



**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 27, 2006

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF APRIL 11, 2006 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. COMMUNITY PLAN AMENDMENTS

2006CP-08-13

Request to Amend the Antioch-Priest Lake Community Plan: 2003 Update
Maps 150, 151, 164, and 165 Various Parcels
Subarea 13
District 32 – Sam Coleman
District 33 – David Briley

A request to amend the Antioch-Priest Lake Community Plan: 2003 Update to go from Corridor Edge, Neighborhood Center, and Community Center policies to Corridor Edge, Neighborhood General, Neighborhood Center, and Community Center policies with a Special Policy overlay for approximately 322 acres for property located along Hobson Pike and Hamilton Church Road, requested by the Stevens Group and the Metropolitan Planning Department.

A REQUEST TO AMEND THE MAJOR STREET PLAN TO CHANGE THE DESIGNATION OF HOBSON PIKE BETWEEN MURFREESBORO PIKE AND PERCY PRIEST LAKE FROM S4 SCENIC 4-LANE ARTERIAL TO U4 URBAN 4-LANE ARTERIAL, REQUESTED BY THE METROPOLITAN PLANNING DEPARTMENT.

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

ZONING MAP AMENDMENTS

1. 2006SP-016U-08

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

Staff Recommendation – Approve with conditions

FINAL PLATS

- 2. 2006S-105U-10**
Sharondale Heights, Resub. Lot 1
Map117-07-0-R, Parcel 001, 002, 003
Subarea 10 (2005)
District 8 - Jason Hart

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

Staff Recommendation – Disapprove

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

- 3. 2003Z-080U-12**
Map 162-00, Parcel 055
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from AR2a to RM9 district property located at 91 Tusculum Road, along the south side of Tusculum Road and Benzing Rd., (4.45 acres) requested by Gary Batson, applicant for Janie Broadhead, owner.

Staff Recommendation – Approve

- 4. 2005SP-170U-05**
Walden Specific Plan
Map 083-06, Parcels 378, 379, 413
Subarea 5 (1994)
District 6 - Mike Jameson

A request to change from R6 to SP zoning, property located at 1818 and 1900 Eastland Avenue and Eastland Avenue (unnumbered), between 18th and 20th Streets (7.26 acres), to permit the development 99 residential units, 18,600 square feet of retail uses, 18,500 square feet of restaurant uses, 20,500 square feet of office uses, 6,800 square feet of personal care service uses, 3,000 square feet of custom assembly uses, and 3 single family lots, requested by March Egerton, applicant/owner.

Staff Recommendation – Approve with conditions

5. **2006Z-049T**
Council Number - BL2006-999

A council bill to amend Section 17.40.300 of the Metro Zoning Code to require the Board of Zoning Appeals to provide the applicant for a special exception with a copy of the Planning Commission Report regarding the application prior to the public hearing, sponsored by Councilmembers John Summers and Lynn Williams.

Staff Recommendation – Approve

6. **2006Z-053U-03**
Map 059-00, Parcel 024
Subarea 3 (2003)
District 1 - Brenda Gilmore

A request to change from RS40 to RS10 zoning property at Clarksville Pike (unnumbered), at the terminus of Sunnywood Drive and Vista Valley Court (2.68 acres), requested by Dale & Associates, applicant, for DY Properties II LLC, owner.

Staff Recommendation – Approve with conditions

7. **2006Z-055U-10**
Map 117-15, Parcel Various
Map 117-16, Parcel Various
Subarea 10 (2005)
District 25 - Jim Shulman

A request to change from R10 to RS10 zoning various properties located on Burton Avenue, Observatory Court, and Observatory Drive, west of Belmont Boulevard (28.07 acres), requested by Councilmember Jim Shulman.

Staff Recommendation – Approve

8. **2006Z-056U-10**
Map 117-02, Parcel Various
Subarea 10 (2005)
District 25 - Jim Shulman

A request to change from R10 to RS10 zoning various properties located on 23rd Avenue South, Oxford Road, Springdale Drive, and Wortham Avenue, between Golf Club Lane and Sharondale Drive (21.05 acres), requested by Councilmember Jim Shulman.

Staff Recommendation – Approve

9. 2006Z-057U-05

Map 060-12, Parcel 057
Subarea 5 (1994)
District 8 - Jason Hart

A request to change from RS10 to RM20 (.59 acres) and RS10 to CS (4.0 acres) zoning property located at 115 Hart Lane, approximately 705 feet east of Dickerson Pike (4.59 acres), requested by James M. Ballentine, owner.

Staff Recommendation – Disapprove

10. 2006Z-059U-10

Map 116-12, Parcel Various
Map 117-05, Parcel Various
Map 117-09, Parcel Various
Subarea 10 (2005)
District 25 - Jim Shulman

A request to change from R10 to RS10 zoning various properties located on Wimbeldon Road, Hilldale Drive, Scarsdale Road, Ruland Place, Grayswood Avenue, and Foxhall Road, south of Woodmont Boulevard (18.29 acres), requested by Councilmember Jim Shulman.

Staff Recommendation – Approve

11. 2006Z-060U-10

Map 131-11, Parcel Various
Map 132-09, Parcel Various
Subarea 10 (2005)
District 25 - Jim Shulman

A request to change from R20 to RS20 zoning various properties located on Milesdale Drive and Milesdale Court, west of Leland Lane (10.3 acres), requested by Councilmember Jim Shulman

Staff Recommendation – Approve

12. 2006SP-061G-12

Map 172-00, Parcel 157
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from RS10 to SP zoning on property located at Nolensville Pike (unnumbered) to permit 25 townhomes, approximately 1,035 feet north of Hills Chapel Road (3.37 acres), requested by Anderson, Delk, Epps & Associates, applicant, for Holt Valley LLC, owner.

