



**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**

September 14, 2006

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF AUGUST 24, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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-008U-08

Map 081-12, Parcel 328, 329
Subarea 8 (2002)
Council District 19 - Ludye N. Wallace

A request to change from OR20 and R6 to MUG zoning on properties located at Hume Street (unnumbered) and 8th Avenue North (unnumbered) (1.52 acres total), requested by 2120 Partners LLC, applicant/owner.

STAFF RECOMMENDATION: Disapprove

2. 2006Z-124G-02

Map 050, Parcels 091, 146, Part Of 129
Subarea 2 (1995)
Council District 3 – Walter Hunt

A request to change from RS20 to RS7.5 (78.12 acres) and RM9 (22.53 acres) zoning on properties located at 3474 and 3500 Brick Church Pike, and Brick Church Pike (unnumbered), located between Interstate 24 and Brick Church Pike, (100.65 acres), requested by Centex Homes, for Thomas F. Cone, owner. (See also Proposal No. 2006P-G-02).

STAFF RECOMMENDATION: Approve with conditions

3. 2006P-013G-02

Cone Property PUD
Map 050, Parcels 091, 146, Part Of 129
Subarea 2 (1995)
Council District 3 – Walter Hunt

A request for preliminary approval for a Planned Unit Development district located at 3474 and 3500 Brick Church Pike, and Brick Church Pike (unnumbered), located along between Interstate 24 and Brick Church Pike, (100.65 acres), zoned RS20 and proposed for RS7.5 and RM9 zoning, to permit 143 townhomes and 276 single-family lots, requested by Centex Homes, for Thomas F. Cone, owner. (See also Zone Change Proposal No. 2006Z-124G-02).

STAFF RECOMMENDATION: Approve with conditions

4. 2006Z-130G-06

Map 155-00, Parcel 267
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to change from AR2a to RM15 zoning on property located at 8921 Collins Road, approximately 275 feet west of Collinswood Drive (2.5 acres), requested by A.W. Chaffin, applicant, for A.W. Chaffin, Edna L. Chaffin, R.S. Chaffin, Melissa L. Chaffin, Don Einwag, and Sherrill D. Einwag, owners.

STAFF RECOMMENDATION: Disapprove

CONCEPT PLANS

5. **2006S-143G-06**
Fox Hollow Farms, Phase 3
Map 177, Parcels 032, 033, 035, 036, 039
Map 178, Parcel 069
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request for concept plan 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 to allow time for the application to receive approvals from the Metro Stormwater and Health Departments

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

6. **2006Z-150U-14**
Map 084-16, Parcels 024, 025
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request to change from OR20 to CL zoning properties located at 148 and 152 McGavock Pike, opposite of Park Drive (2.14 acres), requested by CEI Engineering Inc., applicant, for William M. & Leigh A. Staley & Theodore F. Bertuca, owners.

STAFF RECOMMENDATION: Disapprove

7. **2006Z-151U-06**
Map 114-00, Parcel 139
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to change from R15 to CS zoning property located at 7340 Charlotte Pike, approximately 800 feet northeast of Old Hickory Boulevard (1.46 acres), requested by David and Pamela Kimery,

STAFF RECOMMENDATION: Approve with conditions

8. **2006SP-152U-11**
Nolensville Road Automart
Map 119-09, Parcels 042, 062, 063
Subarea 11 (1999)
Council District 16

A request to change from CS to SP zoning properties located at 2721 and 2725 Nolensville Pike, and 2722 Grandview Avenue, at the northwest corner of Nolensville Pike and McClain Avenue, (0.82 acres), to permit the expansion of an existing auto-oriented business, requested by Ronald J. Haslip, applicant, for Ronald J. and Alfred J. Haslip, owners.

STAFF RECOMMENDATION: Approve with conditions

9. **2006Z-153U-08**
Map 092-11, Parcels 036, 046, 047
Subarea 8 (2002)
Council District 21 - Edward Whitmore

A request to change from R6 to RM60 zoning on property located at Jo Johnston Avenue (unnumbered) and 513 and 515 Spruce Street, approximately 250 feet south of 21st Avenue North (0.39 acres), requested by Raymond Bowman, applicant, for Spruce Street Baptist Church, owner.

