



**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

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*July 28, 2005*

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*4:00 PM*

*Howard School Auditorium, 700 Second Ave., South*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF JUNE 23, 2005 MINUTES  
APPROVAL OF JULY 14, 2005 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WITHDRAWN**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 : GREEN HILLS-MIDTOWN COMMUNITY PLAN:  
2005 UPDATE AND THE EDGEHILL, ELLISTION PLACE, WEST END  
PARK AND CENTENNIAL DETAIL NEIGHBORHOOD DESIGN PLAN**

**VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING ZONING MAP AMENDMENTS**

- 1. 2005Z-103G-06**  
Map 155, Parcel 219, 224  
Subarea 6 (2003)  
District 35 - Charlie Tygard

A request to change from AR2a to RS20 district property located at 8779 McCrory Lane and McCrory Lane (unnumbered) (58.38 acres), requested by John P. & Jane B. Chaffin, and A.W. & Edna Chaffin, owners.

**FINAL PLATS**

- 2. 2005S-185U-05**  
Cumberland Meadows, Phase 1, Revision  
Map 084-05, Parcel 072-074  
Subarea 5 (1994)  
District 7 - Erik Cole

A request for final plat approval with a variance request for sidewalk requirement along three lots located on the east margin of Eastland Avenue, approximately 435 feet south of Tiffany Drive (0.95 acres), classified within the R10 District, requested by B.I.G. Development, owner/developer, Dale & Associates, surveyor.

- 3. 2005S-193G-10**  
High Ridge, Phase 2, Critical Lot #17  
Map 159-03, Parcel 029  
Subarea 10 (1994)  
District 34 - Lynn Williams

A request for critical lot approval with a variance request for driveway slope of 16%, on one lot located at the eastern terminus of Camelot Road, approximately 2,500 feet east of Granny White Pike (2.38 acres), classified within the R40 District, requested by Telfer Investments, owner, Alley & Associates, surveyor.

**MANDATORY REFERRALS**

- 4. 2005M-109U-08**  
Map 81-6, Parcels 281, 283, 285, 286, 287, 288  
District 2 - Jamie Isabel

A request to abandon a portion of the right of way and easements on Alley #1609, from 24th Avenue North Northwest to the dead end, requested by Raggedy, Inc, applicant.

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

**5. 2005Z-059G-12**

Map 174, Parcel 13, 126, 127, and part of 220  
Subarea 12 (2004)  
District 32 - Sam Coleman

A request change from AR2a to RS15 district property located at Pettus Road (unnumbered), Preston Road (unnumbered), Preston Road (unnumbered), and 5814 Pettus Road (26.34 acres), requested by Charlie B. Paul of C. Paul & Sons, Development Co., Inc., applicant for Glenda and Joseph Wiggins, Gene Tucker et ux, and Neal Hufford, owners.

**6. 2005P-018G-12**

Preston Estates PUD  
Map 174, Parcels 13, 126, 127, P/O 220  
Subarea 12 (2004)  
District 32 - Sam Coleman

A request for preliminary approval for a Planned Unit Development district located at 5814 Pettus Road, Pettus Road (unnumbered), and Preston Road (unnumbered), (26.34 acres), classified AR2a and proposed for RS15, to permit 39 residential lots, requested by Ingram Civil Engineering, engineer, Charlie Paul, applicant for Glenda and Joseph Wiggins, Gene Tucker et ux, and Neal Hufford, owners.

**7. 2005Z-104U-10**

Map 117-11, Parcel 061  
Subarea 10 (1994)  
District 25 - Jim Shulman

A request to change from R40 to RS20 district property located at 1809 Graybar Lane (1.02 acres), located at the southeast corner of Graybar Lane and Benham Avenue, requested by Jian Huang, owner.

**8. 2005Z-108U-10**

Map 132-01, Parcels 024, 025, 028, 029, 042, 167, 168, 169  
Subarea 10 (1994)  
District 25 - Jim Shulman

A request to change from R20 to RS20 district property located at 4031, 4036, 4043, 4101, 4102, 4105, 4106, and 4108 Lealand Lane (6.19 acres), requested by Councilman Jim Shulman for various property owners.

**9. 2005Z-109U-10**

Map 132-05, Parcel 005, 023, 024, 025, 026, and 030  
Subarea 10 (1994)  
District 25 - Jim Shulman

A request to change from R20 to RS20 district property located at 900, 902, 906, 908, 916 and 1002 Tower Place (3.03 acres), requested by Councilman Jim Shulman for various property owners.

**10. 2005Z-110U-13**

Map136, Parcel 046  
Subarea 13 (2003)  
District 29 - Vivian Wilhoite

A request to change from R10 to MUN district property located at 2643 Smith Springs Road (0.21 acres), requested by Jerry Ward, owner.

**11. 2005Z-111G-13**

Map 175, Parcel 077  
Subarea 13 (2003)  
District 32 - Sam Coleman

A request to change from AR2A to MUN district property located at 4162 Murfreesboro Pike (1.3 acres), requested by Edward Meadows, owner.

**12. 2005Z-112U-10**

Map131-02, Parcel 156  
Subarea 10 (1994)  
District 25 - Jim Shulman

A request to change from R15 to RS7.5 district property located at 4211-A Farrar Avenue (.45 acres), requested by Adam Epstein, President of Castleman Partners, owner.

