

REVISED



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

PLANNING COMMISSION:

James McLean, Chairman	Tonya Jones
Phil Ponder, Vice Chairman	Hunter Gee
Stewart Clifton	Victor Tyler
Judy Cummings	Councilmember Jim Gotto
Derrick Dalton	Andrée LeQuire, representing Mayor Karl Dean

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

6/26/2008

4:00 PM

***Metro Southeast at Genesco Park
1417 Murfreesboro Road***

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF JUNE 12, 2008 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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**

1. 2008Z-053G-14

Map: 064-09 Parcel: 132
Subarea 14
Council District 11 – Darren Jernigan

A request to rezone from R8 to R6 district property located at 4225 Woods Street, at the northwest corner of Woods Street and 5th Street (0.55 acres), requested by Matt Manson, applicant, Curtis and Debbie Seals, owners.

Staff Recommendation: Disapprove

2. 2008UD-001U-05

Dickerson Pike Sign UDO
Map: 071-03, 071-07, 071-11, 071-14, 071-15
Parcels: Various
Subarea 5
Council District 5 – Pam Murray

A request to apply an Urban Design Overlay district to various properties located along Dickerson Pike between 1st Street and Trinity Lane (153.85 acres), zoned CS and CL, to regulate all signs for properties along Dickerson Pike, requested by Councilmember Pam Murray.

Staff Recommendation: Approve

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

3. 2008SP-016U-08

Ardelia Park
Map: 081-08 Parcels: 475, 476
Subarea 8
Council District 19 - Erica Gilmore

A request to change from R6 to SP-R zoning for properties located at 1623 and 1625 7th Avenue North, at the southwest corner of 7th Avenue North and Garfield Street (0.38 acres), to permit the development of 5 single-family detached units, requested by the Richard C. Hazzard, owner.

Staff Recommendation: Disapprove

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4. 2008Z-050U-13

Map: 163-00 Parcel: 385
Subarea 13
Council District 32 – Sam Coleman

A request to rezone from R10 to RM20 district, property located at Old Franklin Road (unnumbered), approximately 680 feet north of Crossings Boulevard (5.38 acres), requested by Littlejohn Engineering Associates, applicant, for Crews Crossing LLC, owner.

Staff Recommendation: Approve

5. 2008Z-057U-10

Map: 104-02 Parcel: 136
Subarea 10
Council District 21 - Edith Taylor Langster

A request to apply a Historic Bed & Breakfast Overlay District to property located at 3137 Long Boulevard, approximately 180 feet north of Mason Avenue (0.26 acres), zoned RM40 and located within the 31st and Long Boulevard Urban Design Overlay District, requested by Ben and Lisa Anderson, owners.

Staff Recommendation: Approve with conditions

6. 2008Z-058U-14

Map: 096-05 Parcel: 095
Subarea 14
Council District 14 – Bruce Stanley

A request to rezone from RS10 to R10 district property located at 119 Lebanon Pike, approximately 615 feet east of Donelson Pike (2.29 acres), requested by Charlie Simms, applicant, for Rondol and Mary Oakley, owners.

Staff Recommendation: Approve

7. 2008Z-060U-13

Map: 148-00 Parcel: 046
Subarea 13
Council District 28 – Duane Dominy

A request to rezone from R8 to CS district property located at 2119 Antioch Pike, approximately 963 feet south of Haywood Lane (0.60 acres), requested by Colliers Turley Martin Tucker, applicant, for Nashville Real Estate Ltd., owner.

Staff Recommendation: Approve

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8. 2008Z-061T

A council bill to amend Section 17.08.030 of the Metro Zoning Code to modify "automobile service" from a use permitted by right ("P") to specific plan ("SP") except in IWD, IR and IG where they would remain permitted by right, sponsored by Councilmember Anna Page.

Staff Recommendation: Disapprove

9. 2008Z-062T

A council bill to add Section 17.40.075 of the Metro Zoning Code to require the Metro Department of Law to review all ordinances amending the official zoning map or the Metro Zoning Code for their form and legality prior to their filing with the Metro Clerk, sponsored by Councilmember Rip Ryman.

Staff Recommendation: Approve with amendment

10. 49-87-P-10

St. Paul Southern Methodist Church (PUD Cancellation)
Map: 131-05 Parcel: Part of 057
Subarea 10
Council District 34 – Carter Todd

A request to cancel a portion of the St. Paul Southern Methodist Church Planned Unit Residential Development district located at 5031 Hillsboro Pike, approximately 700 feet south of Castleman Drive, zoned RM15, (1.65 acres), approved for a 100-bed nursing home, requested by Wamble & Associates PLLC, applicant, for St. Paul Southern Methodist Church of Nashville, owner.

