



**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

May 11, 2006

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF APRIL 27, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. A REQUEST TO AMEND THE SUBAREA 4 PLAN: 1998 UPDATE BY ADJUSTING THE BOUNDARIES OF THE OFFICE CONCENTRATION POLICY AREA IN THE VICINITY OF SOUTH GRAYCROFT AVENUE, BRIARVILLE ROAD, CHERON ROAD, AND DUE WEST AVENUE

VIII. CONFIRMATION OF THE NINE MEMBER BELMONT UNIVERSITY NEIGHBORHOOD ADVISORY GROUP

1. 2006IO-002U-10

Belmont University I.O. (Drama Theater)
Map 104-16, Parcel 323
Subarea 10 (2005)
District 18 - Ginger Hausser

A request for final approval for a portion of the Institutional Overlay district located at 1900 Belmont Boulevard, along the north side of Delmar Avenue, classified RM20, to permit a 5,495 square foot addition to an existing building to be used for a drama theater, requested by Ingram Civil Engineering Group, LLC, and Belmont University owner.

STAFF RECOMMENDATION – Approve with conditions

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

PRELIMINARY SUBDIVISION PLATS

2. 2006S-109G-06

Natchez Pointe
Map155-00, Parcel 219, 224
Subarea 6 (2003)
District 35 - Charlie Tygard

A request for preliminary plat approval to create 49 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 – Approve with conditions

3. **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

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

4. **2005SP-170U-05**
Walden Specific Plan
Map 083-06, Parcel 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 (including 17 townhome 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, 3,000 square feet of furniture store uses, and 3 single family lots, requested by March Egerton, applicant/owner.

STAFF RECOMMENDATION – Approve with conditions

5. **2006Z-037G-04**
Map 051-00, Parcel 057, 058
Subarea 4 (1998)
District 4 - Michael Craddock

A request to change from RM9 to OR40 district property located at Cheron Road (unnumbered), approximately 575 feet west of Briarville Road (5.33 acres), requested by Littlejohn Engineering Associates, applicant, for Peak Returns Ltd., owner.

STAFF RECOMMENDATION - Approve with the approval of the associated subarea plan amendment. Disapprove if the subarea plan amendment is disapproved.

6. **2006Z-064T**
Council Number - BL2006-1044

A council bill to amend Section 17.04.060 "Definitions of General Terms" and Section 17.08.030 "District Land Use Tables" of the Zoning Code by creating a new land use called "After Hours Establishment" to be permitted by right in the CL, CS, CF, CC, IWD, IR, and IG districts, sponsored by Councilmember-at-Large Adam Dread.

STAFF RECOMMENDATION - Disapprove unless amendments (per the conditions below) are made to the final bill.

7. **2006Z-067G-06**
Map 126-00, Parcel 085
Subarea 6 (2003)
District 35 - Charlie Tygard

A request to change from AR2a to RM4 zoning property located at 7874 McCrory Lane, approximately 1,850 feet south of Highway 70 (36.2 acres), requested by John G. Jones, owner.

STAFF RECOMMENDATION - Approve

8. **2006Z-069G-12**
Map 174-00, Parcel 091, 194
Subarea 12 (2004)
District 32 - Sam Coleman

A request to change from AR2a to RS15 zoning property located at 5738 Cane Ridge Road and Cane Ridge Road (unnumbered), approximately 325 feet south of Blairfield Drive (19.27 acres), requested by Dale & Associates, applicant, for James R. Kieffer, Robert L. Kieffer, and Houston E. Hill, owners.

STAFF RECOMMENDATION - Approve

9. **2006SP-072G-13**
Bella Prato Specific Plan
Map 175-00 Parcels 064, 065, 102, Part Of 76
Subarea 13 (2003)
District 32 - Sam Coleman

A request to change from AR2a to SP zoning property located at Route 2 Maxwell Road, Maxwell Road (unnumbered), and 4154 Murfreesboro Pike, located approximately 630 feet east of LaVergne-Couchville Pike, (44.79 acres) to permit 110 single-family homes and 155 townhouses for a total of 265 dwelling units, requested by MEC Inc., applicant, for Michael L. Leon, and Salvatore Oliveri et ux, owners.

STAFF RECOMMENDATION – Approve with conditions

- 10. 2006Z-074U-12**
Map 133-15, Parcel 106
Subarea 12 (2004)
District 26 - Greg Adkins

A request to change from RM20 to OR20 zoning property located at 326 Travis Drive, at the northeast corner of Welch Road and Travis Drive, (1.1 acres) requested by Tune, Entrekin and White, applicant, for BellSouth, owner.

STAFF RECOMMENDTION - Approve

- 11. 2006Z-076G-12**
Map 173-00, Parcel 079
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from RS10 to AR2a zoning property located east of Blake Drive between Blake Drive and Mill Creek (7.19 acres), requested by Councilmember Parker Toler, applicant, for Raymond A. Clayton et ux, owners.

STAFF RECOMMENDTION - Approve

- 12. 2006Z-078U-10**
Map 130-11, Parcel Various
Map 130-07, Parcel Various
Map 130-15, Parcel Various
Subarea 10 (2005)
District 34 - Lynn Williams

A request to rezone various properties from R40 to RS40 located on Lynnwood Boulevard, Harpeth Hills Drive, Wayland Drive, Beacon Drive, Wayland Court and Hemingway Drive between Harding Place and Tyne Boulevard (131.56 acres), requested by Councilmember Lynn Williams.

