



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Lindsley Hall
730 Second Avenue South
Nashville, Tennessee 37201

PLANNING COMMISSION:

James Lawson, Chairman	Ann Nielson
Doug Small, Vice Chairman	Victor Tyler
Stewart Clifton	James McLean
Judy Cummings	Councilman J. B. Loring
Tonya Jones	Phil Ponder, representing Mayor Bill Purcell

**ACTION AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

February 9, 2006

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Adopted as amended (8-0)

III. APPROVAL OF JANUARY 26, 2006 MINUTES

Action: Approved (8-0)

IV. RECOGNITION OF COUNCILMEMBERS

**V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR
WITHDRAWN**

Action: Approved (8-0)

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.

Action: Approved (8-0)

VII. GREEN HILLS-MIDTOWN COMMUNITY PLAN: 2005 UPDATE INVOLVING PROPERTIES AT 110-118 WOODMONT BOULEVARD

Action: Approved (8-0)

VIII. AMENDMENT TO THE SOUTHEAST COMMUNITY PLAN: 2004 UPDATE IN THE VICINITY OF OLD HICKORY BOULEVARD, PETTUS ROAD, AND CANE RIDGE ROAD

Action: Approved (8-0)

IX. MAJOR AND COLLECTOR STREET PLAN AMENDMENTS FOR THE SOUTHEAST COMMUNITY.

Action: Approved (8-0)

X. AMENDMENT TO THE BORDEAUX-WHITES CREEK COMMUNITY PLAN: 2003 UPDATE TO ADD A SPECIAL POLICY PERTAINING TO BELLS BEND

Action: Deferred to the February 23, 2006, Planning Commission meeting (8-0)

XI. ADOPTION OF THE EAST NASHVILLE COMMUNITY PLAN: 2006 UPDATE

Action: Approved (8-0), including the Cleveland Park and Renraw Detailed Neighborhood Design Plans.

XII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS ZONING MAP AMENDMENTS

1. 2005P-029U-05

Nashville Auto Diesel College (Re-referred from Council)
Map072-13, Parcel Various
Subarea 5 (1994)
District 5 - Pam Murray
District 6 – Mike Jameson
District 7 - Erik Cole

A request to apply an Institutional Overlay District to various properties located between Gallatin Pike and Emmett, and between McClurkan and Douglas, classified RS5, RM20, OR20, ORI (35.73 acres), requested by RM Plan Group on behalf of Nashville Auto Diesel College.

Action: Approved with conditions (8-0), including that prior to third reading at the Metro Council, the plan be revised to add landscape buffering along Douglas Avenue, in front of the existing dormitory building.

PRELIMINARY SUBDIVISION PLATS

2. 2005S-304G-03

The Meadows of Fontanel

Map 049-00, Parcels 200.01, 319, and part of 140

Subarea 3 (2003)

District 3 - Carolyn Baldwin Tucker

A request for preliminary plat approval to create 14 lots on the east side of Whites Creek Pike, approximately 1,100 feet north of Lloyd Road, zoned R15 and RS20, requested by Fontanel Properties, LLC, owner, Advantage Land Surveying, surveyor.

Action: Approved with conditions (8-0)

XIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

3. 2004Z-163U-11 (Re-referred from Council)

Map 119-02, Parcel 002

Subarea 11 (1999)

District 16 - Amanda McClendon

A request to change from RS5 to SP zoning, property located at 104 Glenrose Avenue, approximately 225 feet east of Foster Avenue (0.27 acres), to permit an existing small business office, requested by Hawthorn Group, applicant/owner.

Action: Approved with conditions (8-0)

4. 2005SP-099U-10

Map 131-02, Parcel 039, 040, 041, 042

Subarea 10 (2005)

District 34 - Lynn Williams

A request to rezone from R20 to SP district property to permit 8 duplex structures (a total of 16 units) located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, 2200 Castleman Drive (2.34 acres), requested by Gresham, Smith & Partners, engineer, for Ruth Engel Yulman, William Gaw and Mary Buckner (Buckner Family Charitable Foundation), H.B. O'Steen, etux , owners.

Action: Deferred to the February 23, 2006, Commission meeting (8-0)

5. 2005Z-168U-10

Map 116-03, Parcel 106, 107, 108

Map 116-03, Parcel 109, 110

Subarea 10 (2005)

District 24 - John Summers

A request to change from R10 to RM60 District property located at 110, 112A, 114, 116, and 118 Woodmont Boulevard, approximately 550 feet east of Harding Pike (1.66 acres), requested by Barge, Waggoner, Sumner and Cannon, applicant for, Wilson S. Manning et ux, owner.

