



**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

November 10, 2005

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF OCTOBER 27, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. REQUEST TO AMEND THE "GREEN HILLS-MIDTOWN COMMUNITY PLAN: 2005 UPDATE" - WOODMONT BOULEVARD AREA SOUTHEAST OF HARDING ROAD**

VIII. PROPOSED AMENDMENTS TO THE MAJOR AND COLLECTOR STREET PLANS IN THE PETTUS ROAD AND PRESTON ROAD AREA.

IX. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING

PRELIMINARY PLATS

1. 2005S-187G-04

Spring Branch Subdivision
Map 034-03, Parcel 064
Subarea 4 (1998)
District 10 - Rip Ryman

A request for preliminary plat 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 or defer

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

2. 2004Z-090G-12

Map 174, Part of Parcel 6
Subarea 12 (2004)
District 32 - Sam Coleman

A request to change from AR2a to RS10 a portion of property located at 5748 Pettus Road, on the west side of Preston Road, (26 acres), requested by Ronnie D. Lowery, E. Roberts Alley & Associates, Inc., applicant for Martha S. Wisener, owner.

Staff Recommendation: Approve with conditions

3. 2005Z-100G-12

Map174, Parcel 75
Subarea 12 (2004)
District 32 - Sam Coleman

A request to change from AR2a to RS10 district property located at Pettus Road (unnumbered), approximately 475 feet south of Blairfield Drive (10.0 acres), requested by Dale & Associates, engineer, from R.J. Rentals, owner.

Staff Recommendation: Approve with conditions

4. **2005Z-132G-14**
Map 108, Parcels 42.01, 43, 44
Map 108, 44.01, 151
Subarea 14 (2004)
District 14 - Harold White

A request to change from R10 to CS district property located at 2984 Elm Hill Pike, McCrory Creek Road (unnumbered), 851 McCrory Creek Road, and Neilworth Lane (unnumbered) (69.09 acres), requested by Paul W. Lockwood of Barge, Waggoner, Cannon and Sumner, applicant, for Thomas C. Scott, Trustee and Morrison Communications, Inc. (see PUD #2005P-034G-14).

Staff Recommendation: Approve

5. **2005P-034G-14**
McCrory Creek Business Park
Map 108, Parcels 43, 44, 44.01, 42.01, 151
Subarea 14 (2004)
District 14 - Harold White

A request for preliminary approval of a Planned Unit Development located at 2984 Elm Hill Pike, Elm Hill Pike (unnumbered), McCrory Creek Road (unnumbered), and Neilworth Lane (unnumbered), classified R10 and proposed for CS, (69.09 acres), to permit the construction of a 735,000 square foot business park, requested by Barge, Waggoner, Cannon and Sumner, Inc., applicant for Thomas C. Scott, Trustee.

Staff Recommendation: Approve with conditions

6. **2005Z-139G-12**
Map 173, Parcel 5
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from AR2a to RS10 district property located at 1160 Barnes Road (19.33 acres), requested by Hickory Holdings, LLC, owner.

Staff Recommendation: Approve with conditions

7. **2005Z-148U-12**
Map 161, Parcel 176
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from SCR to CS District property located at 15115 Old Hickory Boulevard, approximately 620 feet west of Nolensville Pike (3.33 acres), requested by Littlejohn Engginering, applicant, for M& S Realty Investments, LLC owner. (See also PUD No. 133-76-U-12).

Staff Recommendation: Approve

8. **133-76-U-12**
Brentwood East Commercial Park
Map 161, Parcel 176
Subarea 12 (2004)
District 31 - Parker Toler

A request to amend the preliminary Planned Unit Development located at 15115 Old Hickory Boulevard, classified SCR and proposed for CS (3.33 acres) to permit the change in use from retail to self service storage for a 28,750 square foot portion of a 47,400 square foot building approved for 47,500 square feet of retail use, requested by Littlejohn Engineering and Associates, applicants for M & S Realty Investments representing the owner, Mohammad T. Nazemi, owner.

Staff Recommendation: Approve with conditions

9. **2005Z-155T**
Council Number BL2005-834

A council bill amending Section 17.40.720 of the Metro Zoning Code by increasing the public notification requirements for Board of Zoning Appeal public hearings from 21 days to a minimum of 60 days as well as requiring the property owner receive notice by certified mail, sponsored by Councilmember John Summers.