**X. PRELIMINARY SUBDIVISION PLATS**

**13. 2005S-162G-12**

Old Hickory Hills, Ph 5  
Map 182, Parcel 207, 208, and part of 209  
Subarea 12 (2004)  
District 32 - Sam Coleman

A request for preliminary plat approval to create a 121 cluster-lot subdivision on the east terminus of Legacy Drive, approximately 3,000 feet north of Old Hickory Boulevard (34 acres), classified within the RS10 District, requested by Cane Ridge, LLC, owner/developer, Dale & Associates, surveyor.

**14. 2005S-211G-14**

Hermitage Hills  
Map 074-12, Parcel 173  
Subarea 14 (2004)  
District 14 - Harold White

A request for preliminary plat approval to create one lot located at the southern terminus of Bonnalawn Drive, approximately 400 feet south of Jacksonian Drive (0.85 acres), classified within the AR2a District, requested by Lydell and Sherry F. Mullins, owners, Michael Williams, surveyor.

**XI. FINAL PLATS**

**15. 2005S-201A-10**

Tyne Meade, Section 4Q, Lot 3  
Map 130-11, Parcel 094  
Subarea 10 (1994)  
District 34 - Lynn Williams

A request to amend the side setback line from 37.5 feet to 25 feet on one lot located at the northwest corner of Wayland Drive and Beacon Drive (1.2 acres), classified within the R40 District, requested by Thomas W. Molteni, owner.

**16. 2005S-205U-10**

Hillmont Commons, Resubdivision of Lots A and B  
Map 117-11-H, Parcel 001, 002  
Subarea 10 (1994)  
District 25 - Jim Shulman

A request for final plat approval to create two lots located on the north side of Hillmont Drive, approximately 500 feet north of Glen Echo Road (0.94 acres), classified within the R10 District, requested by Monte G. Turner, owner, H & H Land Surveying, surveyor.

- 17. 2005S-208U-05**  
Brownsville, Resubdivision of Lot 51  
Map 083-03, Parcel 254  
Subarea 5 (1994)  
District 7 - Erik Cole

A request for final plat approval to create two lots on the north side of Rosebank Avenue at the northern terminus of Crescent Hill Road (1.33 acres), classified within the R10 District, requested by Natalie Cothron, owner, Mark D. Devendorf, suveyor.

- 18. 2005S-212G-14**  
C.U.D. I Subdivision  
Map 086, Parcel 017  
Subarea 14 (2004)  
District 14 - Harold White

A request for final plat approval to create 3 lots on the south side of Panama Drive, approximately 750 feet west of Baltic Drive (18.01 acres), classified within the IWD and RS7.5 Districts, requested by Metro Government, owner, Stanley K. Draper, surveyor.

**XII. PLANNED UNIT DEVELOPMENTS (revisions)**

- 19. 89-67-G-13**  
Travel Centers of America  
Map 183, Parcel 25  
Subarea 13 (2003)  
District 32 - Sam Coleman

A request for final approval for a Commercial Planned Unit Development district located abutting the east side of Old Hickory Boulevard at I-24 South, (21.03 acres), classified IR, to develop a 3,870 square foot addition to the existing 24,355 square foot convenience market/truck stop facility which includes access to Old Hickory Boulevard and Firestone Parkway, requested by Quality Project Management, applicant, for Travel Centers of America, owner.

- 20. 2004P-009G-14**  
Bridgewater, Phase 2  
Map 98, Parcel 34  
Subarea 14 (2004)  
District 12 Jim Gotto

A request for final approval for a phase of a Residential Planned Unit Development located on the west side of Earhart Road and the north side of John Hager Road, classified R15, (43.20 acres), to develop 106 single-family lots, requested by Lose and Associates, applicant, for Bridgewater, LLC

**21. 2004P-036U-07**

Nashville West Shopping Center, Revision to Preliminary and Final PUD

Map 102, Parcel 22, 23, 26, and part of 24 and 25

Subarea 7 (2000)

District 20 - Billy Joe Walls

A request for revision to preliminary and final approval for a Planned Unit Development located at along the north side of Charlotte Pike and the south margin of I-40, classified SCR, (53.15 acres) to permit the development of 504,169 square feet of retail, restaurant, and office, and 24 residential units, replacing 474,484 square feet of retail, restaurant and office use and 24 residential units, requested by Littlejohn Engineering Associates for Nashville West Shopping Center LLC, owner.

**XIII. MANDATORY REFERRALS**

**22. 2005M-104U-08**

Map 92-04, Parcel 150, 151, 152, 153, 154

Subarea 8 (2002)

A request to abandon a portion of the right of way on Alley #549, from 12th Avenue North southwestwardly to Alley #572, and Alley #572, from Jackson Street southwestwardly to Alley #549, requested by Jackson Street Missionary Baptist Church, applicant.

**XIV. OTHER BUSINESS**

**23.** Amended contracts for Adetokunbo Omishakin and Patricia Brooks

**24.** Nashville Metropolitan Planning Organization (MPO) FY-2005 contract obligating FHWA PL funds, amendment 1

**25.** Clarification of the common open space requirement in cluster lot subdivision

**26** Executive Director Reports

**27** Legislative Update

**XIV. ADJOURNMENT**