STAFF RECOMMENDATION: Disapprove

10. **2006Z-154G-12**
Map 181-00, Parcel 090
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to change from AR2a and CL to RM20 zoning property located at 6365 Nolensville Pike, at the northwest corner of Nolensville Pike and Holt Road (9.5 acres), requested by General Construction Company, applicant, for Buford and Jane Deford, owners.

STAFF RECOMMENDATION: Disapprove

11. **2006Z-155U-08**
Map 081-08, Parcel 359
Subarea 8 (2002)
Council District 19 - Ludye N. Wallace

A request to change from CS to MUL zoning on property located at 1723 8th Avenue North, approximately 225 feet south of Buchanan Street (0.19 acres), requested by Dale & Associates, applicant, for DC Partners LLC, owner.

STAFF RECOMMENDATION: Approve

- 12. 2006Z-156U-14**
Map 084-16, Parcel 023
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request to change from OL to CL zoning property located at 144 McGavock Pike, at the west end of Park Drive (1.07 acres), requested by Arthur Jones Jr, applicant for Arthur Jones Jr. et ux, owners.

STAFF RECOMMENDATION: Disapprove

- 13. 2006Z-163U-10**
Map 117-03, Various Parcels
Subarea 10 (2005)
District 25 - Jim Shulman

A request to change from R10 to RS10 zoning various properties located north of Sharondale Drive on Sharondale Court (5.51 acres), requested by Councilmember Jim Shulman for various property owners.

STAFF RECOMMENDATION: Approve

IX. CONCEPT PLANS

- 14. 2006S-290G-06**
South Harpeth Estates
Map 178-00, Parcels 042, 043
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request for concept plan approval to create 8 lots on property located at Highway 96 (unnumbered) and 9618 Highway 96, approximately 1,600 feet north of Little East Fork Road (18.3 acres), zoned AR2a, requested by Charles and Louise Frost, owners, PBJ Engineering, surveyor.

STAFF RECOMMENDATION: Approve

X. FINAL PLATS

- 15. 2006S-278U-05**
Maplewood Home Tract Lot 37 Resubdivision
Map 061-14, Parcel 135
Subarea 5 (1994)
Council District 8 - Jason Hart

A request for final plat approval to create 2 lots on property located at 3801 Baxter Avenue, at the northwest corner of Gillock Street and Baxter Avenue (0.5 acres), zoned RS7.5, requested by Eric Lesueur, owner, Mark Devendorf, surveyor.

STAFF RECOMMENDATION: Approve with conditions

16. **2006S-291U-10**
Abbott Martin Estates Resubdivision of Lot 2
Map 117-13, Parcel 120
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request for final plat approval to create 2 lots on property located at 2311 Warfield Lane, at the south end of Caylor Drive (0.92 acres), zoned R20, requested by Robert L. Taylor, owner, Jason Smith, surveyor.

STAFF RECOMMENDATION: Approve

XI. PLANNED UNIT DEVELOPMENTS (revisions)/AND FINAL INSTITUTIONAL OVERLAYS

17. **193-65-G-13**
Kia Automobile Sales
Map 163, Parcel 206
Subarea 13 (2003)
Council District 32 - Sam Coleman

A request to revise the preliminary plan and for final approval of a commercial Planned Unit Development, zoned SCR (3.35 acres), located at 5406 Target Drive, south of Bell Road, to permit the placement of a Ferris Wheel, requested by Hickory Hollow Kia, owner.

STAFF RECOMMENDATION: Approve with conditions

18. **28-79-G-13**
Cambridge Forest, Phase XI
Map 149, Part of Parcel 377
Subarea 13 (2003)
Council District 28 - Jason Alexander

A request for final approval of a residential Planned Unit Development located east of Bromley Way, zoned R15 (7 acres), for the development of 31 single-family lots, requested by Batson and Associates, applicant, for Danco Development Incorporation, owner.