Staff Recommendation: Disapprove

10. **2005Z-159U-13**
Map 135, Parcel 97
Subarea 13 (2003)
District 28 - Jason Alexander

A request to change from OL to MUN District property located at 1825 Old Murfreesboro Pike, 1,775 feet northwest of Una-Antioch Pike (.33 acres), requested by Brenda Hiter, owner.

Staff Recommendation: Approve

11. **2005Z-160G-13**
Map 148, Parcel 129
Subarea 13 (2003)
District 28 - Jason Alexander

A request to change from AR2a to R8 District property located at 4830 Payne Road (5.5 acres), requested by Rachel Saunders, applicant, for William Wendall Jones & T. K. Jones, Jr., owners.

Staff Recommendation: Approve

12. **2005Z-161U-10**
Map 116-03, Parcel 15, 27
Subarea 10 (1994)
District 24 - John Summers

A request to change from R10 and RM20 district property to RM9 (0.56 acres) and RM40 (6.85 acres) district property located at 115 Woodmont Boulevard, 680 feet east of Harding Pike (7.41 acres), requested by Charles S. Higgins, Chairman of the Board, for Presbyterian Apartments Inc. (a.k.a. Park Manor), owner.

Staff Recommendation: Approve RM40 on parcel 15, disapprove RM9 on parcel 27 without a development plan

13. **2005Z-164U-12**
Map160, Parcels 111, 112
Map 160, Parcels 113
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from R40 to RM6 District property located at 715 and 717 Old Hickory Boulevard and 5609 Valley View Road, southeast corner of Old Hickory Boulevard and Valley View Road (3.3 acres), requested by Hugh S. Pope, applicant, for Stanley L. Pope, Angela Pope, Gloria F. Pope, James Gray et ux, Edward B. Baldwin III, and Tisha C. Baldwin, owners.

Staff Recommendation: Approve

14. **2005Z-165G-13**
Map 164, Parcel 56
Subarea 13 (2003)
District 33 - Tommy Bradley

A request to change from AR2a to SP district property located at 3694 Hamilton Church Road, approximately 2,000 feet south of Hobson Pike (23.6 acres), to permit the development of 129 units, (14 single-family detached and 115 single-family attached) requested by Justin Cutler of Umbrella Investments and Dale and Associates, applicant, for Herbert Gleaves et ux, owner.

Staff Recommendation: Disapprove or defer, unless Public Works' comments are addressed prior to the meeting

15. **2005Z-166G-03**
Map 056, Part of Parcel 62 (3.0 Acres)
Subarea 3 (2003)
District 1 - Brenda Gilmore

A request to change from AR2a to MUL a portion of property located at 5134 Ashland City Highway, approximately 590 feet west of Old Hickory Boulevard (3.0 acres), requested by Roger Garland, owner.

Staff Recommendation: Approve

- 16. 2005P-031G-03**
Daniel Boone Log Homes
Map 56, Part of Parcel 62
Subarea 3 (2003)
District 1 - Brenda Gilmore

A request for preliminary approval of a mixed use Planned Unit Development, for a portion of property located at 5134 Ashland City Highway, classified AR2A and proposed for MUL (3 acres), to permit the development of a 4,116 sq. ft. sales/leasing office building and a 1,080 sq. ft. office building, requested by Dale and Associates, applicant for Roger D. Garland, owner.

Staff Recommendation: Approve with conditions

- 17. 2005Z-167G-14**
Map 85, Part of Parcel 7 (30.56 acres)
Map 85, Parcel 213
Subarea 14 (2004)
District 14 - Harold White

A request to change from AR2a to RS10 (61.12 acres) and RM6 (30.56 acres) District a portion of property located at Stones River Road (unnumbered), approximately 590 feet northeast of Lebanon Pike (91.68 acres), requested by Paul W. Lockwood of Barge, Waggoner, Sumner and Cannon, applicant, for FWB Investments and Ravenwood Club, owners.

