



**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 | Councilman J. B. Loring |
| Tonya Jones | |

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

August 24, 2006

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF AUGUST 10, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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 PLAN FOR SUBAREA 8: THE NORTH NASHVILLE COMMUNITY: 2002 UPDATE, METROCENTER - NORTH RHODES PARK DETAILED NEIGHBORHOOD DESIGN PLAN, TO GO FROM MIXED USE IN COMMUNITY CENTER TO COMMERCIAL IN COMMUNITY CENTER POLICY FOR APPROXIMATELY 10.37 ACRES FOR PROPERTY LOCATED BETWEEN METROCENTER BOULEVARD, DOMINICAN DRIVE, AND I-65 (Deferred from August 10, 2006)

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

ZONING MAP AMENDMENTS

1. 2006SP-108U-08

Metrocenter Auto Facility

Map 081-04, Parcels 084, 085, 086, 087, 088, 089, 090, 091, 092, 093,
098, 099, 100, 101, 102, 103, 104, 105, 106, 107

Map 081-04, Parcels 111, 113, 114, 122, 123, 124, 125

Subarea 8 (2002)

Council District 2 - Jamie D. Isabel, Sr.

A request to change from MUL and R6 to SP zoning various properties bounded by Metrocenter Boulevard, Dominican Drive, and Clay Street (4.96 acres), to permit a new automobile sales and service complex with two buildings totaling 32,225 square feet, requested by Barge Cauthen & Assoc. Inc., applicant, for Metrocenter Properties Inc., CB & J Properties LLC, South Central Bell Telephone Co., Felix Wade et ux, and Strickland Enterprises, owners.

STAFF RECOMMENDATION: If the associated North Nashville Community Plan is amended, then staff recommends approval with conditions.

2. 2006SP-134G-01

Family Foundation Fund

Map 021-00, Parcel 059

Subarea 1 (2003)

Council District 1 - Brenda Gilmore

A request to change from AR2a and RS40 to SP zoning to permit a 6,236 square foot building to be use as a boarding house for children and all other uses allowed in the AR2a district on property located at 6483 Clarksville Pike, approximately 850 feet west of Old Clarksville Pike (7.0 acres), requested by SSOE Inc, applicant for Family Foundation Fund, owner.

STAFF RECOMMENDATION: Approve with conditions

CONCEPT PLANS

3. **2006S-231U-03**
Nocturne Village
Map 070-03, Parcels 006, 007
Map 070-07, Parcels 062, 063
Subarea 3 (2003)
Council District 2 - Jamie D. Isabel

A request for concept plan approval to create 35 lots on properties located at 869 West Trinity Lane, West Trinity Lane (unnumbered), Walker Lane (unnumbered), Overall Street (unnumbered), north of the intersection of West Trinity Lane and Roy Street (13.20 acres), zoned RS7.5 and RS20, requested by Florine Holt, owner, and McKinney Engineering, engineer and surveyor.

STAFF RECOMMENDATION: Approve with conditions

FINAL PLATS

4. **2006S-262U-10**
Holshouser Property
Map 116-16, Parcel 065
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request for final plat approval to create 2 lots on property located at 3907 Estes Road, approximately 390 feet south of Abbott Martin Road (1.69 acres), zoned RS20, requested by John and Sandra Holshouser, owners, Weatherford & Associates, surveyor.

STAFF RECOMMENDATION: Disapprove

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

5. **2006Z-030U-13**
Map 162-00, Parcel 025
Subarea 13 (2003)
Council District 28 - Jason Alexander

A request to change from AR2a to CS district property located at Una Antioch Pike (unnumbered), northeast corner of Una Antioch Pike and Goodwin Drive (.23 acres), requested by James A. Rust and Mitchell Whitson et ux, owners.

STAFF RECOMMENDATION: Disapprove

6. **2006SP-135U-08**
Clifton Avenue Townhomes
Map 091-12, Parcels 197, 198
Subarea 8 (2002)
Council District 21 - Edward Whitmore

A request to change from RS5 to SP zoning property located at 711 and 713 40th Avenue North, at the southwest corner of Clifton Avenue and 40th Avenue North (.54 acres), to permit the development of 10 townhomes, requested by Marcus Buckner, applicant, for Southeast Real Estate Development, owner.

STAFF RECOMMENDATION: Defer until the applicant has returned revised plans addressing comments from Planning, Public Works, and Stormwater

7. **2006Z-138U-10**
Map 104-08, Parcels 233, 234, 235
Subarea 10 (2005)
Council District 19 - Ludye N. Wallace

A request to change from OR20 to ORI property located at 1226, 1302 and 1304 16th Avenue South, located at the corner of Horton Avenue and 16th Avenue South (0.74 acres), requested by Kelly Lewis, applicant for the International English Institute Foundation, owner.

