



**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

June 8, 2006

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF MAY 25, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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 BELLEVUE COMMUNITY PLAN: 2003 UPDATE TO GO FROM NATURAL CONSERVATION TO RESIDENTIAL LOW MEDIUM POLICY FOR APPROXIMATELY 141 ACRES FOR PROPERTY LOCATED AT 8733 NEWSOM STATION ROAD, REQUESTED BY BARGE, CAUTHEN AND ASSOCIATES.**

VIII. A REQUEST TO AMEND THE SUBAREA 13 PLAN: 2003 UPDATE TO GO FROM RESIDENTIAL MEDIUM HIGH DENSITY (RMH) POLICY TO COMMUNITY CENTER (CC) POLICY FOR APPROXIMATELY 17 ACRES OF PROPERTY LOCATED ALONG BELL ROAD AND RICE ROAD, REQUESTED BY THE METROPOLITAN PLANNING DEPARTMENT.

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

TEXT AMENDMENTS

1. 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 with staff proposed amendment

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

2. 2005SP-119U-10

Castelman Drive SP

Map 131-02, 131-06, and 131-07, Various Parcels

Subarea 10 (2005)

District 25 (Shulman)

A request to change acres from RS7.5, R15 and R20 to SP district, properties along the south side of Kirtland Avenue, and both sides of Farrar Avenue, Hood Avenue, and Castleman Drive between Hillsboro Pike and Lone Oak Road (51.66 acres), to prohibit new duplexes and permit property owners with 45,000 square feet lots or parcels at the time of adoption of the SP to subdivide into up to three lots each, and apply basic development standards, requested by Councilmember Jim Shulman for various owners.

STAFF RECOMMENDATION - Approve

3. 2006SP-079U-13

Rural Hill Road SP

Map 149-00, Parcels 119, 120, 121, 122, 123, 124,
125, 126, 128, 128.01, 131, 132, 133

Map 149-00, Parcels 179, 180, 185, 190, 196, 232, 341

Map 149-00, Part of Parcel 200

Subarea 13 (2003)

District 33 - David Briley

A request to change from R15 to SP zoning property located directly north of Rice Road and Bell Road at Rural Hill Road (33.25 acres), to permit a maximum of 570 residential units and 430,000 square feet of office and commercial uses, requested by the Metro Planning Department, for various property owners.

STAFF RECOMMENDATION – Approve with conditions

4. 2006Z-081U-13

Map 165-00, Parcels 073, 104, 105, 106, 130

Map 176-00, 008, 041, 026

Subarea 13 (2003)

District 32 - Sam Coleman

A request to change from AR2a to RM9 zoning property located at 4334, 4374 and 4414 Maxwell Road and Maxwell Road (unnumbered) (77.3 acres), approximately 430 feet east of Flagstone Drive, requested by Jerry Butler Builders LLC, for George & Michelle Averitt, W.E. Davenport & American Maintenance Systems, Robert N. Davenport and Delores P. Davenport, Robert N. Davenport et ux, Peggy Cropper, and Lawrence D. Davenport et ux, owners.

STAFF RECOMMENDATION - Disapprove

5. 2006Z-083U-13

Map 175-00, Parcel part of 036

Subarea 13 (2003)

District 32 - Sam Coleman

A request to change from IG to IR zoning a portion of property located at 12761 Old Hickory Boulevard, approximately 280 feet south of Hobson Pike (1.1 acres), requested by 101 Construction Company, owner.

STAFF RECOMMENDATION - Approve

6. **2006Z-085U-13**
Map 148-03, Parcel 135
Subarea 13 (2003)
District 28 - Jason Alexander

A request to change from R10 to CL zoning property located at 1433 Antioch Pike, approximately 460 feet south of Ezell Road (.28 acres), requested by Rahim and Shokria Ghafuri, owners.

STAFF RECOMMENDATION - Disapprove

7. **2006Z-087U-14**
Map 095-03, Parcel 048
Subarea 14 (2004)
District 15 - J. B. Loring

A request to change from R10 to ON zoning, property located at 200 Fairway Drive, approximately 150 feet north of Sweetwood Road (.34 acres), requested by Jane Eakes of HJL, L.P., applicant/owner.

STAFF RECOMMENDATION - Disapprove

8. **2006Z-088U-14**
Map 095-04, Parcel 090, 091
Subarea 14 (2004)
District15 - J. B. Loring

A request to change from RS10 to ON zoning, property located at 209 and 211 McGavock Pike, approximately 325 feet south of Crossfield Road (0.64 acres), requested by Jane Eakes of HJL, L.P., applicant.

STAFF RECOMMENDATION - Disapprove

9. **2006Z-089U-14**
Map 084-16, Parcel 105, 106
Subarea 14 (2004)
District 15 - J.B. Loring

A request to change from R10 and RS10 to ON zoning property located at 129 and 131 McGavock Pike, northeast corner of McGavock Pike and Park Drive (0.75 acre), requested by Jane Eakes of HJL, L.P., applicant/owner.

