



**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**

*October 27, 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 OCTOBER 13, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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:  
ZONING MAP AMENDMENTS**

**1. 2004Z-021G-03**

Map 039, Parcel portion of 94  
Subarea 3 (2003)  
District 3 - Carolyn Baldwin Tucker

A request to change from AR2a to RM4 a portion of property located at 5424 Clarksville Pike, approximately 350 feet southeast of Old Hickory Blvd., (22 acres), requested by Jim Lukens, P.E., Lukens Engineering Consultants, applicant, for Carroll and Greg Richardson, owners.

**Staff Recommendation: Disapprove**

**2. 2005Z-065U-13**

Map 149, Parcel portion of 200  
Subarea 13 (2003)  
District 33 - Tommy Bradley

A request to change from R15 to CS district on a portion of property located at 519 Bell Road, south of Murfreesboro Pike (1.06 acres), requested by Terry D. Stevens of the Stevens Group, applicant for Barbara C. Dobson, et. al, owner (see PUD #2005P-025U-13).

**Staff Recommendation: Disapprove**

**3. 2005P-025U-13**

Jeric Commercial PUD  
Map 149, Parcel portion of 200  
Subarea 13 (2003)  
District 33 - Tommy Bradley

A request for preliminary approval of a commercial Planned Unit Development located on a portion of property on the west side of Bell Road, west of Murfreesboro Pike (1.06 acres), classified R15 and proposed for CS, to allow for the development of a 5,301 Sq. Ft. car wash, requested by Fulghum, Macindoe and Associates, applicants, for Barbara Rose Dobson et al, owner.

**Staff Recommendation: Disapprove**

4. **2005Z-123U-13**  
Map 150, Parcels 119, 164, 44  
Subarea 13 (2003)  
District 33 - Tommy Bradley

A request to change from RS7.5 to RM9 (6.0 acres) district property located at 3161 Hamilton Church Road and to change from AR2a to RM9 (18.17 acres) and RM20 (12.25 acres) district property located at 3300 Murfreesboro Pike (36.42 total acres) requested by the Metro Planning Department, applicant, for Councilmember Bradley.

**Staff Recommendation: Approve**

5. **2004P-022U-13**  
Harden Property  
Map 150, Parcel 119  
Subarea 13 (2003)  
District 33 - Tommy Bradley

A request to cancel a Planned Unit Development district at 3161 Hamilton Church Road, located abutting the south side of Hamilton Church Road, 1,600 feet east of Murfreesboro Pike, classified RS7.5, (6.0 acres), approved for 27 single-family lots, requested by the Metro Planning Department and Councilmember Bradley.

**Staff Recommendation: Approve**

6. **2005UD-008U-13**  
Hamilton Hills  
Map 150, Parcels 114, 119-122, 125-128, 183, 204  
Map 164, Parcels 42-46 and 48-51  
Subarea 13 (2003)  
District 33 - Tommy Bradley

A request for preliminary approval for an Urban Design Overlay district located at 3100, 3124, 3214, 3300 and 3332 Murfreesboro Pike, 5925, 5953, 5969, 5995 and 6005 Mt. View Road, 3161, 3173, 3179, 3183, 3201, 3205, 3209, 3215, 3221, 3227 and 3233 Hamilton Church Road, within the area bounded by Murfreesboro Pike, Hamilton Church Road, and Mt. View Road, (120.14 acres), to permit a mixture of building types for a maximum of 1,100 overall dwelling units, requested by the Planning Department and Councilman Bradley for various property owners.

**Staff Recommendation: Approve with conditions**

7. **2005Z-137U-05**  
Map 061, Parcels 9, 9.01, 46  
Map 61-03, Parcels 72, 73, 74, 75 76, 77, 78, 78.01  
Subarea 5 (1994)  
District 4 - Michael Craddock

A request to change from RS7.5 to SCR district property located at 1001, 1005, 1007, 1009, 1011, 1013, 1015 Joyce Lane, and Joyce Lane (unnumbered), and 5007 Gallatin Pike (16.27 acres), requested by Kroeger Real Estate, applicant for owners, Robert N. Moore Jr., Millard V. Oakley, John H. Tunstall, Jr., Wendell B. Woods, Lloyd and Clenna Pate, Mary J. Wheeler, Robert King Jr., Walter B. Bumpus, Otto Werrbach, J.B. Warner.