Staff Recommendation: Approve

- 18. 2005P-030-14**
Ravenwood Community
Map 85, Parcel 213, part of 7
Subarea 14 (2004)
District 14 - Harold White

A request for preliminary approval of a residential Planned Unit Development located on the north side of Stones River Road (unnumbered), classified AR2A and proposed for RS10 and RM6 (91.63 acres), to permit the development of 185 single-family lots, and 152 town house units, requested by Barge Waggoner, Sumner and Cannon, Inc., applicant, for The Ravenwood Club, owner.

Staff Recommendation: Approve with conditions

- 19. 2005Z-168U-10**
Map 116-03, Parcel 106, 107, 108
Map 116-03, Parcel 109, 110
Subarea 10 (1994)
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 Paul W. Lockwood of Barge, Waggoner, Sumner and Cannon, applicant for, Wilson S. Manning et ux, owners.

Staff Recommendation: Approve with conditions

- 20. 2005P-032U-10**
Woodmont Condominiums
Map 116-03, Parcels 089, 090, 091, 106, 107, 108, 109, 110
Subarea 10 (1994)
District 24 - John Summers

A request for preliminary approval of a Planned Unit Development District to permit 34 multifamily units and 3 single-family units, property 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 and proposed for RM60 district (2.35 acres), requested by Paul W. Lockwood of Barge, Waggoner, Sumner and Cannon, applicant for, Wilson S. Manning et ux, owner.

Staff Recommendation: Approve with conditions

- 21. 2005Z-169U-14**
Map 96-09, Parcels 96, 97
Map 96-13, Parcel 20
Subarea 14 (2004)
District 15 - J. B. Loring

A request to change from R10 to CL (3.47 acres) and RM9 (6.0 acres) District property located at 420 and 424 Donelson Pike and Donelson Pike (unnumbered), approximately 150 feet south of Lakeland Drive (9.47 acres), requested by Kevin Gangaware of Civil Site Design Group for 130 Group, Ria Grasman, Betty Borth, and Susan Plant, owners.

Staff Recommendation: Disapprove

22. 2005P-033U-14

Whitland Land I
Map 96-13, Parcel 20
Map 96-09, Parcel 96 , 97
Subarea 14 (2004)
District 15 - J. B. Loring

A request for preliminary approval of a Planned Unit Development located at 420 and 424 Donelson Pike and Donelson Pike (unnumbered), classified R10 and proposed for CL and RM9 (9.46acres), to permit 8,000 sq. ft. restaurant, 5,500 sq. ft. bank, and 54 multi-family units, requested by Civil Site Design Group, applicant for 130 Group, Ria & Borth Grasman, and Betty & Plant, owners.

Staff Recommendation: Disapprove

23. 2005Z-170U-05

Map 83-06, Part of Parcel 379 (2.21 Ac)
Subarea 5 (1994)
District 6 - Mike Jameson

A request to change from R6 to MUL District a portion of property located at 1900 Eastland Avenue between 18th and 20 Streets (2.21 acres) requested by March Egerton, owner.

Staff Recommendation: Disapprove

24. 2005Z-171G-12

Map 181 Part of Parcel 95
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from AR2a to RM20 District property located at 6433 Nolensville Pike (4.06 acres), requested by Provident Holdings, applicant, for Robert J. Morris, owner.

Staff Recommendation: Approve

25. 2005Z-172G-14

Map 121-79, Parcel 79
Subarea 14 (2004)
District 13 - Carl Burch

A request to change from R15 to MUL (16.5 acres) and RM9 (23.5 acres) a property located at Bell Road (unnumbered), approximately 1,100 feet south of Woodland Pointe Drive (39.53 acres), requested by Nick Psillas, President of Corinthian Custom Homes, Inc., for Albert L. Powell, Trustee.
(See also PUD No. 2005P-028G-14).

Staff Recommendation: Disapprove or defer Disapprove or defer, unless Public Works' comments are addressed prior to the meeting

- 26. 2005P-028G-14**
Carillon PUD
Map 121, Parcel 79
Subarea 14 (2004)
District 13 - Carl Burch

A request for preliminary approval for a Planned Unit Development located on the east side of Bell Road (unnumbered), classified R15 and proposed for RM9 and MUL (39.53 acres), to permit the development of 165,200 square feet of retail space, and office space, 86 condominiums, 84 townhomes, requested by Civil Site Design Group, applicant for Albert Powell, trustee.