STAFF RECOMMENDATION - Disapprove

XI. PRELIMINARY SUBDIVISION PLATS

10. 2006S-143G-06

Fox Hollow Farms, Phase 3
Map 177, Parcels 032, 033, 035, 036, 039
Map 178, Parcel 069
Subarea 6 (2003)
District 35 - Charlie Tygard

A request for preliminary plat approval to create 10 lots in the Fox Hollow Farms subdivision located on a private drive, Fox Vale Lane, off of Highway 96 (50.49 acres), zoned AR2a, requested by Charlie B. Mitchell Jr, Michael J. Burr, James and Leslie Cromwell, and John and Donna Woods Jr., owners, Fulghum, MacIndoe & Associates, engineer/surveyor.

STAFF RECOMMENDATION - Defer

11. 2006S-187G-06

Spring Valley, Sec. 2
Map 128, Parcel 108
Subarea 6 (2003)
District 22 - Eric Crafton

A request for preliminary plat approval to create 2 lots on property located at 7719 Sawyer Brown Road, approximately 3,500 feet north of Hicks Road (3.02 acres), zoned R20, requested by Mizgeen Zebari et ux, owners, Gregory E. Daniels, surveyor.

STAFF RECOMMENDATION - Disapprove

12. 2006S-199G-06

Forte Property
Map 128-00, Parcel 073
Subarea 6 (2003)
District 22 - Eric Crafton

A request for preliminary plat approval to create 1 lots on property located at an extended Summit Oaks Court, approximately 1,060 feet west of Old Hickory Boulevard, (2.72 acres), zoned R20, requested by V.T. Forte, Jr., owner, Barge, Waggoner, Sumner & Cannon, surveyor.

STAFF RECOMMENDATION – Approve with conditions

XII. FINAL PLATS

13. 2006S-185G-02

Quail Ridge, Phase 1, Sec. 7, First Rev.
Map 032-00, Parcel Part of 11
Subarea 2 (1995)
District 3 - Carolyn Baldwin Tucker

A request to revise a final plat to remove the sidewalk on the south side of Indian Summer Drive from 4904 to 4956 Indian Summer Drive, north of the intersection of Indian Summer Drive and Quail Ridge Drive, (16.07 acres), zoned R20, requested by The Developers a Joint Venture, Michael Moore, Misty and Phillip Nevils, Preston and Tara Shaw Jr., Aaron and Patricia Wynn, John and Taronda Frierson, Ileta Beasley, Kirk and Cynthia Galbreath, Kevin and Gina Parsons, owners, Barge Waggoner Sumner and Cannon, engineer/surveyor.

STAFF RECOMMENDATION - Approve

14. 2006S-191U-08

North Nashville Real-Estate Company, Resub.
Lots 418, 420, & 422
Map 081-08, Parcel 196
Subarea 8 (2002)
District 19 - Ludy N. Wallace

A request for final plat approval to create 3 lots on property located at 1811 7th Avenue North, approximately 330 feet north of Buchanan Street (0.43 acres), zoned R6, requested by Alpha Development Co., owner, Campbell McRae & Associates Inc., surveyor.

STAFF RECOMMENDATION – Approve with conditions

15. 2006S-194A-14

Lakeshore, Phase 2a, Lot 202
Map098-09-0-A, Parcel 085
Subarea 14 (2004)
District 12 - Jim Gotto

A request to permit a detached garage at 5445 Mainsail Lane, approximately 730 feet southwest of Regatta Blvd. (0.19 acres), zoned RS15, and within a Planned Unit Development, requested by Terry and Connie Kibler, owners, Robert Brian Wray, surveyor.

STAFF RECOMMENDATION – Approve with conditions

16. **2006S-197G-02**
Quail Ridge, Phase 2, Sec. 7
Map 032-00, Parcel Part of 011
Subarea 2 (1995)
District 3 - Carolyn Baldwin Tucker

A request for final plat approval to create 25 new lots on an extended Indian Summer Drive and new Indian Summer Court, approximately 1,900 feet west of Brick Church Pike, (16.92 acres), zoned R20, requested by The Developers, a Joint Venture, owner, Barge, Waggoner, Sumner and Cannon, engineer/surveyor.

STAFF RECOMMENDATION - Disapprove

17. **2006S-201G-04**
Bobby's Place
Map 052-04, Parcel 067
Subarea 4 (1998)
District 9 - Jim Forkum

A request for final plat approval to create 3 lots on property located at Cheyenne Boulevard (unnumbered), approximately 80 feet south of Manzano Road (.57 acres), zoned RS7.5, requested by Robert B. Huffine, owner, Tommy E. Walker, surveyor.

STAFF RECOMMENDATION - Approve

XIII. PLANNED UNIT DEVELOPMENTS (revisions)

18. **2004P-013G-12**
Mill Creek Towne Centre (Formerly Legg
Development Co.)
Map 181, Parcel 251
Subarea 12 (2004)
District 31 - Parker Toler

A request to revise a portion of the preliminary and for final approval for the Commercial Planned Unit Development district located along the east side of Nolensville Pike, at Concord Hills Drive, classified SCC, (1.10 acres) to permit a 3,950 square foot bank, requested by ETI Corporation, for First Tennessee Bank, owner.

STAFF RECOMMENDATION – Approve with conditions

XIV. OTHER BUSINESS

19. Request to extend expired preliminary plat for Windstar Estates Subdivision. Applicant requests that the Commission waive its rules and extend the preliminary plat until December 11, 2006.

STAFF RECOMMENDATION – Consider the request on its merits.

20. Executive Director Report

21. Legislative Update

XIV. ADJOURNMENT

