



**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**

*August 11, 2005*

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*4:00 PM*

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

**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**Action: Approved as corrected (8-0)**

**III. APPROVAL OF JULY 28, 2005 MINUTES**

**Action: Approved (8-0)**

**IV. RECOGNITION OF COUNCILMEMBERS**

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WITHDRAWN**

**Action: Approved (10-0)**

**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 (10-0)**

**VII. SUBAREA PLAN CORRECTION FOR DONELSON/HERMITAGE  
COMMUNITY PLAN: 2004 (TULIP GROVE ROAD AT LEBANON PIKE)**

**Action: Approved (9-1)**

**VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS**

**ZONING MAP AMENDMENTS**

**1. 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.

**Action: Deferred to the August 25, 2005, Planning Commission meeting**

**2. 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

**Action: Deferred to the August 25, 2005, Planning Commission meeting**

**3. 2005Z-092G-14**

Map 076-01, Parcel 115  
Subarea 14 (2004)  
District 12 - Jim Gotto

A request to change from RS10 to MUN district property located at Tulip Grove Road (unnumbered), approximately 150 feet south of the southeast intersection of Tulip Grove Road and Lebanon Pike (1.16 acres), requested by The Oaks of Lakeview, LLC, owner.

**Action: Approved (9-1)**

## FINAL PLATS

### 4. 98S-351U-07

Jocelyn Hills, Sec.1  
Map 129-02, Parcel 045  
Map129-06, Parcel 050, 051, 057 &  
Map129-06, Parcel part of 010 & 011  
Subarea 7 (2000)  
District 23 - Chris Whitson

A request for final plat approval to create eight lots on the northwest side of Clearbrook Drive and the northeast side of Baskin Drive (20.44 acres), classified within the RS40 District, requested by Allen Cargile, owner/developer, Turner Engineering Company, surveyor.

**Action: Deferred to the August 25, 2005, Planning Commission meeting (10-0)**

## PLANNED UNIT DEVELOPMENTS

### 5. 2004P-029U-11

Nolensville Center  
Map118-04, Parcel 081  
Map119-01, Parcel 044  
Subarea 11 (1999)  
District 16 - Amanda McClendon

A request for preliminary approval for a Planned Unit Development district located at 2204 Nolensville Pike, and Hester Avenue (unnumbered), 250 feet south of Glenrose Avenue, classified CS and R6, and proposed for CS (.45 acres), to permit an expansion of the existing car sale operation with a proposed 1,350 square foot building, requested by Shaun Shirzad Etemadi, owner.

**Action: Approved with the conditions outlined in the staff report, and Disapproved if these conditions are not met (10-0).**

## IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

### 6. 2005Z-056bT

Graphic Signs

A council bill to amend Section 17.32.050 of the Zoning Code to permit signs with graphics or electronic displays along a four-lane or controlled access highway, sponsored by Councilmember-at-Large Buck Dozier.

**Action: Deferred to the August 25, 2005, Planning Commission meeting (10-0)**

7. **2005Z-093T**

Rural Bed and Breakfast Daycare Homes

A council bill to amend Section 17.40.280 of the Zoning Code requiring rural bed and breakfast homestays, day care centers and day care homes to be approved by council resolution prior to the public hearing by the Board of Zoning Appeals, sponsored by Councilmember Jim Gotto.

**Action: Disapproved (6-3) including a recommendation that the Planning Department and Metro Council consider revisions to the existing standards that are applied by the Board of Zoning Appeals for day care facilities – (Commissioner Clifton recused himself from consideration of this item).**

8. **2005Z-105T**

Council Number BL2005-712

Mixed Use Bulk Standards and Buffer Yards along Public Alleys

A council bill to amend the Zoning Code to increase the permitted impervious surface ratio in mixed-use districts, to increase the permitted building height standards in mixed-use districts and adopted redevelopment districts, and to modify the buffer yard requirements along public alleys.

**Action: Approved (10-0)**

9. **2005Z-114G-14**

Map 075-09, Parcel 270

Subarea 14 (2004)

District 11 - Feller Brown

A request to change from CL to CS district property located at 4648 Old Hickory Boulevard, approximately 1,500 feet north of Lebanon Pike (0.36 acres), requested by R. Leslie and Ginny C. Charnock, owners.

**Action: Voted 8-2 to make no recommendation to the Council**

10. **2004NL-028U-10**

Map 118-09, Parcel 015

Subarea 10 (1994)

District 25 - Jim Shulman

A request for development plan approval for a Neighborhood Landmark Overlay, located at 1100 Clifton Lane, approximately 700 feet east of Granny White Pike (0.72 acres), requested by Catherine Snow and Douglas Knight, owners.

**Action: Approved with conditions (10-0)**

**X. PRELIMINARY SUBDIVISION PLATS**

**11. 2005S-135U-10**

Belmont Park Condos., Ph 1, Sec 1, Lot 2  
Map 131-03, Parcel 217  
Subarea 10 (1994)  
District 25 - Jim Shulman

A request for preliminary plan approval to create 2 lots abutting the east side of Belmont Park Terrace, approximately 200 feet south of Shakleford Road, with a variance request for a 20' wide joint access and public utility easement, (0.90 acres), classified within the R10 District, requested by Vossland Development, LLC, owner, John Kohl, surveyor.