STAFF RECOMMENDATION: Disapprove

8. **2006Z-139U-10**
Map 130-08, Various Parcels
Map 131-01, Various Parcels
Map 131-05, Various Parcels
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request to change from R20 to RS20 zoning various properties located south of Hobbs Road on Lindawood Drive, Colewood Drive, Castleman Drive, Trimble Court, Trimble Road, Wallace Lane and LaVista Drive (101.39 acres), requested by Councilmember Lynn Williams for various property owners.

STAFF RECOMMENDATION: Approve

9. **2006Z-140U-10**
Map 117-02, Various Parcels
Map 117-06, Various Parcels
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to change from R10 to RS10 zoning various properties located south of Sharondale Drive on 22nd Avenue South (10.41 acres), requested by Councilmember Jim Shulman for various property owners.

STAFF RECOMMENDATION: Approve

- 10. 2006Z-143U-10**
Map 117-09, Various Parcels
Map 117-13, Various Parcels
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to change from R20 to RS20 zoning various properties located east of Hilldale Drive on Sugartree Road, Sugartree Place, and Kenway Road (31.25 acres), requested by Councilmember Jim Shulman for various property owners.

STAFF RECOMMENDATION: Approve

- 11. 2006Z-144U-10**
Map 131-12, Various Parcels
Map 132-09, Parcel 023
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to change from R40 to RS40 zoning various properties located north of Battery Lane, approximately 230 west of Lealand Drive (5.71 acres), requested by Councilmember Jim Shulman for various property owners.

STAFF RECOMMENDATION: Approve

- 12. 2006Z-146T**

An ordinance to amend the definition of "family" to include a group of not more than eight unrelated persons being treated for drug and/or alcohol abuse or dependency. Introduced by Councilman Rip Ryman.

STAFF RECOMMENDATION: Approve

- 13. 2006Z-148T**

An Ordinance amending Section 17.40.120 of Title 17 of the Metropolitan Code, Zoning Regulations, to require all modifications of planned unit developments enacted prior to 1998 that would result in a change in land use or development type beyond that permitted by the specific underlying zoning district be approved by the Metropolitan Council. Introduced by Councilmember Vivian Wilhoite.

STAFF RECOMMENDATION: Disapprove

14. 2006Z-149T

An ordinance amending Section 17.40.740 of Title 17 of the Metropolitan Code, Zoning Regulations, to allow Members of Council to waive the zoning application fee for rezoning property from a mixed-use district to a residential district. Introduced by Councilman Eric Crafton.

STAFF RECOMMENDATION: Because this ordinance deals with an issue of Metro Council policy, staff recommends that the Commission take no official position on the bill.

X. CONCEPT PLANS

15. 2006S-116G-06

Westbrook Pointe
Map 126-00, Parcel 028
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request for concept plan approval to create 78 lots at 8840 Highway 70, approximately 1,120 feet east of McCrory Lane (32.25 acres), zoned RS15, requested by AGH Venture, owner, Leslie S. Newman, applicant, Civil Site Design, surveyor.

STAFF RECOMMENDATION: Approve with conditions

16. 2006S-270U-13

Legends Drive Subdivision
Map 150-00, Parcels 078, 079, 080, 168
Subarea 6 (2003)
Council District 33 - David Briley

A request for concept plan approval to create 43 lots (39 single-family and 4 duplex lots) on property located at 6235 and 6247 Mt. View Road and Mt. View Road (unnumbered), approximately 800 feet east of Belle Oaks Drive (11.68 acres), zoned R10 and RS10, requested by M. Travis Dukes and Carlos W. Ritchie, owners, Dale & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions

XI. FINAL PLATS

17. 2006S-256U-05

Resub. Of Part Of Lot 86 On The Map Of Haynie's Central Park Plan
Map 094-05, Parcel 015
Map 094-05, Parcel 016
Subarea 5 (1994)
Council District 6 - Mike Jameson

A request for final plat approval to create 5 lots on property located on 107 South 11th Street and Ozark Street (unnumbered), approximately 415 feet west of South 12th Street (0.73 acres), zoned RS5, requested by Janet Mcrae and Michele Davis, owners, Mark Devendorf, surveyor.

STAFF RECOMMENDATION: Approve with conditions

18. 2006S-258G-04

Lots 5, 6 & 7 Crestview Estates
Map 043-05, Parcel 074
Map 043-05, Parcel 075
Map 043-05, Parcel 076
Subarea 4 (1998)
Council District 9 - Jim Forkum

A request for final plat approval to create 6 lots on various properties located at Brooks Avenue (unnumbered), approximately 485 feet north of Roosevelt Avenue (1.08 acres), zoned RS7.5, requested by Matt Manson, owner, Tommy Walker, surveyor.

STAFF RECOMMENDATION: Approve with conditions

19. 2006S-273G-02

Blair Manor
Map 033-07, Parcel 005
Subarea 2 (1995)
Council District 10 – Rip Ryman

A request for final plat approval to create 1 lot on property located at Agee Road (unnumbered), approximately 330 feet east of Appletree Road (0.49 acres), zoned RS20, requested by Joseph A. Dorang, owner, C & K Surveyors, surveyor.

