



**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
Phil Ponder, Vice Chairman	Victor Tyler
Stewart Clifton	James McLean
Judy Cummings	Councilmember J. B. Loring
Tonya Jones	

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

June 22, 2006

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF JUNE 8, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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 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. (Deferred from June 8, 2006)

VIII. A REQUEST TO AMEND THE DOWNTOWN COMMUNITY PLAN (SUBAREA 9) TO ADD LANGUAGE BUILDING FORMS AND BUILDING RELATIONSHIP TO THE STREET IN THE GULCH AREA (MINOR AMENDMENT)

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

ZONING MAP AMENDMENTS

1. 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 Castelman 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

2. 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

PRELIMINARY SUBDIVISION PLATS

- 3. **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

FINAL PLATS

- 4. **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

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

- 5. **2004SP-090G-12**
Map174-00, Part of Parcel 006
Subarea 12 (2004)
District 32 - Sam Coleman

A request to change from AR2a to SP property located at 5748 Pettus Road, on the west side of Preston Road, (41.44 acres) to permit 74 single-family lots, requested by E. Roberts Alley & Associates, Inc., applicant for Martha S. Wisener, owner.

STAFF RECOMMENDATION – Approve with conditions

6. **2006SP-007U-10**
Glen Echo
Map 117-15, Parcels 061, 062, 063
Subarea 10 (2005)
District 25 - Jim Shulman

A request for final development plan approval for property located at 1737, 1741 and 1745 Glen Echo Road, approximately 140 feet east of Hillmont Drive (3.07 acres), to permit 12 single-family lots, requested by Bob Haley, applicant, for Cindy Lockhart, Delores Dennard, Jon Sheridan, Michelle Sheridan, and C. Dennard, owners.

STAFF RECOMMENDATION – Defer until Technical Review has been completed by Stormwater

7. **2006SP-010G-06**
Map 143-00, Parcel 011, 030
Subarea 6 (2003)
District 35 - Charlie Tygard

A request for final development approval to construct 16 cottages and 19 townhouses, located at 6949 Highway 70 South and Highway 70 South (unnumbered), approximately 2,300 feet east of Old Hickory Boulevard (19.8 acres), requested by Gresham-Smith & Partners, applicant, for Charles Brock.

STAFF RECOMMENDATION – Defer until Technical Review has been completed by Stormwater

8. **2006SP-070G-13**
Map164-00, Parcel 192
Subarea 13 (2003)
District 33 - David Briley

A request to change from R15 to SP zoning property located at Hamilton Church Road (unnumbered), approximately 900 feet east of Mt. View Road (9.0 acres), to permit the development of 26 single-family lots, 5 cottage lots, and 11 townhouse units, requested by MEC Inc., applicant, for Gold Star Development Inc., owner.

STAFF RECOMMENDATION – Approve with conditions

9. **2006SP-077G-13**
Map164-00, Parcel 062
Subarea 13 (2003)
District 33 - David Briley

A request to change from R15 to SP zoning property located at 3485 Hamilton Church Road, approximately 1,400 feet west of Hobson Pike, (11.93 acres) to permit the development of 27 single-family lots, 18 cottage lots, and 8 townhome units, requested by MEC Inc., applicant, for Jack Williams Construction Co. Inc., owner.

STAFF RECOMMENDATION – Approve with conditions

10. 2006Z-084T

A council bill to amend Chapters 17.04, 17.12, and 17.20 of the Metro Zoning Code pertaining to the definition, setback and parking requirements for "Mobile Vendors", a proposed new land use, proposed by Councilmember Jason Hart.

STAFF RECOMMENDATION – Disapprove and request re-referral with clarified definition of “mobile vendors”

11. 2006Z-098G-12

Map172, Parcel 044
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from AR2a to RS15 zoning property located at 5954 Mt. Pisgah Road, approximately 1,250 feet east of Edmondson Pike (4.65 acres), requested by Doug and Dawn Schenkel, owners.

STAFF RECOMMENDATION – Approve with conditions

XI. CONCEPT PLANS

12. 2006S-200G-14

River Landing (Formerly Windstar Estates)
Map 043-00, Parcels 007, 008
Subarea 14 (2004)
District 11 - Feller Brown

A request for concept plan approval to create 92 lots on property located at 805 Swinging Bridge Road, intersection of Warren Drive and Keeton Avenue (76.52 acres), zoned R10 and R15, requested by Lakewood Partners LLC, owner, Barge Waggoner Sumner and Cannon, engineer/surveyor.