**Staff Recommendation: Disapprove**

8. **2005P-027U-05**  
Home Depot  
Map 061, Parcels 9, 9.01, 46,  
Map 61-03, Parcels 72, 73, 74, 75, 76, 77, 78, 78.01  
Subarea 5 (1994)  
District 4 - Michael Craddock

A request for preliminary approval for a commercial Planned Unit Development district to be located at 5007 Gallatin Pike, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015 Joyce Lane, and Joyce Lane (unnumbered), (16.27 acres), classified RS7.5 and proposed for SCR, to permit the development of a 133,007 square foot retail unit, and two 7,300 square foot buildings on 2.18 acre out parcel, requested by Kroeger Real Estate, applicant, for Robert N. Moore Jr., Millard V. Oakley, John H. Tunstall, Jr., Wendell B. Woods, Lloyd and Clenna Pate, Mary J. Wheeler, Robert King Jr., Walter B. Bumpus, Otto Werrbach, J.B. Warner, owners (See 2005Z-137U-05).

**Staff Recommendation: Disapprove**

9. **106-80-U-05**  
Grinstead Place  
Map 61, Parcel 9.01, 46  
Subarea 5 (1994)  
District 4 - Michael Craddock

A request to cancel a residential Planned Unit Development district, located at Joyce Lane (unnumbered), south of Briley Parkway (9.84 acres), classified RS7.5 approved for 96 condominium units, requested by Kroeger Real Estate, applicant, for Robert N. Moore Company, and Millard Oakley, owners.

**Staff Recommendation: Disapprove**

10. **121-80-U-05**  
Jim Reeves Museum  
Map 61, Parcel 9  
Subarea 5 (1994)  
District 4 - Michael Craddock

A request to cancel a commercial Planned Unit Development district, located at 5007 Gallatin Pike, south of Briley Parkway (4.73 acres), classified RS7.5, and approved for a 5,200 square foot museum, and a 1,000 square foot souvenir shop, requested by Kroeger Real Estate, applicant, for Robert N. Moore Company, and Millard Oakley, owners.

**Staff Recommendation: Disapprove**

11. **2005Z-144U-13**  
Map 120-01, Parcel 167  
Subarea 13 (2003)  
District 13 - Carl Burch

A request to change from R10 to CS district property located at Murfreesboro Pike (unnumbered), between Kermit Avenue and Jupiter Drive (1.04 acres), requested by Sam Bernhard, owner.

**Staff Recommendation: Disapprove CS, but Approve CL**

12. **2005Z-150G-04**  
Map 034-02, Parcel 50  
Subarea 4 (1998)  
District 10 - Rip Ryman

A request to change from R20 to CN district property located at 100 Shepherd Hills Drive, approx. 420 feet south of Gallatin Pike (.91 acres), requested by Don Wise, applicant, for Harold & Esther Gregory, owners.

**Staff Recommendation: Approve**

13. **2005Z-152U-07**  
Map 091-12, Parcels 125, 126, 127, 128, 130, 131  
Subarea 7 (2000)  
District 20 - Billy Joe Walls

A request to change from R6 and OR20 to CS district property located at 4605 Georgia Avenue and 600, 602, 606, 608 and 610 47th Avenue North (1.24 acres), requested by Bill Lockwood, engineer, for C & S Properties, owner.

**Staff Recommendation: Disapprove**

14. **2005Z-156U-10**  
Map 117-16, Various Parcels  
Map 131-04, Various Parcels  
Map 118-13, Various Parcels  
Subarea 10 (1994)  
District 25 - Jim Shulman

A request to change from R10 to RS10 various properties located between Maplehurst Avenue and Woodvale Drive, and between Granny White Pike and Lealand Lane, (34.90 acres), requested by Councilmember Jim Shulman for various property owners.

**Staff Recommendation: Approve**

15. **2005UD-005U-10**  
Bedford Avenue UDO Amendment  
Map 117, Parcels Various  
Subarea 10 (1994)  
District 25 – Jim Shulman

A request to amend the Bedford Avenue Urban Design Overlay district to modify variations to the conventional standards of the underlying zoning, requested by Metro Planning Department sponsored by Councilman Shulman.

**Staff Recommendation: Approve**

16. **2005UD-009U-10**  
Hillsboro Village UDO Amendment  
Map 104, Parcel Various  
Subarea 10 (1994)  
District 18 - Ginger Hausser  
District 19 - Ludy N. Wallace

A request to amend the Hillsboro Village Urban Design Overlay (UDO) district located on various properties between Magnolia and Wedgewood to modify variations to the conventional standards of the underlying zoning, requested by Planning Department and Council Member Ginger Hausser.

**Staff Recommendation: Approve**

**VIII. PRELIMINARY SUBDIVISION PLATS**

- 17. 2005S-187G-04**  
Spring Branch Subdivision  
Map 034-03, Parcel 064  
Subarea 4 (1998)  
District 10 - Rip Ryman

A request for preliminary plan approval to create 24 clustered lots located at the northern terminus of Spring Branch Drive, approximately 690 feet north of Twin Hills Drive (12.82 acres), classified within the R20 District, requested by Glenn Nabors, owner, Batson & Associates, surveyor.