STAFF RECOMMENDTION - Approve

XI. PRELIMINARY SUBDIVISION PLATS

- 13. 2006S-121U-13**
Park at Priest Lake, The
Map 150, Parcel 017, 246
Subarea 13 (2003)
District 29 - Vivian Wilhoite

A request for preliminary plat approval to create 83 cluster lots on the west side of Anderson Road and the end of Louise Russell Drive, approximately 275 feet south of Woodymore Drive (30.04 acres), zoned R10 and RS10, requested by Han and Hye Kook, Phillip Stinson, owners, Dale & Associates, engineer/surveyor.

STAFF RECOMMENDATION – Approve with conditions

XII. FINAL PLATS

14. 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.

STAFF RECOMMENDTION - Disapprove

15. 2006S-160U-10

Abbott Martin Estates, Resub. Lot 1
Map 117-13, Parcel 121
Subarea 10 (2005)
District 34 - Lynn Williams

A request for final plat approval to create 2 lots on property located at 2307 Warfield Lane between Caylor Drive and Cross Creek Road (.94 acres), zoned RS20, requested by Mark J. Justad and Joanne C. Sandberg, owners, Smith Land Surveying, surveyor.

STAFF RECOMMENDTION - Approve

16. 2006S-162G-06

Paul A. Justice Subdivision, Rev. 1
Map 156-00, Parcel 043, 116
Subarea 6 (2003)
District 35 - Charlie Tygard

A request to amend the final plat to remove a condition applying to lots 2 and 3 which states that the homes must be oriented towards the Harpeth River (3.89 acres), zoned RS40, requested by Sharon Lampley, applicant, for Joanne J. King, owner.

STAFF RECOMMENDTION - Approve

XIII. PLANNED UNIT DEVELOPMENTS (revisions)

17. 8-65-G-03

Family Dollar
Map 59, Parcel 154
Subarea 3 (2003)
District 2 - Jamie D. Isabel, Sr.

A request to revise the preliminary plan and for final approval for a portion of a Planned Unit Development located at Whites Creek Pike at Moorman's Arm Road, zoned SCN, (9.79 acres), to permit the development of a 9,180 square foot retail use, requested by Dale and Associates, for Mark and Patricia Williams et al, owners.

STAFF RECOMMENDATION – Approve with conditions

18. 53-84-U-12

Swiss Ridge Apartments
Map 161, Parcel 284
Subarea 12 (2004)
District 31 - Parker Toler

A request to revise a portion of the preliminary and for final approval for a portion of the Residential Planned Unit Development district located along the east side of Swiss Avenue, classified RM15, (8.25 acres), to permit the addition of 32 multi-family units, requested by Michael Brady, Inc, for Swiss Ridge, LP, owner.

STAFF RECOMMENDATION – Approve with conditions

19. 98-73-G-02

Hickory Hills PUD
Map 41, Parcels 130, 131
Subarea 2 (1995)
District 3 - Carolyn Baldwin Tucker

A request to revise a portion of the preliminary plan for the Commercial Planned Unit Development district located at Hickory Hills Court, north of Old Hickory Boulevard, classified OR20, (5.53 acres), to permit a 51,702 square foot addition to an existing 52,289 square foot warehouse/light manufacturing building for a total of 103,991 square feet, requested by TLP Architects, for CRT Custom Products, Inc, owner.

STAFF RECOMMENDATION – Approve with conditions

- 20. 2005P-033U-14**
Whitland Crossing PUD-Pinnacle Bank
Map 96-13, Parcel Part of 20, Part Of 97
Subarea 14 (2004)
District 15 - J. B. Loring

A request for final approval for a portion of a Planned Unit Development district located along the west side of Donelson Pike, north of Wellman Drive, classified CL, (1.32 acres), to permit a 3,918 square foot bank, requested by Civil Site Design Group, for various property owners.

STAFF RECOMMENDATION – Approve with conditions

- 21. 2004UD-001U-10**
31st Avenue and Long Boulevard
Map 104-02, Parcel
Subarea 10 (2005)
District 21 - Edward Whitmore

A request for a recommendation of approval from the MPC to the BZA for variance to the landscape bufferyard requirement, section 17.24.230 of the Metropolitan Zoning Ordinance.

STAFF RECOMMENDATION - Disapprove

- 22. 2005UD-003G-12**
Carothers Crossing Phase 2
Map 188, Parcels 004, 011, Part Of 005, 008,034
Map 190, Parcels 001
Subarea 12 (2004)
District 31 – Parker Toler

A request for final approval of an Urban Design Overlay, located at 7107, 7211 7244 Carothers Road and Carothers Road (unnumbered), and Battle Road (unnumbered), classified RM9 and MUL (34.86 acres), to permit the development of 58 detached single family lots, 58 attached single-family lots, 32 multi-family units and 17,000 square feet of commercial space, requested by Wood Ridge Investment LLC, applicant for Wood Ridge Development, LLC, owner.

STAFF RECOMMENDATION – Approve with conditions if Stormwater conditions are met prior to the Commission Meeting.

XIV. OTHER BUSINESS

- 23. 2005S-330U-13**
Ron Cherry Property - Sidewalk Variance
Map 120-13, Parcel
Subarea 13 (2003)
District 28 - Jason Alexander

A request for a sidewalk variance for lot 2 of the approved final plat located at 1207 Currey Road, southwest corner of Currey Road and McGavock Pike (0.59 acres), classified within the R10 District, requested by Ron Cherry, owner, Smith Land Surveying, surveyor.

STAFF RECOMMENDATION – Approve with conditions

- 24.** Amended employee contracts for Lee Jones, Randy Morgan and Hilary Kahnle.
- 25.** Executive Director Reports
- 26.** Legislative Update

XIV. ADJOURNMENT