**Action: Approved with conditions (8-1), allowing the subdivision into two lots, but requiring a single-family oriented to Belmont Park Terrace and allowing a duplex on the rear lot facing Jamestown Green Court, with access to be provided for both lots by the existing drive.**

**12. 2005S-222G-14**

The Meadows at Seven Points, Ph 5  
Map 098, Parcel 166  
Subarea 14 (2004)  
District 12 Jim Gotto

A request for preliminary plat approval to create a 45 lot cluster lot subdivision located on the west side of Earhart Road, approximately 150 feet north of Hessey Road (24 acres), classified within the RS15 District, requested by Paul R. Odom, owner, Weatherford & Associates, surveyor.

**Action: Deferred to the August 25, 2005, Planning Commission meeting (10-0)**

**13. 2005S-199U-13**

Hobbs Subdivision, Second Rev. of Resub of Lots 1-4  
Map 107, Parcels 076, 077, 152, 153  
Map 107-06, Parcels 006, 013  
Subarea 13 (2003)  
District 13 - Carl Burch

A request for preliminary plat approval to create five lots located at the southwest corner of I-40 East and Briley Parkway South (12.88 acres), classified within the CS District, requested by Aspen Tennessee, LLC, owner, Littlejohn Engineering Associates, surveyor.

**Action: Approved with conditions (10-0)**

**XI. FINAL PLATS**

**14. 2005S-220U-12**

Lake Providence Missionary Baptist Church, Resubdivision of Lot 2  
Map 147-07, Parcel 208  
Subarea 12 (2004)  
District 30 - Michael Kerstetter

A request for final plat approval to create five lots located on the south side of Alice Avenue at the east terminus of Higgins Street, (0.78 acres), classified within the R6 District, requested by Meridian Construction Co., LLC, owner/developer, John Franklin, surveyor.

**Action: Approved with conditions (10-0), including that a sidewalk variance is no longer required.**

**15. 2005S-221G-13**

Leslie Cappama Sub - Resubdivision Lot 1 & 2  
Map 164, Parcel 052, 255, 292  
Subarea 13 (2003)  
District 33 - Tommy Bradley

A request for final plat approval to create four lots on the northeast corner of Hamilton Church Road and Hobson Pike (12.99 acres), classified within the RS10 and MUL Districts, requested by Chun Ok Song, owner, Dale & Associates, surveyor.

**Action: Deferred to the August 25, 2005, Planning Commission meeting**

**16. 2005S-226G-13**

Center for Business and Technology  
Map183, Parcel 100  
Subarea 13 (2003)  
District 32 - Sam Coleman

A request for final plat approval to create three lots on the west side of Heil Quaker Boulevard, approximately 450 feet south of Corporate Place (8.59 acres), classified within the IR district, requested by Center for Business and Technology, Inc., owner, Littlejohn Engineering Associates, surveyor/engineer.

**Action: Approved with conditions (10-0)**

- 17. 2005S-260G-07**  
Woods Of West Meade - Critical Lot #18  
Map 115-09-A, Parcel 018  
Subarea 6 (2003)  
District 23 - Chris Whitson

A request for critical lot approval with a variance request for driveway slope of 20%, on one lot located on the east side of Saussy Court, approximately 1,000 feet west of Rodney Drive, classified within the R40 Planned Unit Development District, requested by Jonathan and Ashley Bennett, owners, Southern Land Surveyors, surveyor.

**Action: Approved critical lot plan as submitted (9-1)**

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

- 18. 122-82-U-12**  
Grassmere Business Park, Section 1 (Talcott Office)  
Map 132, Parcel 12  
Subarea 12 (2004)  
District 26 - Greg Adkins

A request for final approval for a phase of the Commercial Planned Unit Development District located on the east side of Trousdale Drive, abutting Elysian Fields Road, classified within the R10 district, (2.52 acres), to permit the development of a 30,329 square foot office building, requested by Civil Site Design Group, applicant, for Talcott III Grassmere Limited Partnership, owner.

**Action: Approved with conditions (10-0)**

- 19. 62-87-P-06**  
Summit Oaks, Phase 4  
Map 128, Parcel 76  
Subarea 6 (2003)  
District 22 - Eric Crafton

A request to revise a portion of the Preliminary plan and for final approval for a phase of the Residential Planned Unit Development district located along the west side of Old Hickory Boulevard, at Summit Oaks Drive, classified RS20, (13.83 acres), to permit 27 single-family lots, requested by Barge Waggoner Sumner and Cannon, for the Greater Middle Tennessee Development Partnership, owner.

**Action: Approved with conditions (10-0), including additional critical lot plans requirements: (1) Critical lots plans will be required to look at the potential impact to adjoining lots. The plan will require at least 25 feet of each adjoining lot be shown and indicated how that lot will not be impacted by the design of the house, drive, patio or decks. (2) The Developer will be required to review each critical lot plan prior to its submittal to the Planning Commission Staff.**

20. Pursuant to advice from the Metro Legal Department this item has been removed from the August 11, 2005 agenda

### **XIII. OTHER BUSINESS**

21. Employee Contract for Joni Priest

**Action: Approved (10-0)**

22. Amendment to Contract L-1075 for the Southeast Corridor Transit Alternatives Study to revise Task 8 to include an On-Board survey.

**Action: Approved (10-0)**

23. Amendment to the funding grant for contract L-1075 with TDOT, Office of Public Transportation to obtain additional funding for the revision to Task 8.

**Action: Approved (10-0)**

24. Letter of inter-departmental agreement between the Metropolitan Transit Authority (MTA) and the Metropolitan Planning Commission on behalf of the Metropolitan Planning Organization (MPO) to provide match funding for the above referenced grant with TDOT.

**Action: Approved (10-0)**

25. Executive Director Reports

26. Legislative Update

### **XIII. ADJOURNMENT**

