



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Lindsley Hall
800 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 25, 2006

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF MAY 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING

ZONING MAP AMENDMENTS

1. 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

PRELIMINARY SUBDIVISION PLATS

2. 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

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

PLANNED UNIT DEVELOPMENTS

4. 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

5. 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

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

6. 2006Z-052U-10

Map117-11, Part of Parcel 39
Map 117-11, Parcel 107
Subarea 10 (2005)
District 25 - Jim Shulman

A request to change from R40 to RS20 zoning on a portion of the property at 1811 Woodmont Boulevard (0.46 acres), and from R40 to RS40 on property at Woodmont Boulevard (unnumbered) and a portion of property at 1811 Woodmont Boulevard (1.17 acres), near the southwest corner of Woodmont Boulevard and Stokesmont Road, requested by Anne C. Ford, owner.

STAFF RECOMMENDATION – Disapprove

7. **2006Z-080T**
Council Number: BL2006-1051

A request to amend Section 17.40.120 of the Metro Zoning Code relative to requiring Metro Council approval if the total number of dwelling units in a Planned Unit Development were proposed to be increased beyond the last Council approved plan or the last approved plan by the Planning Commission, requested by Councilmember Randy Foster.

STAFF RECOMMENDATION – Approve

8. **2006Z-082U-03**
Map 071-14, Part of Parcel 068
Subarea 3 (2003)
District 2 - Jamie D. Isabel, Sr.

A request to change from RS5 to IWD zoning a portion of property located at 1207 Baptist World Center Drive, approximately 180 feet west of Willis Street (.40 acres), requested by Cobie Dale Sadle, for Shirley Sadler et al, owners.

STAFF RECOMMENDATION – Approve with conditions

9. **2006Z-090U-10**
Map 117-15, Parcel 153
Subarea 10 (2005)
District 25 - Jim Shulman

A request to change from OR20 to MUL zoning, property located at 2002 Richard Jones Road, approximately 575 feet east of Hillsboro Pike (3.93 acres) and located within a Planned Unit Development district, requested by David P. Crabtree of Waters Edge Limited Partnership, applicant and owner. (See also PUD Proposal No. 138-82-U).

STAFF RECOMMENDATION – Disapprove

10. **138-82-U-10**
Green Hills Office Park
Map 117-150, Parcel 153
Subarea 10 (2005)
District 25 - Jim Shulman

A request to cancel a commercial Planned Unit Development located at 2002 Richard Jones, classified OR20 and proposed for MUI (3.93 acres), requested by Water's Edge Limited Partnership, applicant and property owner.

STAFF RECOMMENDATION – Disapprove

IX. FINAL PLATS

11. 2006S-180U-14

Cloverwood Subdivision
Map 096-12, Parcel 032
Subarea 14 (2004)
District 14 - Harold White

A request for final plat approval to create 4 lots at the terminus of Cloverwood Drive (16.81 acres), zoned RS10, requested by Luckey Development, owner, Cherry Land Surveying, surveyor.

STAFF RECOMMENDATION – Approve with conditions

X. PLANNED UNIT DEVELOPMENTS (revisions)

12. 133-76-U-12

Brentwood East, Commercial Park
Map 161, Parcel 186
Subarea 12 (2004)
District 31 - Parker Toler

A request to revise the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development District located at 5813 Nolensville Pike, classified within the SCR district, (0.55 acres), to permit the redevelopment of an existing car wash into a 4,950 sq. ft. medical office, requested by Dale and Associates, applicant for Rajni Patel, owner.

STAFF RECOMMENDATION – Approve with conditions

13. 53-84-U-12

Hickory Heights, (Rose Monte)
Map 161, Parcel 93
Subarea 12 (2004)
District 31 - Parker Toler

A request to revise a portion of the preliminary plan for the Residential Planned Unit Development district, located along the west side of Zermatt Avenue, classified RM15, (27.27 acres), to permit 211 townhomes and 90 condominiums, replacing 63 single-family lots on this portion of the plan, requested by Wamble and Associates for Jim McLean of J2K Builders, LLC, owner.

STAFF RECOMMENDATION – Approve with conditions

14. 99-85-P-14

Briley Corners
Map 095-03, Parcel 128
Subarea 14 (2004)
District 15 - J. B. Loring

A request to revise a portion of the preliminary plan and for final approval for a Commercial Planned Unit Development district located along the south side of Lebanon Pike, west of Briley Parkway, classified OL, (11.64 acres), to permit a 24,003 square foot office building, requested by Littlejohn Engineering, for Boyle Craigmear L.P., owner.

STAFF RECOMMENDATION – Approve with conditions

15. 89P-018G-12

Gillespie Meadows
Map 172-00, Parcel 194
Subarea 12 (2004)
District 31 - Parker Toler

A request to revise a portion of the preliminary plan and for final approval for a portion of a Commercial Planned Unit Development district located along the west side of Nolensville Pike, south of Bradford Hills Drive, classified SCN, (1.19 acres), to permit a 3,400 square foot convenience market, and fueling station with six pumps, requested by Civil Resource Consultants, Inc, for Fox Oil and Gas, owner.

STAFF RECOMMENDATION – Approve with conditions

16. 28-79-G-13

Cambridge Forest, Phase VII
Map 149-00, Part of Parcel 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 (6.61 acres), for the development of 29 single-family cluster lots, requested by Batson and Associates, applicant, for Danco Development Incorporation, owner.

STAFF RECOMMENDATION – Approve with conditions

XI. OTHER BUSINESS

17. Subdivision Fees

A request to amend the subdivision plat application fees by increasing them for full-cost recovery as recommended by the 2004 Maximus Study of Metro Planning Department fees charged to the public and development community for applications, research and mapping services, requested by the Metro Planning Department.(Proposal Number 2006Z-091T)

STAFF RECOMMENDATION – Approve

18. GIS Fees

A request to amend the research and mapping service fees by increasing them for full-cost recovery as recommended by the 2004 Maximus Study of Metro Planning Department fees charged to the public and development community for applications, research, and mapping services, requested by the Metro Planning Department.(Proposal Number 2006Z-092T)

STAFF RECOMMENDATION – Approve

19. Zone Application Fees

A request to amend the zone change and overlay district application fees by increasing them for full-cost recovery as recommended by the 2004 Maximus Study of Metro Planning Department fees charged to the public and development community for applications, research and mapping services, requested by the Metro Planning Department.(Proposal Number 2006Z-094T)

STAFF RECOMMENDATION – Approve

20. Amendment No. 1 to Contract No. L-1443 Between the Metropolitan Government of Nashville and Davidson County by and through the Metropolitan Planning Commission on Behalf of the Nashville Area Metropolitan Planning Organization (MPO) and Carter and Burgess, Inc. for 2005-2007 Enhanced Transportation System Data Collection and Monitoring

21. Amend employee contract for Brenda Bernards.

22. Election of Officers

23. Executive Director Reports

24. Legislative Update

XIV. ADJOURNMENT