Staff Recommendation: Approve

**IX. PUBLIC HEARING:
CONCEPT PLANS**

11. 2008S-112G-06

Collins Valley Subdivision
Map: 155-00 Parcel: 267
Subarea 6
Council District 35 – Bo Mitchell

A request for concept plan approval to create 7 lots on property located at 8291 Collins Road, approximately 750 feet west of Highway 100 (2.5 acres), zoned RS10, requested by Jahanger and Rahim Rahimi, owners, Jesse Walker Engineering, surveyor.

Staff Recommendation: Approve with conditions

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**X. PUBLIC HEARING:
FINAL PLATS**

12. 2007S-312U-13

Shoppes of Dover Glen

Map: 149-00

Parcels: Part of 078, Part of 079, Part of 080, Part of 081, Part of 082, Part of 083

Map: 149-03

Parcels: 140, 141, 162

Subarea 13

Council District 29 – Vivian Wilhoite

A request for final plat approval to create 10 lots located at 2520, 2530, 2532, 2534, 2538 and 2540 Murfreesboro Pike near the intersection of Dover Glen Drive and Murfreesboro Pike (9.97 acres), zoned Commercial Service (CS) and Mixed Use Limited (MUL).

Staff Recommendation: Approve with conditions

13. 2008S-090U-05

J. J. Pryor's Subdivision

Map: 083-02 Parcel: 246

Subarea 5

Council District 6 – Mike Jameson

A request for final plat approval to create 3 lots on property located at 1703 Greenwood Avenue, at the northeast corner of Greenwood Avenue and Chapel Avenue (1.49 acres), zoned R6 and located within the Eastwood Neighborhood Conversation Overlay, requested by Alain Christopher Keenan, owner, Duclos Survey & Design Inc., surveyor.

Staff Recommendation: Approve with conditions

14. 2008S-115G-14

Canoga Park

Map: 043-04 Parcel: 056

Subarea 14

Council District 11 – Darren Jernigan

A request for final plat approval to create 2 lots on property located at 509 Keeton Avenue, approximately 700 feet west of Hickman Street (1.0 acres), zoned R10, requested by Garret Swayne, owner, Dale & Associates, surveyor.

Staff Recommendation: Disapprove

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15. 2008S-117U-10

Glen Echo, Resub Lot 9
Map: 117-15 Parcel: 008
Subarea 10
Council District 25 – Sean McGuire

A request for final plat approval to create 2 lots on property located at 3714 Benham Avenue, approximately 250 feet north of Glen Echo Road (0.85 acres), zoned R10, requested by Haury & Smith Contractors Inc., owner, Gresham Smith & Partners, surveyor.

Staff Recommendation: Approve subdivision including an exception to lot comparability for area and frontage

**XI. PUBLIC HEARING:
REVISIONS AND FINAL DEVELOPMENT PLANS**

16. 2005P-008G-06

Harpeth Village Regions Bank Variance
Map: 156-09-A Parcel: 130
Subarea 6
Council District 35 – Bo Mitchell

A request for a variance to Section 17.12.070 of the Zoning Code for property within the Harpeth Village Commercial Planned Unit Development district located at 8000 Highway 100, at the northwest corner of Highway 100 and Temple Road, zoned CL, (1.01 acres), to allow for a variance from the scenic buffer requirements, requested by Littlejohn Engineering Associates, Inc., applicant, for Regions Bank, owner.

Staff Recommendation: Approve with conditions

17. 2005P-008G-06

Harpeth Village (Publix Fueling Station)
Map: 156-09-A Parcel: 012
Subarea 6
Council District 35 – Bo Mitchell

A request to revise the preliminary plan and for final approval for a portion of the Harpeth Village Planned Unit Development located at 8002 Highway 100, approximately 300 feet west of Temple Road, (1.12 acres), to permit an automobile convenience center, zoned CL, requested by Core States Engineering, applicant, for Kimco Barclay Harpeth Partners L.P, owner.

Staff Recommendation: Disapprove

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- 18. 59-86-P-02**
Skyline Village Apartments
Map: 060-03 Parcel: 142
Subarea 2
Council District 3 – Walter Hunt

A request to revise the preliminary plan for a portion of the Skyline Village Apartments Planned Unit Development located at Creekwood Terrace (unnumbered), approximately 750 feet north of Ewing Drive (1.02 acres), zoned RS7.5, to permit 24 multi-family units where a 3,600 day-care facility was previously approved, requested by John Coleman Hayes P.C., applicant, for Hayes Development LLC, owner.

Staff Recommendation: Approve with conditions

XII. OTHER BUSINESS

- 19.** Contract between the Metropolitan Planning Commission of Nashville-Davidson County, on behalf of the MPO, and The TMA Group, on behalf of the Clean Air Partnership of Middle Tennessee for public outreach.
- 20.** Employee contract renewal for Scott Adams.
- 21.** Executive Director Reports
- 22.** Legislative Update

XIII. ADJOURNMENT