Staff Recommendation: Disapprove or defer Disapprove or defer, unless Public Works' comments are addressed prior to the meeting

- 27. 2005P-029U-05**
Nashville Auto Diesel College
Map 71-13, Various Parcels
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 Councilmember Murray, for RM Plan Group on behalf of Nashville Auto Diesel College.

Staff Recommendation: Defer to 12/8/05, per applicant's request

XI. PRELIMINARY SUBDIVISION PLATS

- 28. 2004S-257G-01**
Falls Subdivision
Map 015, Parcel 7
Subarea 1 (2003)
District 1 - Brenda Gilmore

A request for preliminary plat approval for a cluster lot subdivision for 72 single family lots, two commercial lots and one residential multi-family lot, located on the east side of Whites Creek Pike and the north side of I-24 (29.41 acres in the single family portion, 75 acres total), classified RS15 district, CL and RM6 district, requested by Joe Smith, representative for Falls Creek, LLC, and Dale and Associates, surveyor.

Staff Recommendation: Disapprove

- 29. 2005S-110G-14**
Cleveland Hall, Phase 3
Map 64, Part of Parcel 107
Subarea 14 (2004)
District 11 - Feller Brown

A request to revise the preliminary and for final plat approval to create 37 lots at the end of Cleveland Hall Boulevard and Stokely Lane (17.755 acres), classified with the RS15 district, requested by Cleveland Hall, LLC, owner, Ragan Smith Associates, Inc., surveyor.

Staff Recommendation: Approve with conditions

- 30. 2005S-318G-12**
Sunset Hills
Map 174, Parcels 8, 120, 225
Map 182, Parcels 141, 142
Subarea 12 (2004)
District 32 - Sam Coleman

A request for preliminary plat approval to create 201 lots located on the west side of Pettus Road, approximately 1,450 feet north of Old Hickory Boulevard (57.63 acres), classified within the RS10 and AR2a Districts, requested by SAF Properties, owner/developer, Anderson, Delk, Epps & Associates, surveyor.

Staff Recommendation: Disapprove or defer

- 31. 2005S-319G-12**
Cottage Grove Subdivision
Map 173, Parcel 101
Subarea 12 (2004)
District 31 - Parker Toler

A request for preliminary plat approval to create 38 lots located on the south side of Barnes Road, approximately 1,100 feet east of Barnes Cove Road (10.37 acres), classified within the RS10 District, requested by Great Southern Homes, Inc., owner/developer, for Digidata Corp., applicant.

Staff Recommendation: Disapprove

XII. FINAL PLATS

32. 2005S-305G-04

W.P. Ready, Resub. Lot 1, Part N
Map 43-01, Parcel 265
Subarea 4 (1998)
District 9 - Jim Forkum

A request for final plat approval to create 2 lots located at 101 Sarver Avenue, northeast corner of Sarver Avenue and Pierce Road (.44 acres), classified within the RS7.5 district, requested by Don and Kimberlee Trainer, owners, L. Steven Bridges, Jr., surveyor.

Staff Recommendation: Approve subdivision plat, but disapprove sidewalk variance

33. 2005S-322G-14

Village Of Old Hickory, Resub Part of Lot 192a,
Sec A
Map 044-15, Parcel 416
Subarea 14 (2004)
District 11 - Feller Brown

A request for final plat approval to create two lots at Riverside Drive (unnumbered), located between N. 9th Street and N. 10th Street (.89 acres), classified within the R15 District, requested by Scott J. Johnson, owner, Campell, McRae & Assoc., surveyor.

Staff Recommendation: Approve with conditions

XIII. PLANNED UNIT DEVELOPMENTS (revisions)

34. 95-71-U-08

Metrocenter, Lot 1 (Crest- Hummer Dealership)
Map 70-16, Parcel 17
Map 81-40, Parcel 228
Subarea 8 (2002)
District 2 - Jamie D. Isabel

A request to amend the preliminary site plan for a commercial Planned Unit Development district located at 2121 MetroCenter Boulevard, classified CS, (9.0 acres), to permit the addition of 11,703 square feet to the existing 71,320 square foot auto dealership building, requested by Civil Site Design Group, for Car Son Mas, TN, LLC, owner.

