



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
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

October 26, 2006

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF OCTOBER 12, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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 *DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN: 2003 UPDATE* TO GO FROM CORRIDOR GENERAL TO OFFICE TRANSITION, RESIDENTIAL LOW-MEDIUM DENSITY, AND RESIDENTIAL MEDIUM DENSITY POLICIES FOR APPROXIMATELY 45 ACRES FOR PROPERTY LOCATED ALONG BOTH SIDES OF DONELSON PIKE IN THE VICINITY OF LAKELAND DRIVE.

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

ZONING MAP AMENDMENTS

- 1. 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 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

FINAL PLATS

- 2. 2006S-310G-12**
Schott Subdivision
Map 180-00, Parcel 038
Subarea 12 (2004)
Council District 31 - Parker Toler

A request for final plat approval to create 2 lots on property located at 1026 Redmond Court, approximately 680 feet east of Redmond Lane (4.4 acres), zoned AR2a, requested by Linda Gayle Schott, owner, James Terry & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions

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

3. 2006SP-159U-03

Fern Avenue Lofts
Map 071-14, Parcels 029, 059
Subarea 3 (2003)
Council District 2 - Jamie D. Isabel, Sr.

A request to change from CS to SP zoning properties located at 1206 Brick Church Pike and 40 Evergreen Avenue, at the northwest corner of Brick Church Pike and Fern Avenue (1.07 acres), to permit the development of 45 multi-family units, requested by Dale & Associates, applicant, for Hozell Anderson, owner.

STAFF RECOMMENDATION: Approve with conditions

4. 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

5. 2006Z-169U-08

Map 091-00, Various Parcels
Map 092-00, Various Parcels
Subarea 8 (2002)
Council District 21 - Edward Whitmore

A request to change from R6 to RS5 zoning (8.28 acres) and from R6 to RS7.5 zoning (17.61) various properties located north of Clifton Avenue on 39th Avenue North, Branch Street, 31st Avenue North, Alameda Street, 32nd Avenue North, Batavia Street, 34th Avenue North, Clifton Avenue, T.S. Jackson Avenue, and 38th Avenue North, requested by Councilmember Edward Whitmore for various property owners.

STAFF RECOMMENDATION: Approve

6. **2006Z-170T**
Historic Home Event

An ordinance to amend Section 17.16.160 of Title 17 of the Metropolitan Code, Zoning Regulations, by replacing the special exception standards for Historic Home Events with new standards. Introduced by Councilmember John Summers.

STAFF RECOMMENDATION: Approve

7. **2006Z-171U-11**
Map 106-00, Parcel 153, part of 003
Subarea 11 (1999)
Council District 17 - Ronnie E. Greer

A request to change from IWD to CS zoning property located at 506 and 520 Fesslers Lane, at the northeast corner of Elm Hill Pike and Fesslers Lane (1.72 acres), requested by Barge Waggoner Sumner & Cannon, applicant, for TriStar Energy LLC, owner.

STAFF RECOMMENDATION: Approve

8. **2006Z-172U-14**
Map 095-04, Parcels 034, 035
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request to change from R20 to OL zoning property located at 222 and 224 McGavock Pike, approximately 260 feet south of Crossfield Drive (1.52 acres), requested by Alexander D. Smith and Thomas and Kellie Thorburn, owners.

STAFF RECOMMENDATION: Disapprove

X. **FINAL PLATS**

9. **2006S-316U-07**
Boyce Subdivision
Map 103-03, Parcel 200
Subarea 7 (2000)
Council District 24 - John Summers

A request for final plat approval to create 2 lots on property located at 146 51st Avenue North, approximately 200 feet south of Wyoming Avenue (0.23 acres), zoned RS7.5, requested by May B. Smith Boyce et vir, owners, H & H Land Surveying, surveyor.

STAFF RECOMMENDATION: Disapprove

10. 2006S-324U-12

Locustwood Subdivision Sect. 1, Revision Lot 134
Map 148-10, Parcel 066
Subarea 12 (2004)
Council District 30 - Jim Hodge

A request for final plat approval to create 2 lots on property located at 3900 East Ridge Drive, at the southeast corner of Haywood Lane and East Ridge Drive (0.84 acres), zoned R10, requested by David Mingle, owner, Tony Reasons, surveyor.

STAFF RECOMMENDATION: Approve with conditions

11. 2006S-333U-12

Big K Nolensville Road
Map 147-00, Parcels 003, 004
Subarea 12 (2004)
Council District 26 - Greg Adkins

A request for final plat approval to create 4 lots on property located on 4095 Nolensville Road and Harding Place (unnumbered), at the northwest corner of Nolensville Road and Harding Place (15 acres), zoned SCR, requested by Davidson Partners, owner, Stantec Consulting Services, surveyor.

STAFF RECOMMENDATION: Approve with conditions

12. 2006S-334U-09

Rolling Mill Hill
Map 093-11, Parcels 085, 105, 106, 107, 108, 242
Subarea 9 (1997)
Council District 6 - Mike Jameson

A request for final plat approval to create 7 lots on property located at 33 Peabody Street, 72 and 84 Hermitage Avenue and Hermitage Avenue (unnumbered), at the northeast corner of Peabody Street and Hermitage Avenue (28.69 acres), zoned CF and within the Rutledge Hill Redevelopment District, requested by MDHA, owner, Gresham Smith & Partners, surveyor.

STAFF RECOMMENDATION: Approve with conditions

XI. PLANNED UNIT DEVELOPMENTS (revisions)

13. 2003P-010U-07

Jardin De Belle
Map 130-130a, Parcel 015
Subarea 7 (2000)
Council District 34 - Lynn Williams

A request to revise the approved preliminary plan for a portion of a residential Planned Unit Development, and for final approval, classified R8 district (.21 acres), to revise the building envelope on one lot located 656 Belle Park Circle, requested by Durden Architecture, applicant for Susan Micheal, property owner.

STAFF RECOMMENDATION: Approve with conditions

- 14. 2005P-033U-14**
Whitland Crossing Townhomes
Map 096-09, Parcel 227
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request for final approval for a portion of a Planned Unit Development district located along the west side of Donelson Pike, south of Lakeland Drive, zoned RM9, (5.99 acres), to permit 54 townhomes, requested by Civil Site Design Group, applicant, for Harold Feener, owner.

STAFF RECOMMENDATION: Approve with conditions

- 15. 91-71-G-14**
Jackson Square
Map 064-160, Parcel 009
Subarea 14 (2004)
Council District 11 - Myers E. "Feller" Brown

A request to revise the approved preliminary plan and for final approval for a commercial Planned Unit Development, located at 4715 Andrew Jackson Parkway classified SCR (.51 acres), to permit the development of a 2,706 square foot bank, requested by Civil Site Design, applicant for Oakwood Real Estate Investments, LLC, owner.

STAFF RECOMMENDATION: Approve with conditions

XII. OTHER BUSINESS

- 16.** Executive Director Reports
17. Legislative Update

XIII. ADJOURNMENT

