



**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**

*August 25, 2005*

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*4:00 PM*

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

**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**Action: Adopted as corrected, (9-0)**

**III. APPROVAL OF AUGUST 11, 2005, MINUTES**

**Action: Approved (9-0)**

**IV. RECOGNITION OF COUNCILMEMBERS**

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WITHDRAWN**

**Action: Approved (9-0)**

**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 (9-0)**

**VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING 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: Disapproved (9-1)**

**2. 2005P-018G-12**

Preston Estates PUD  
Map 174, Parcels 13, 126, 127, part of 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: Disapproved (9-1)**

**PRELIMINARY SUBDIVISION PLATS**

**3. 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: Approved with conditions (10-0)**

## 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 Indefinitely (9-0)**

### 5. 2005S-221G-13

Leslie Cappama Subdivision - 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: Approved subject to approval by Metro Water Services, and Approve variance for lot size (9-0)**

## VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

### 6. 2005Z-099U-10

Map 131-02, Parcels 039-042  
Subarea 10 (1994)  
District 34 - Lynn Williams

A request to change from R20 to RM9 district property located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, 2200 Castleman Drive (2.34 acres), requested by Gresham, Smith & Partners, engineer, for Ruth Campbell, Ray O'Steen, William Gaw and Mary Buckner (Buckner Family Charitable Foundation), owners.

**Action: Deferred to the September 8, 2005, Commission meeting (9-0)**

7. **2005P-019U-10**  
Stammer Parke  
Map 131-02, Parcel 39, 40, 41, 42  
Subarea 10 (1994)  
District 34 - Lynn Williams

A request for preliminary approval of a Residential Planned Unit Development district located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, and 2200 Castleman Drive, on the south side of Hobbs Road, west side of Stammer Place, and north side of Castleman Drive, classified R20 and proposed for RM9 (2.34 acres), to permit the development of 20 town homes, requested by Gresham, Smith and Partners, applicant for Buckner Family Charitable Foundation, William Gaw, etux, H.B. Osteen, etux, and Ruth Engel Yulman, owners.

**Action: Deferred to the September 8, 2005, Commission meeting (9-0)**

8. **2005Z-117G-14**  
Map 108, Parcel 334  
Subarea 14 (2004)  
District 13 - Carl Burch

A request to change from ON to OL district property located at 3300 Elm Hill Pike, at the northern terminus of Trails End Lane (1.61 acres), requested by Gregg H. Eatherly, owner.

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

9. **2005Z-118U-10**  
Maps 117-11, 117-12, Various parcels  
Subarea 10 (1994)  
District 25 - Jim Shulman

A request to change from R40 to RS40 properties along both sides of Graybar Lane between Benham Avenue and Granny White Pike (60.88 acres), requested by Councilmember Jim Shulman for various owners.

**Action: Approved (8-1)**

10. **2005Z-119U-10**  
Maps 131-02, 131-06, and 131-07, Various Parcels  
Subarea 10 (1994)  
District 25 - Jim Shulman

A request to change approximately 54.16 acres from R15 to RS15 properties along both sides of Kirtland Avenue, Farrar Avenue, Hood Avenue, and Castleman Drive between Hillsboro Pike and Lone Oak Road, as well as, 1.42 acres from R20 to RS20 properties along both sides of Castleman Drive between Hillsboro Pike and Lone Oak Road, requested by Councilmember Jim Shulman for various owners.

**Action: Approved (6-4)**

**11. 2005Z-122T**

An ordinance amending Title 2 and Title 17 of the Metropolitan Code of Laws by amending Sections 2.104.040, 17.24.020, 17.24.030, 17.24.050, 17.24.080, 17.24.100, 17.24.150, 17.24.160, 17.24.210, 17.24.220, 17.24.230, 17.24.240 and 17.24.250 relating to tree topping, landscaping, buffering, and tree replacement.

**Action: Deferred to the September 8, 2005, Commission meeting (9-0)**

**IX. FINAL PLATS**

**12. 2005S-232G-04**

Keels Subdivision, 1st Revision  
Map 043-01, Parcel 112  
Subarea 4 (1998)  
District 9 - Jim Forkum

A request for final plat approval to create two lots located on the north side of Sarver Avenue, approximately 280 feet east of Pierce Road (0.87 acres), classified within the RS7.5 District, requested by Robert and Angela Keels, owners, Anthony T. Bollinger, surveyor.

**Action: Approved with conditions (8-0), Disapproved sidewalk variance.**

**13. 2005S-233G-13**

Lakewalk, Section 2  
Map 164, Parcel part of 204  
Subarea 13 (2003)  
District 32 Sam Coleman

A request for final plat approval to create a 36 cluster lot subdivision located on the east side of Hobson Pike, approximately 1,200 feet south of Hamilton Church Road (7.05 acres), classified within the RS10 District, requested by Jack Williams Construction Company, Inc., owner/developer, MEC, Inc., surveyor.

**Action: Approved with conditions (9-0), including a change to Condition #3 to: Comply with previous conditions for off-site roadway improvements. Upon issuance of 115 permits for Lakewalk and Hamilton Chase, install left turn lanes on Hamilton Church / Mt. View within 6 months.**

- 14. 2005S-234G-13**  
Lakewalk, Section 3  
Map 164, Parcel part of 204  
Subarea 13 (2003)  
District 32 Sam Coleman

A request for final plat approval to create a 25 lot cluster subdivision located on the east side of Hobson Pike, approximately 1,200 feet south of Hamilton Church Road (7.98 acres), classified within the RS10 District, requested by Jack Williams Construction Company, Inc., owner/developer, MEC, Inc., surveyor.

**Action: Approved with conditions (9-0), including a change to Condition #3 to: Comply with previous conditions for off-site roadway improvements. Upon issuance of 115 permits for Lakewalk and Hamilton Chase, install left turn lanes on Hamilton Church / Mt. View within 6 months.**

- 15. 2005S-236U-08**  
McGavock's Addition, Resubdivision of part of  
Lots 9 & 10  
Map 082-09, Parcels 215, 216  
Subarea 8 (2002)  
District 19 - Ludye N. Wallace

A request for final plat approval to subdivide two lots into three lots located on the east side of 3rd Avenue North, approximately 100 north of Monroe Street (0.32 acres), classified within the IR and MUN Urban Zoning Overlay Districts, requested by Lawrence Brothers, LLC, owner/developer, Barge, Waggoner, Sumner & Cannon, surveyor.

**Action: Approved with conditions (9-0)**

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

- 16. 89-87-P-03**  
Chateau Valley, Phase IV  
Map 70-3, Parcel 1  
Subarea 3 (2003)  
District 2 - Jamie Isabel

A request for final approval for Phase Four of the Residential Planned Unit Development located abutting the east margin of Stokers Lane at the current terminus of Bordeaux Place, classified RS15, (6.51), to permit the development of 24 single family lots, requested Ragan-Smith and Associates for Chateau Associates, owners.

**Action: Approved with conditions (9-0)**

**XI. OTHER BUSINESS**

- 17.** Set September 22, 2005 public hearing for Subdivision Regulation amendment to remove driveway standards from critical lot guidelines.

**Action: Deferred to the October 13, 2005, Commission meeting (9-0)**

18. Correction to the July 28, 2005 Commission meeting minutes.  
Item #17, 2005S-208U-05, Brownsville Subdivision, contained an error and should be corrected to read as follows:

**Resolution No. RS2005-273**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-208U-05 is  
**~~APPROVED~~ DISAPPROVED (9-0)”**

**Action: Approved (9-0)**

19. Executive Director Reports

20. Legislative Update

**XIV. ADJOURNMENT**

