 to OR40 zoning property at 2100 and 2104 Clifton Avenue, along the northwest corner of Clifton Avenue and 21st Avenue North (.63 acres), requested by CRJ 8th Avenue Property LLC, owner.

Action: Approved (9-0)

12. 2006Z-065T

An amendment to the "Buildings and Construction" section of Metro Code to allow building and demolition permits within newly-adopted historic zoning overlays to be renewable and transferable.

Action: Withdrawn (8-0)

IX. PRELIMINARY SUBDIVISION PLATS

13. 2006S-115G-03 (formerly known as 2004S-070G-03)

Fontanel, The Trails Of
Map 049-00, Parcel 140
Subarea 3 (2003)
District 3 - Carolyn Baldwin Tucker

A request to extend the previous preliminary plat approval for 10 lots of 5/13/2004 for one year, located on the east margin of Whites Creek Pike, approximately 1100 feet north of Lloyd Road, (98.23 acres), classified in the RS20 district, requested by Fontanel Properties, LLC., owner/developer and Advantage Land, surveyor.

Action: Approved with conditions (9-0)

- 14. 2006S-122U-13**
Reeves Ridge
Map148-00, Parcel 129
Subarea 13 (2003)
District 28 - Jason Alexander

A request for preliminary plat approval to create 17 lots at 4830 Payne Road, approximately 630 feet south of Reeves Road (5.5 acres), zoned R8, requested by T. K. Jones, Jr. and Wendall Williams, owners, Dale & Assoc., surveyor/engineer.
Action: Approved with conditions (9-0), including a variance to allow lots that are three times the base zoning.

X. FINAL PLATS

- 15. 2006S-105U-10**
Sharondale Heights, Resub. Lot 1
Map 117-07, Parcels 001, 002, 003
Subarea 10 (2005)
District 25 - Jim Shulman

A request for final plat approval to create 2 lots located between White Oak Drive and Wellesley Trace with a sidewalk variance along Wellesley Trace (.52 acres), approximately 352 feet north of Golf Club Lane, zoned R10, requested by Golf Club Partners, owner, E. Robert Alley & Associates.
Action: Deferred (8-0) to the April 27, 2006, Planning Commission meeting.

- 16. 2006S-114G-06**
Hows Subdivision
Map 127-00, Parcel 177
Subarea 6 (2003)
District 35 - Charlie Tygard

A request for final plat approval to create 4 lots located at Charlotte Pike (unnumbered), approximately 390 feet east of Quail Creek Road (5.62 acres), zoned R40, requested by Action Construction of TN Inc., owner, Hart Freeland & Roberts, surveyor.
Action: Approved with conditions (9-0)

- 17. 2006S-118U-10**
Glen Echo, Resub. Lot 18
Map 117-11, Parcel 079
Subarea 10 (2005)
District 25 - Jim Shulman

A request for final plat approval to create 2 lots at 1740 Hillmont Drive, approximately 850 feet north of Glen Echo Drive (.82 acres), zoned R10, requested by George T. Moore et ux, owners, W. Murray Wall, surveyor.

Action: Approved with conditions (9-0)

- 18. 2006S-120U-07**
Rogers Subdivision
Map 092-13, Parcel 257
Subarea 7 (2000)
District 24 - John Summers

A request for final plat approval to create 2 lots at 3727 Nevada Avenue, southeast corner of Nevada Avenue and 38th Avenue North (.34 acres), zoned RS5, requested by Justin W. Rogers and Renee B. Leymon, owners, John Kohl & Co., surveyor.

Action: Approved with conditions (9-0)

- 19. 2006S-127U-10**
Henry Compton Lands
Map 116-12, Parcel 103
Subarea 10 (2005)
District 34 - Lynn Williams

A request for final plat approval to create 3 lots at 3700 Estes Road with a sidewalk variance along Estes Road frontage, approximately 330 feet north of Elder Place (1.56 acres), zoned R20, requested by Robert S. Baldwin, owner, Campbell McRae & Assoc., surveyor.

Action: Deferred indefinitely (8-0)

XI. PLANNED UNIT DEVELOPMENTS (revisions)

20. 64-85-P-05

Greenfield Plaza Kroger
Map 072-02, Parcels 148, 156
Subarea 5 (1994)
District 8 - Jason Hart

A request to amend a commercial Planned Unit Development located at 3400 and 3410 Gallatin Pike classified CL (.5.37 acres) to permit additional property (.37 acres) to be included within the PUD boundary (5.74), and to permit a new fuel center with 5 pumps and service kiosk, requested by Kroger Company, applicant for Walter Johnson, owner.

Action: Approved with conditions (9-0)

21. 2006P-005U-05

Chapel Bistro PUD
Map 083-06, Parcel 259
Subarea 5 (1994)
District 6 - Mike Jameson

A request for preliminary approval for a commercial Planned Unit Development, located at 701 Chapel Avenue, zoned CN (.14 acres) to permit an existing restaurant an exemption from the minimum distance requirements included in the beer provisions of the Metro Code, requested by Creative Restaurant Group, LLC, applicant for Chapel Street Properties, owner.

Action: Deferred (8-0) to the May 11, 2006, Planning Commission meeting.

XII. OTHER BUSINESS

22. Recommended Capital Improvements Budget 2006-2007 to 2011-2012

Action: Approved (9-0)

23. Request to extend expired preliminary plat for Tillman Subdivision

Action: Waive the rules and extend the preliminary plat until August 1, 2006 (8-0).

24. Request to extend expired preliminary plat for Tulip Grove Pointe Subdivision

Action: Waive the rules and extend the preliminary plat until August 1, 2006 (8-0).

25. New Employee Contract for R. Brandon Burnette

Action: Approved (9-0)

26. Executive Director Reports

27. Legislative Update

XIII. ADJOURNMENT