Action: Approved (8-0)

6. 2005P-032U-10

Woodmont/Kenner Luxury Condominiums

Map 116-03, Parcels 089, 090, 091, 106, 107, 108,
109, 110

Subarea 10 (2005)

District 24 - John Summers

A request for preliminary approval of a Residential Planned Unit Development District located at 110, 112A, 114, 116, and 118 Woodmont Boulevard, and 111, 113 and 115 Kenner Avenue, approximately 550 feet east of Harding Pike, classified in the R10 district with part being proposed to RM60 district (2.35 acres), to permit 34 multifamily units and 3 single-family lots, requested by Barge, Waggoner, Sumner and Cannon, applicant for, Wilson S. Manning et ux, owners.

Action: Approved with conditions (8-0), including additional conditions as agreed to and submitted by the district councilmember at the Planning Commission meeting.

7. 2006Z-020T

BL2006-936

A request to change Section 16.28.190 of the Metro Code relative to demolition permits for historic structures, requested by the Metro Historical Commission and Metro Codes Department.

Action: Approved (8-0)

8. 2006Z-022T

BL2006-937

A request to amend Section 17.04.060 of the Metro Zoning Code modifying the definition of “two-family” structure to include two detached dwelling units, requested by Councilmember David Briley.

Action: Approved (8-0)

XIV. PRELIMINARY SUBDIVISION PLATS

9. 2006S-055G-06

Travis Place
Map 126, Part of Parcel 60 and 142
Subarea 6 (2003)
District 35 - Charlie Tygard

A request for preliminary plat approval to create 140 lots located on the east side of McCrory Lane and the west side of Beautiful Valley Drive (43.70 acres), zoned RS10, requested by William and Robert Travis, owners, Civil Site Design Group, surveyor.

Action: Deferred to the February 23, 2006, Commission meeting (8-0)

10. 2006S-060G-12

Turner Farms
Map 187-00, Parcels 009, 154, 155, 178
Subarea 12 (2004)
District 31 - Parker Toler

A request for preliminary plat approval to create 151 lots located on the south side of Burkitt Road, approximately 565 feet west of Gloryland Lane (46.8 acres), zoned RS10, requested by Karen G. King, owner, C.Michael Moran, surveyor.

Action: Deferred to the February 23, 2006, Commission meeting (8-0)

XV. PLANNED UNIT DEVELOPMENTS (revisions)

11. 2001UD-001G-12

Lenox Village, Section 3
Map 172, Parcel Part of 90, 93, 243
Subarea 12 (2004)
District 31 - Parker Toler

A request for final approval for Section 3 of the Urban Design Overlay district located along the south side of Lenox Village Drive, and the east side of Nolensville Pike, classified MUL, to develop 36 condominiums, and 31 single family lots, requested by Batson and Associates for Lenox Village I, LLC, owner.

Action: Approved with conditions (8-0)

12. 2001UD-001G-12

Lenox Village, Phase D
Map 172, Parcel 244
Subarea 12 (2004)
District 31 - Parker Toler

A request to revise a portion of the approved UDO, and final approval for Phase D of the Urban Design Overlay district located along the north side of Lords Chapel Drive, east of Nolensville Pike, classified RM9, to develop 21 condominium units, requested by Batson and Associates for Lenox Village I, LLC, owner.

Action: Approved with conditions (8-0)

XVI. MANDATORY REFERRALS

13. 2005M-268U-11

Map 106, Parcel 02
Subarea 11 (1999)
District 17 – Ronnie Greer

A request that the name of P Pool Avenue from Elm Hill Pike to Transit Ave be officially changed to "Lannie Boswell Avenue" in honor of Lannie Boswell. Requested by Councilmember J.B. Loring.

Action: Approved (8-0)

XVII. OTHER BUSINESS

14. Indefinite deferral of rehearing for PUD # 95-71-G, MetroCenter, Lot 1 (Crest Hummer Dealership). On January 26, 2006, the Commission set this item for rehearing on February 9, but the applicant has not yet obtained approval from Stormwater.

Action: Deferred Indefinitely (8-0)

15. Approve a Memorandum of Understanding (MOU) between the Metropolitan Planning Commission and the Metropolitan Public Health Department in the amount of up to \$7,325.02 to provide matching funds to support the Congestion Mitigation Air Quality Grant (CMAQ)."

Action: Approved (8-0)

16. 2006Z-017T

A request to amend various sections of the Metro Zoning Code relative to landscaping and tree protection requirements, requested by the Codes Department.

Action: Deferred to the February 23, 2006, Commission meeting (8-0)

17. Executive Director Reports

18. Legislative Update



XVIII. ADJOURNMENT