Staff Recommendation – Approve with conditions

13. 2006Z-062T

Council Number - BL2006-1048

A council bill to amend Section 17.40.720 "Notice by Mail" of the Zoning Code by requiring public notification to be lengthened from 21 days to 45 days to property owners within 600 feet of a property to be considered by the Board of Zoning Appeals for special exceptions and variances, sponsored by Councilmember John Summers.

Staff Recommendation – Approve

14. 2006Z-063T

Council Number - BL2006-1045

A council bill to amend Section 17.28.030.1.a. and 1.b. "Hillside Development Standards - Residential Districts" of the Zoning Code by grandfathering in all preliminary plats approved prior to March 1, 2006 where the minimum width of the building line at the front street back is less than 75 feet, sponsored by Councilmember Amanda McClendon.

Staff Recommendation – Approve with staff recommended changes

X. PRELIMINARY SUBDIVISION PLATS

15. 2006S-109G-06

Natchez Pointe

Map 155-00, Parcels 219, 224

Subarea 6 (2003)

District 35 - Charlie Tygard

A request for preliminary plat approval to create 56 cluster lots located at 8729 McCrory Lane and McCrory Lane (unnumbered), approximately 1,410 feet south of Lewis Road (59.48 acres), zoned RS80 and RS20, requested by Natchez Point LLC, owner, Barge, Waggoner, Sumner & Cannon, surveyor.

Staff Recommendation – Disapprove

16. 2006S-136U-13

Mill Run Commons

Map 148-00, Parcel Part of 066

Subarea 13 (2003)

District 28 - Jason Alexander

A request for preliminary plat approval to create 8 single-family lots, 3 multi-family lots, and 1 greenway/conservation easement lot at Franklin Limestone Road (unnumbered), approximately 1,600 feet east of Antioch Pike (38.25 acres), zoned RM6, requested by Gold Star Development Inc., owner, MEC Inc., engineer/surveyor.

Staff Recommendation – Approve with conditions

17. 2006S-148G-14

Hermitage Creek
Map 086-00, Parcel 249
Subarea 14 (2004)
District 12 - Jim Gotto

A request for preliminary plat approval to create 11 cluster lots at Tulip Grove Road (unnumbered), approximately 2,520 feet north of Rockwood Drive (5.63 acres), zoned RS15, requested by Hermitage Creek Homes II LLC, owner, Civil Site Design Group, surveyor.

Staff Recommendation – Disapprove

XI. FINAL PLATS

18. 2006S-133U-12

Carden Subdivision, Sec. 2
Map 161-00, Parcel 028
Subarea 12 (2004)
District 27 - Randy Foster

A request for final plat approval to create 3 lots at Edmondson Pike (unnumbered), approximately 1,050 feet south of Brent Glen Point (3.65 acres), zoned R15 and OL, requested by William and Gail Cate, owners, John Kohl & Co., surveyor.

Staff Recommendation – Approve with conditions

19. 2006S-139A-10

Harpeth View Estates, Sec. 2, Lot 13
Maps 130-15, Parcel 061
Subarea 10 (2005)
District 34 - Lynn Williams

A request to amend the recorded street setback along Wayland Drive from 100 ft to 85 ft and along Wayland Court from 75 ft to 60 ft, northwest corner of Wayland Drive and Wayland Court (.96 acres), zoned R40, requested by Green Investors LLC, owner, Russell Looney, agent.

Staff Recommendation – Approve

XII. PLANNED UNIT DEVELOPMENTS (revisions)

20. 102-86-P-06

Riverside, Phase 7
Map 142, Parcel 120
Map 142-130B, Parcel 001
Subarea 6 (2003)
District 35 - Charlie Tygard

A request to amend the approved preliminary plan for a residential Planned Unit Development, located on the south side of Northridge Drive, and west of Old Harding Pike, classified RS20 (14.29 acres) to allow for an additional 9 lots to Phase 7, increasing the total number of approved single family lots in the PUD from 254 to 263 single family lots, requested by Walter Davidson and Associates, applicant for Rochford Construction Company, owner.

Staff Recommendation – Disapprove

21. 2004P-035G-12

Burkitt Place, Phase 2
Map 186-00, Parcel Part of 015, Part of 031/021
Subarea 12 (2004)
District 31 - Parker Toler

A request to revise the approved preliminary plan and for final approval for a phase of the residential Planned Unit Development district located on the south side of Burkitt Road, approximately 1,000 feet east of Nolensville Pike, classified RM9, R8 and RS10, (75.05 acres), to permit 191 single-family lots, and 64 townhomes, requested by Civil Site Design Group, applicant for Burkitt Place Development, LLC, owner.

Staff Recommendation – Approve with conditions

XIII. OTHER BUSINESS

- 22.** Technical Assistance Contract with Greater Nashville Regional Council with the Metropolitan Planning Organization
- 23.** Amendment One to the Southeast Corridor Transit study to extend the length of the contract
- 24.** Amendment Two to the Southeast Corridor Transit study to extend the length of the contract
- 25.** Executive Director Reports
- 26.** Legislative Update

XVI. ADJOURNMENT