STAFF RECOMMENDATION: Approve with conditions

19. **10-84-U-10**
W.O. Smith Community Music School
Map 105-060, Parcel 347
Subarea 10 (2005)
Council District 19 - Ludy N. Wallace

A request to revise a portion of the preliminary and for final approval for a commercial Planned Unit Development overlay district, zoned CS (1.37 acres), located at 1125 8th Avenue South, to allow for a 3,630 square foot addition to the existing 20,139 square foot building approved for warehouse and retail uses, and to be used as a music school, requested by Barge Cauthen and Associates, Inc., applicant for W.O. Smith Community Music School.

STAFF RECOMMENDATION: Approve with conditions

20. 102-86-P-06

Riverside, Phase 7
Map 142-13-B, Parcel 001.00CO
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to revise the approved preliminary plan and for final approval for a residential Planned Unit Development, located on the south side of Northridge Drive, and west of Old Harding Pike, classified RS20 (1.82 acres) to reconfigure 8 previously approved single family lots into 5 single-family lots, requested by Walter Davidson and Associates, applicant for Rochford Construction Company, owner.

STAFF RECOMMENDATION: Approve with conditions

21. 2004P-035G-12

Burkitt Place
Map 186, Parcels 015, 031
Map 033, Parcel 082
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to revise a portion of the preliminary plan and final approval for a residential Planned Unit Development overlay district, zoned R8, located south of Burkitt Road (3.91 acres), to change the area approved for open space for a pool and community center, requested by Land Design, Inc., applicant for Burkitt Place Development, LLC, owner.

STAFF RECOMMENDATION: Approve with conditions

22. 2005P-017G-06

Shoppes on the Harpeth, Lot 1
Map 155, Parcels 114, 116, 27, 27.01 and 27.02
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request for final approval for Lot 1 of a Planned Unit Development district located between Highway 100 and Old Harding Pike, zoned CL, (1.09 acres), to permit the development of a 4,100 square foot bank, requested by Dale and Associates for Tampa Bay Briarwood Associates, owner.

STAFF RECOMMENDATION: Defer until Stormwater has completed its technical review, and Stormwater Committee has made a recommendation on applicant's request to disturb area within storm buffer.

23. 2005P-017G-06

Shoppes on the Harpeth, Lot 2
Map 155, Parcels 114, 116, 27, 27.01 And 27.02
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request for final approval for Lot 2 of a Planned Unit Development district located between Highway 100 and Old Harding Pike, zoned CL, (1.28 acres), to permit the development of a 3,600 square foot restaurant, requested by Dale and Associates for Tampa Bay Briarwood Associates, owner.

STAFF RECOMMENDATION: Defer until Stormwater has completed its technical review, and Stormwater Committee has made a recommendation on applicant's request to disturb area within storm buffer.

24. 2005P-017G-06

Shoppes on the Harpeth, Lots 4 And 5
Map 155, Parcels 114, 116, 27, 27.01 And 27.02
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request for final approval for lots 4 and 5 of the Planned Unit Development district located between Highway 100 and Old Harding Pike, zoned CL, (6.38 acres), to permit the development of a 12,000 square foot two-story office and retail building, and 32,000 square foot retail building, requested by Dale and Associates for Tampa Bay Briarwood Associates, owner.

STAFF RECOMMENDATION: Defer until Stormwater has completed its technical review, and Stormwater Committee has made a recommendation on applicant's request to disturb area within storm buffer.

25. 2006IO-002U-10

Belmont University I.O., (Black Box)
Map 104-16, Parcels 321, 322
Subarea 10 (2005)
Council District 18 - Ginger Hausser

A request for final approval for a portion of the Institutional Overlay district located at 1523 and 1527 Compton Avenue, along the south side of Compton Avenue, east of Belmont Boulevard, classified R8, to permit a 250 seat drama theater addition, requested by Ingram Civil Engineering Group, LLC, and Belmont University owner.

STAFF RECOMMENDATION: Approve with conditions

XII. OTHER BUSINESS

26. Executive Director Reports

27. Legislative Update

XIII. ADJOURNMENT