Staff Recommendation: Approve with conditions

- 35. 88P-054G-13**
South Shore (Pool and Clubhouse)
Map 165, Parcel 11
Subarea 13 (2003)
District 32 - Sam Coleman

A request to revise the preliminary for a residential Planned Unit Development located on the south side of Hamilton Church Road, west of LaVergne Couchville Pike, classified RS10, (66.22 acres), to remove the clubhouse and pool area, requested by Barge Waggoner Sumner and Cannon for CMH Parks, INC. owners.

Staff Recommendation: Approve

- 36. 88P-054G-13**
South Shore, Phase 3
Map 165, Part of Parcel 11
Subarea 13 (2003)
District 32 - Sam Coleman

A request for final approval for a residential Planned Unit Development located on the south side of Hamilton Church Road (32.87 acres), classified R15, to permit the development of 89 residential lots, requested by Barge Waggoner, Sumner and Cannon, applicant for CMH Parks, Inc., owner.

Staff Recommendation: Approve with conditions

- 37. 89P-018G-12**
Gillespie Meadows, Revision to Parcels C and D
Map 172, Parcel 87
Subarea 12 (2004)
District 31 - Parker Toler

A request for final approval for a portion of a commercial Planned Unit Development located on the west side of Nolensville (unnumbered), classified SCN (4.38 acres), to permit the development of 28,000 sq. ft. of commercial uses to include retail sales, office, restaurant, and fast food, requested by Anderson Delk, Epps and Associates, Inc., applicant for Yazdian Construction, Inc., owner.

Staff Recommendation: Approve with conditions

- 38. 93P-010G-12**
Lenox Creekside (Formerly Sugar Valley)
Map 181, Parcel 244
Subarea 12 (2004)
District 31 - Parker Toler

A request for final approval for a portion of a residential Planned Unit Development located east of Nolensville Road (unnumbered), classified R20 (16.13 acres) to permit the construction of infrastructure requested by Anderson Delk and Associates, applicant for McGowan Family, L.P., owner.

Staff Recommendation: Approve with conditions

- 39. 2003P-002G-02**
Cobblestone Creek, Phase 2
Map 41, Parcel 2
Subarea 2 (1995)
District 3 - Carolyn Baldwin Tucker

A request for final approval for a phase of a residential Planned Unit Development located at 7585 Old Hickory Boulevard, classified R8 (9.38 acres), approved for 161 lots in the entire PUD, to allow for the development of 44 single family lots in Phase 2, requested by Bruce Rainey and Associates, applicant for Autumn Creek Partners, owners.

Staff Recommendation: Approve with conditions

- 40. 2004P-033G-06**
Loveless Café
Map 169, Parcel 14
Subarea 6 (2003)
District 35 - Charlie Tygard

A request for a revision to preliminary and Final approval for a Planned Unit Development district located at 8400 Highway 100, along the north side of Highway 100 and the west side of Westhaven Drive, classified CL, (4.43 acres), to permit the development of a 2,015 sq. ft. retail unit, and a 10,988 sq. ft. banquet hall for a total of 22,475 square feet of retail, requested by Tuck Hinton Architects, for Loveless Properties, LLC.

Staff Recommendation: Approve with conditions

- 41. 2004P-036U-07**
Nashville West Shopping Center, Phase 1
Map 102, Parcel 22, 23, 24, part of 26
Subarea 7 (2000)
District 20 - Billy Joe Walls

A request to revise the preliminary and for final approval of a commercial Planned Unit Development, located at 6806 Charlotte Pike, and Charlotte Pike (unnumbered), classified SCR (53.15 acres), to allow for the reconfiguration of building foot-prints within the development, permitting 508,456 sq. ft. of retail, restaurant, office and 24 residential replacing 504,169 sq. ft. of retail restaurant and office uses, requested by Littlejohn Engineering and Associates, applicant for Nashville West Shopping.

Staff Recommendation: Approve with conditions

XIV. OTHER BUSINESS

- 42.** Adoption of Commission Policy for Interpretation of “Cluster Lot” Provisions of the Metro Code (Deferred from October 27, 2005, Planning Commission meeting)
- 43.** Amend critical lot standards relating to driveway slopes
- 44.** Correction to the adopted Minutes of September 22, 2005 for PUD 189-73-G-14, Central Centre.
- 45.** Executive Director Reports
- 46.** Legislative Update

XV. ADJOURNMENT

