

DRAFT



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201

PLANNING COMMISSION: Ann Nielson
James McLean, Chairman Victor Tyler
Phil Ponder, Vice Chairman Councilman J.B. Loring
Stewart Clifton Eileen Beehan, representing Mayor Bill Purcell
Judy Cummings
Tonya Jones

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

August 23, 2007

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF AUGUST 9, 2007, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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

FINAL PLATS

1. 2007S-107U-12

Caldwell Country Estates, Sec. 1, Resub. Lot 120
Map 147-06, Parcel 188
Subarea 12 (2004)
Council District 26 - Greg Adkins

A request for final plat approval to create 2 lots on property located at 243 Blackman Road, approximately 240 feet east of Darlington Road (1.06 acres), zoned RS20, requested by Jennifer C. Nelson, owner, Mark Devendorf, surveyor.

STAFF RECOMMENDATION: Approve, including an exception to lot comparability and variances Section 3-4.2.a and Section 3-4.2.f of the Subdivision Regulations.

2. 2007S-176G-12

Greenwood Subdivision, Resubdivision Lots 18 and 19
Map 162-13-0-A, Parcels 018, 019
Subarea 12 (2004)
Council District 31 - Parker Toler

A request for final plat approval to close Green Trails Drive right-of-way and create common area for properties located at 2320 and 2328 Green Trails Court, on the north side of Green Trails Court (0.34 acres), zoned R10 and located within a Planned Unit Development, requested by various owners, Delle Land Surveying, surveyor.

STAFF RECOMMENDATION: Disapprove.

VIII. CONCEPT PLANS

3. 2007S-172U-13

Clairmont Village
Map163-00, Parcel 002
Subarea 13 (2003)
Council District 28 – Buck Dozier

A request for concept plan approval to create 45 lots on property located at Moss Road (unnumbered), approximately 1,440 feet east of Una Antioch Pike (9.43 acres) zoned RS7.5, requested by Michael T. and Sarah Duke, owners, Jim Lukens, surveyor.

STAFF RECOMMENDATION: Disapprove unless stormwater issues have been satisfied and revised plans are submitted prior to the Planning Commission meeting.

4. **2007S-206U-07**
Justin Rogers Subdivision
Map 092-13, Parcel 402
Subarea 7 (2000)
Council District 24 - John Summers

A request for concept plan approval to create 2 lots on property located at 292 33rd Avenue North, approximately 135 feet south of Nevada Avenue (0.28 acres), zoned RS5, requested by Justin Rogers and Renee Leymon, owners, The Schneider Corporation, surveyor.

STAFF RECOMMENDATION: Approve with condition.

IX. FINAL PLATS

5. **2007S-197U-10**
Boyd Home Tract Resubdivision Lots 120-129
Map092-12, Parcels 473, 474, 475, 476
Map 092-16, Parcels 150, 151, 153, 154
Subarea 10 (2005)
Council District 19 - Ludye N. Wallace

A request for final plat approval to create 4 lots in a unified plat of subdivision for properties located at 1809, 1811, 1813, and 1817 Hayes Street, 112 19th Avenue North, 1808, 1812, and 1820 West End Avenue, at the northeast corner of 19th Avenue South and West End Avenue (1.61 acres), zoned CF, requested by 1808 West End Owner, LLC, owners, Volunteer Land Surveying Services.

STAFF RECOMMENDATION: Approve with conditions.

6. **2007S-216G-03**
Cherry Grove Ph. 1b, Resub. Lots 25, 27, 28, 29
Map049-00, Part of Parcel 042
Map 049-01-0-B, Parcels 018, 020, 021, 022
Subarea 3 (2003)
Council District 3 - Walter Hunt

A request for final plat approval to modify lot lines between properties located at 4030 Whites Creek Pike, 532 Cherry Grove Lane, 605, 609, and 613 Cherry Grove Point, at the southwest corner of Cherry Grove Point and Cherry Grove Lane (1.62 acres), zoned R15, requested by William H. Thompson, Jr. and Jean O. Thompson, David and Gladies Herron, and David O. Huff, Trustee, owners, Walter Davidson & Associates, surveyor.

STAFF RECOMMENDATION: Approve.

7. **2007S-224G-03**
Rolston-Blackman Land Resub., 1st Rev.
Map048-00, Parcel 102
Subarea 3 (2003)
Council District 1 - Brenda Gilmore

A request for final plat approval to create 2 lots on property located at 3878 Stevens Lane, approximately 2,240 feet west of Homeland Drive (2.11 acres), zoned RS40, requested by Emje Rolston, owner, Tommy Walker, surveyor.

STAFF RECOMMENDATION: Approve with condition.

X. **REVISIONS AND FINAL DEVELOPMENT PLANS**

8. **123-83-U-13**
Canyon Ridge, Phases 3-6 (Formerly Starwood Properties Five, L.P. Property)
Map 149-00, Parcel 048
Subarea 13 (2003)
Council District 33 -Robert Duvall

A request to revise the preliminary plan for a portion of a Planned Unit Development located at Rural Hill Road (unnumbered), at the end of Rice Road, (39.01 acres), to permit the development of 316 townhome units, replacing 338 dwelling units comprised of 62 townhome units, and 276 apartment units, zoned R10 and located within a Planned Unit Development, requested by Wamble & Associates, applicant, for Starwood Properties Five, L.P., owner.

STAFF RECOMMENDATION: Disapprove unless revised plans are submitted and approved by Stormwater prior to the Planning Commission meeting.

9. **2005P-017G-06**
Shoppes on the Harpeth, Lot 3
Map155-12, Parcel 287
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to revise the preliminary and for final approval for a portion of a Planned Unit Development located at 8100 Highway 100, approximately 460 feet east of Old Harding Pike (1.3 acres), zoned CL, to permit the development of 12,150 square feet comprised of 8,500 square feet of office and 3,650 square feet of retail uses, requested by Dale & Associates, applicant, for Harold Crye Trustee, owner.

STAFF RECOMMENDATION: Approve with condition.

10. 2005UD-003G-12

Carothers Crossing, Delegation of Architectural Review
Map 188-00 Parcel
Subarea 12 - (2004)
Council District 31 - Parker Toler

A request to delegate the responsibility for architectural design review within the Urban Design Overlay district to the Carothers Crossing Town Architect and Design Review Committee, located at Kidd Road (unnumbered) Battle Road (unnumbered), 7140, 7176, 7107, 7211, and 7244 Carothers Road, and Carothers Road (unnumbered), (599 acres total), for the review of a maximum of 3,000 residential units and 200,000 square feet of commercial space, requested by Planning Staff and Wood Ridge Investments, LLC, applicant/owner.

STAFF RECOMMENDATION: Approve.

XI. OTHER BUSINESS

11. 2005S-051G-06 – Avondale Subdivision

Request for an extension of approval for an expired preliminary plat.

12. Acquisition of Digital Orthoimagery for mapping purposes in Davidson County.

13. Executive Director Reports

14. Legislative Update

XIII. ADJOURNMENT