STAFF RECOMMENDATION: Disapprove

20. 2006S-279U-10

Russwood Heights, Lot 17 and 17A
Map 131-01, Parcel 096
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request for final plat approval to create 2 lots on property located at 3421 Trimble Road, approximately 525 feet north of Colewood Drive (1.49 acres), zoned R20, requested by Jon and Jordan Lee Peterson, owners, Ragan Smith Associates, surveyor.

STAFF RECOMMENDATION: Disapprove

XII. PLANNED UNIT DEVELOPMENTS (revisions)

21. 88P-020G-04

Woods of Neeley's Bend, Phase 3 (Formerly Pawnee Trail)
Map 063-020, Parcel 137
Subarea 4 (1998)
Council District 9 - Jim Forkum

A request for final approval for Phase Three of the residential Planned Unit Development district located east of Comanche Run, and, west of Pawnee Trail, classified RS15 district, (10.85 acres), to permit the development of 36 single-family cluster lots, requested by Bruce Rainey and Associates, for M. R. Stokes, owner.

STAFF RECOMMENDATION: Approve with conditions

22. 97P-036U-05

The Parks at Riverwood (Formerly Riverwood Riding Academy)
Map 073-05, Parcels 022, 140, 149
Map 073-09, Parcels 003, 004, 064, 065
Map 072-12, Parcel 315
Subarea 5 (1994)
Council District 7- Erik Cole

A request for revision to the preliminary, and final approval for a Residential Planned Unit Development located on the east and west side of Cooper Lane, classified RS10 and RM9 (59.13 acres), to permit the development of 38 townhomes, and 106 single-family lots, requested by Ragan Smith and Associates, applicant for Rusty Hyneman, owner.

STAFF RECOMMENDATION: Approve with conditions

23. 2005P-010G-02

Nashville Commons Final PUD
Map 050-00, Parcels 049, 049.01, 050, 051, 052, 053, 140
Map 050-00, Part of Parcel 045, Part of Parcel 047, Part of Parcel 047.01
Subarea 2 (1995)
Council District 3 – Walter Hunt

A request to revise the preliminary plan and for final approval for a portion of a Planned Unit Development district located along the west side of Dickerson Pike, north of Doverside Drive, (125.71 acres), classified SCR, IWD, and RS7.5, to permit 718,079 square feet of retail and restaurant uses in the overall PUD, and for Final PUD approval for 640,679 square feet of retail and restaurant uses, requested by Gresham Smith and Partners, applicant for Sallie R. Hicks Family LLC, Bandy, Carolene and Alice Cranford, Pegasus Properties, and Jenkins Properties L.P. and Jack Jenkins, owners.

STAFF RECOMMENDATION: Approve with conditions

- 24. 2005P-017G-06**
Shoppes on the Harpeth
Map 155, Parcels 114, 116, 116.02,
Map 156, Parcels 27, 27.01 And 27.02
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to revise the preliminary approval for a planned unit development (10.57 Acres), located between Harding Pike and Highway 100 (7751, 8042, 8050, and 8100 Highway 100, and 7821, 7749, and 7751 Old Harding Pike) classified CL, to permit one bank totalling 4,100 square feet, three restaurants totaling 9,400 square feet, and 39,000 square feet of retail, requested by Dale & Associates, applicant for Tampa Bay Briarwood Associates, property owner.

STAFF RECOMMENDATION: Approve with conditions

- 25. 2005P-027U-05**
Home Depot
Map 061-00, Parcels 009, 009.01, 046
Map 061-03, Parcels 072, 073, 074, 075, 076, 077, 078, 078.01
Subarea 5 (1994)
Council District 4 - Michael Craddock

A request for final approval for a Commercial Planned Unit Development district to be located along the west side of Gallatin Pike and along the north side of Joyce Lane, (15.72 acres), classified SCR, to permit the development of a 135,347 square foot retail building, and two 3,600 square foot restaurant outparcels, requested by Kroeger Real Estate, applicant, for Robert N. Moore Jr. and Millard V. Oakley, owners.

STAFF RECOMMENDATION: Approve with conditions

XIII. MANDATORY REFERRALS

- 26. 2006M-074U-12**
Sign at Linbar Dr. for Smoke 'N' Save
Map 134-13, Parcel 201
Subarea 12 (2004)
District 30 -Michael Kerstetter

A request to encroach on a public right-of-way to install a 2 pole sign, located at 4900 Linbar Drive, requested by Civil Resource Consultants for TM Investments, LLC for Smoke 'N' Save.

STAFF RECOMMENDATION: Disapprove

XII. OTHER BUSINESS

- 27.** Employee Contract Renewal for David Kline and a New Employee Contract for Carrie R. Logan.

28. Executive Director Reports

29. Legislative Update

XIV. ADJOURNMENT