STAFF RECOMMENDATION – Approve with conditions

13. 2006S-206U-10

Seven Hills Subdivision, Section 1, Resub. Lot 1
Map131-11, Parcel 008
Subarea 10 (2005)
District 25 - Jim Shulman

A request for concept plan approval to create 2 lots on property located at 4516 Shys Hill Road, approximately 210 feet south of Lone Oak Circle (1.21 acres), zoned RS20, requested by Camp Properties LLC, owner, PBJ Engineering Design Development LLC, surveyor/engineer.

STAFF RECOMMENDATION – Disapprove

- 14. 2006S-209G-02**
Hidden Springs, Phase III
Map 033-00, Part of Parcel 089
Subarea 2 (1995)
District 4 - Michael Craddock

A request for concept plan approval to create 18 lots on a portion of property located at 4045 Dickerson Pike, at the north end of Curtis Drive (10.0 acres), zoned RS20, requested by Jesse B. Cobb, owner, Batson & Associates, surveyor/engineer.

STAFF RECOMMENDATION – Approve with conditions

XII. FINAL PLATS

- 15. 2006S-202U-13**
Provincetown, Phase 3-A
Map163-00, Part of Parcel 154
Subarea 13 (2003)
District 32 - Sam Coleman

A request for final plat approval to create 3 lots and to dedicate public right-of-way and applicable easements on property located at Monroe Crossing , south of Cedar Ash Crossing (4.52 acres), zoned RM15, requested by Centex Homes, owner, Wamble & Associates, PLLC., surveyor.

STAFF RECOMMENDATION – Approve with conditions

XIII. PLANNED UNIT DEVELOPMENTS (revisions)

- 16. 135-78-G-14**
Sullivan Commercial Center, Section 4
Map 086, Parcel 231
Subarea 14 (2004)
District 12 - Jim Gotto

A request for a revision to the preliminary and for final approval for a portion of the undeveloped Commercial Planned Unit Development located on the east side of Andrew Jackson Parkway, north of Old Hickory Boulevard, classified CL, (.954 acres), to permit the development of a 7,160 square foot medical and office use, requested by John J. Kruse, applicant/owner.

STAFF RECOMMENDATION – Approve with conditions, provided technical review comments have been addressed prior to the meeting

17. 70-85-P-13

Kensal Green, Phase 2
Map150, Parcel 149
Subarea 13 (2003)
District 33 - David Briley

A request to revise a portion of the preliminary plan for the Residential Planned Unit Development district located south of Mt. View Road, at the terminus of Park Royal Lane, classified R15, (16.9 acres), to permit 42 single-family lots, where 42 lots were previously approved, requested by Wamble and Associates, for Jeffrey Meeks, owner.

STAFF RECOMMENDATION – Approve with conditions

18. 97P-027G-06

Woodbury, Phase 2
Map128, Part of Parcel 072
Subarea 6 (2003)
District 22 - Eric Crafton

A request for final approval for a portion of the Residential Planned Unit Development district located along the west side of Old Hickory Boulevard, north of Summit Oaks Drive, classified R15, (7.95 acres), to permit 11 single-family lots, requested by Barge Waggoner Sumner and Cannon, Inc., for Gallardia Properties, LLC and Vastland Realty Group, owner.

STAFF RECOMMENDATION – Approve with conditions

19. 2004P-028G-13

Old Hickory Commons (Formerly Vaughn Property PUD)
Map175-00, Parcel 016
Subarea 13 (2003)
District 32 - Sam Coleman

A request for final approval for a Planned Unit Development district located on the west side of Old Hickory Boulevard, 1,600 feet north of Logistics Way, classified RM6, (60.43 acres), to permit 343 multi-family units and 19 single-family lots, requested by Old Hickory Commons, LLC, owner and MEC, Inc., applicant.

STAFF RECOMMENDATION – Approve with conditions

- 20. 2005P-030G-14**
Ravenwood Community, Phase 1
Map 085-00, Parcel 213
Subarea 14 (2004)
District14 - Harold White

A request for final approval for a phase of a residential Planned Unit Development located on the north side of Stones River Road (unnumbered), approximately 590 feet northwest of Lebanon Pike, classified RS10 (20.5 acres), to permit the development of 55 single-family lots, requested by Civil Site Design Group, applicant, for FWB Investments, owners.

STAFF RECOMMENDATION – Approve with conditions

XIV. OTHER BUSINESS

- 21.** A new employee contract for Russell Scott Adams and an amended contract for Matt Meservy.
- 22.** Correction to 2/23/06 Planning Commission Minutes
- 23.** Executive Director Reports
- 24.** Legislative Update

XV. ADJOURNMENT