**Staff Recommendation: Disapprove**

**IX. FINAL PLATS**

- 18. 2005S-218G-12**  
Sayasack Estates  
Map 182, Parcel 044  
Subarea 12 (2004)  
District 31 - Parker Toler

A request for final plat approval to create three lots located on the south side of Old Hickory Boulevard and at the south end of Legacy Drive (4.87 acres), classified within the RS40 district, requested by Lang, Lay, Sybandit and Sunnee Sayasack, owners, William Murray Wall, surveyor.

**Staff Recommendation: Approve with conditions**

- 19. 2005S-296G-10**  
H. P. Gwinner Subdivision  
Map 159-00, Parcel 48  
Subarea 2 (1995)  
District 34 - Lynn Williams

A request for final plat approval to create two lots located at 5444 Granny White Pike, opposite Beddington Prairie and between Camelot Drive and Radnor Glen Drive (3.0 acres), classified R40 District, requested by H. P. Gwinner, owner, Hart-Freeland & Roberts, surveyor.

**Staff Recommendation: Disapprove**

20. **2005S-297G-06**  
Walnut Hill Manor  
Map 142-03, Parcel 010  
Subarea 6 (2003)  
District 22 - Eric Crafton

A request for final plat approval to create one lot located on the northeast corner of Stirrup Drive and Stirrup Court (1.37 acres), classified within the RS15 District, requested by Steven Willis, owner, Dale & Associates, surveyor.

**Staff Recommendation: Approve**

21. **2005S-299G-06**  
Edobor Final Plat  
Map 114, Parcel 305  
Subarea 6 (2003)  
District 23 - Adam Dread

A request for final plat approval to create one lot located on the east side of Tolbert Road, approximately 800 feet east of Old Hickory Boulevard (1.17 acres), classified within the R20 District, requested by Michele Lawrence, owner, Jeff Kimbro, surveyor.

**Staff Recommendation: Approve**

22. **2005S-300U-08**  
North Nashville - Resub Lot 157 & 159  
Map 082-09, Parcel 001, 002  
Subarea 8 (2002)  
District 19 - Ludye N. Wallace

A request to amend the lot line between two existing lots, located on the east side of 6th Avenue North, approximately 70 feet north of Hume Street (0.41 acres), classified within the R6 District, requested by Albert T. Doss, owner, Campbell, McRae & Associates, surveyor.

**Staff Recommendation: Approve**

23. **2005S-303G-12**  
Bobby Hall's Burkitt Road Subdivision  
Map 187, Parcel 136  
Subarea 12 (2004)  
District 31 - Parker Toler

A request for final plat approval to create 2 lots located on the south side of Burkitt Road, approximately 500 feet south of Whitemore Lane (11.44 acres), classified within the AR2a District, requested by Bobby Hall, owner, Stanley K. Draper, surveyor.

**Staff Recommendation: Approve with conditions**



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

**24. 2005P-007U-08**

John Henry Hale Homes  
Map 92-8 Parcel 160  
Subarea 8 (2002)  
District 19 - Ludye N. Wallace

A request for final approval of a residential Planned Unit Development located on the southeast corner of Jo Johnston Avenue and 17th Avenue North, classified R6 and RM9, (31.75 Acres), to permit the construction of 228 multi-family units, including a community building and management office, requested by Barge, Waggoner, Cannon and Sumner, Inc., applicant for MDHA, owner.

**Staff Recommendation: Approve with conditions**

**25. 2005P-008G-06**

Harpeth Village (Phase 1), Publix  
Map 156, Parcels 4, 5, 26, 28, 29, 30, 76, 113  
Subarea 6 (2003)  
District 35 - Charlie Tygard

A request for final approval for phase one of a Planned Unit Development district located at 7727, 7739, 7745 Old Harding Pike, 8020, 8024, 8036 Highway 100, Old Harding Pike (unnumbered), and Highway 100 (unnumbered), (8.10 acres), classified CL and RM6, to permit the development of a 45,600 square foot grocery store, and 23,100 square feet of retail requested by Dale and Associates for Barclay Harpeth Village Partners, LLC, owner.

**Staff Recommendation: Defer or Disapprove due to inadequate traffic analysis**

**XI. OTHER BUSINESS**

- 26. Adoption of Commission Policy for Interpretation of “Cluster Lot” Provisions of the Metro Code
- 27. Adoption of Policy for Staff Analysis of Applications Within the Identified Transportation Infrastructure Deficiency Areas
- 28. Executive Director Reports
- 29. Legislative Update

**XII. ADJOURNMENT**



