



**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**

*January 12, 2006*

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*4:00 PM*

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

**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**Action: Approved (7-0)**

**III. APPROVAL OF DECEMBER 8, 2005 MINUTES**

**Action: Approved (7-0)**

**IV. RECOGNITION OF COUNCILMEMBERS**

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WITHDRAWN**

**Action: Approved (7-0)**

**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 as amended (7-0)**

**VII. AMENDMENT TO SOUTHEAST COMMUNITY PLAN 2004 UPDATE: PROPOSAL TO AMEND THE COMMUNITY PLAN'S 'VEHICULAR NETWORK PLAN' IN THE AREA OF PETTUS, PRESTON, AND OLD FRANKLIN ROADS TO CONFORM WITH THE ADOPTED MAJOR STREET AND COLLECTOR STREET PLANS.**

**Action: Approved (7-0)**

**VIII. AMENDMENT TO ADOPTED MAJOR STREET AND COLLECTOR STREET PLANS: PROPOSAL TO AMEND THE STREET PLANS IN THE AREA OF PETTUS, PRESTON, AND OLD FRANKLIN ROADS.**

**Action: Withdrawn (7-0)**

**IX. GREEN HILLS-MIDTOWN COMMUNITY PLAN: 2005 UPDATE INVOLVING PROPERTIES AT 110-118 WOODMONT BOULEVARD**

**Action: Deferred to the February 9, 2006, Planning Commission meeting (7-0)**

**VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING**

**ZONING MAP AMENDMENTS**

**1. 2005Z-176U-14**

Map 094-00, Parcels 020  
Subarea 14 (2004)  
District 15 - J. B. Loring

A request to change from R10 to IR district property located at 1705 River Hills Drive (0.18), requested by Chas.Hawkins Company, Inc., applicant for Cecil and Shanon Saffles, owners.

**Action: Approved (7-0)**

**FINAL PLATS**

**2005S-348U-10**

- 2.** White Oak Subdivision  
Map 117-03, Parcel 117  
Subarea 10 (2005)  
District 25 - Jim Shulman

A request for final plat approval to create 2 lots located at the southeast corner of Sharondale Drive and Valley Road (0.70 acres), classified within the R10 District, requested by Thomas P. and Sally R. Kanaday, Jr., owners, Jesse Walker, surveyor.

**Action: Approved with conditions (7-0)**

## PLANNED UNIT DEVELOPMENTS

### 3. 2005P-009U-11

Auto Masters PUD  
Map 133-01, Parcels 102, 103  
Subarea 11 (1999)  
District 16 - Amanda McClendon

A request for final approval of a commercial Planned Unit Development located on the west side of Nolensville Pike, classified CS (1.12 acres), to permit an existing 1,547 square foot used vehicular sales facility and for additional vehicular sales area and parking, requested by Dale & Associates, applicant for and JMM, LLC, owner

**Action: Approved with conditions (7-0)**

## XI. PUBLIC HEARING: ZONING MAP AMENDMENTS AND TEXT AMENDMENTS

### 4. 2005Z-178U-11

Map 119-01, Parcel 026  
Subarea 11 (1999)  
District 16 - Amanda McClendon

A request to change from RS5 to SP zoning property located at 106 Glenrose Avenue, approximately 185 feet east of Foster Avenue (0.24 acres), to permit a building/contractor supply use, office use, and/or residential use requested by Magdalena Samuchin, owner.

**Action: Approved with conditions (7-0)**

### 5. 2005Z-179U-03

Map 070-06, Parcels 038, 040, 041, 042, 044, 045, 046, 047, 048  
Subarea 3 (2003)  
District 2 - Jamie D. Isabel

A request to change from R8 to SP zoning, property located at 1106, 1108, 1110, 1112, 1116, 1120, and 1204 West Trinity Lane west of Youngs Lane (27.55 acres), to permit 205 townhouses with a clubhouse, requested by Lukens Engineering Consultants, applicant for Wanda Templeton, Silvia Carney, and Loyd R. Spradlin, owners.

**Action: Deferred to the January 26, 2006, Commission meeting (7-0)**

6. **2006Z-001U-10**  
Map 104-13, Various Parcels  
Map 104, 14, Various Parcels  
Map 117-01, Various Parcels  
Map 117-02, Various Parcels  
Subarea 10 (2005)  
District 25 - Jim Shulman

A request to change from R8 and R10 to RS7.5 zoning, various properties located east of Bowling Avenue on Valley Vista Road, Bellwood Avenue, and Saratoga Drive (17.95 acres), requested by Councilmember Jim Shulman for various property owners.

**Action: Approved (7-0)**

7. **2006Z-002U-10**  
Map 131-07, Various Parcels  
Map 131-11, Various Parcels  
Subarea 10 (2005)  
District 25 - Jim Shulman

A request to change from R20 to RS20 zoning, various properties located north of Harding Place on Lone Oak Circle, Shys Hill Road, Glendale Place, Belmont Park Trace and Belmont Park Court (44.57 acres), requested by Councilmember Jim Shulman for various property owners.

**Action: Approved (7-0)**

8. **2006Z-005T**  
Council Bill BL2005-910

A request to amend Sections 17.40.290 and 17.40.350 to require the Zoning Administrator to notify the district councilmembers within three business days from the date a special exception or variance application was filed, requested by Councilmember Ludye Wallace.

**Action: Approved (7-0)**

9. **2006Z-007U-10**  
Map 117-15, Parcels 061, 062, 063  
Subarea 10 (2005)  
District 25 - Jim Shulman

A request to change from R10 to SP zoning, property located at 1737, 1741 and 1745 Glen Echo Road, approximately 140 feet east of Hillmont Drive (3.07 acres), to permit the development of 12 single-family lots, requested by Bob Haley, applicant, for Cindy Lockhart, Delores Dennard, Jon Sheridan, Michelle Sheridan, and C. Dennard, owners.

**Action: Approved with conditions (7-0)**

10. **2006Z-008U-08**  
Map 081-12, Parcels 328, 329  
Subarea 8 (2002)  
District 19 - Ludy N. Wallace

A request to change from OR20 and R6 to MUG zoning, property located at Hume Street (unnumbered) and 8th Avenue North (unnumbered) (1.52 acres total), requested by 2120 Partners LLC, applicant/owner.

**Action: Deferred Indefinitely (7-0)**

11. **2006Z-009U-08**  
Map 081-12, Parcels 318, 320  
Subarea 8 (2002)  
District 19 - Ludy N. Wallace

A request to change from RM9 to MUG zoning property located at 1501 and 1507 8th Avenue North, opposite Hume Street (.99 acres), requested by 2120 Partners LLC, applicant/owner. (See also proposed PUD Cancellation).

**Action: Disapproved, but Approved with the condition that MDHA follows the Detailed Neighborhood Design Plan's guidelines during the design review process (7-0).**

12. **2006P-001U-08**  
Cheatham Place Res. E.PUD  
Map 81-12, Parcel 318, 320  
Subarea 8 (2002)  
District 19 - Ludy N. Wallace

A request to cancel a portion of a Planned Unit Development located at 1501 and 1507 8th Avenue North, zoned RM9 and proposed for MUG (0.99 acres), requested by 2120 Partners LLC, applicant/owner.

**Action: Disapproved, but Approved with the condition that MDHA follows the Detailed Neighborhood Design Plan's guidelines during the design review process (7-0).**

13. **2006Z-010G-06**  
Map 143-00, Parcels 011, 030  
Subarea 6 (2003)  
District 35 - Charlie Tygard

A request to change from R15 to SP zoning properties located at 6949 Highway 70 South and Highway 70 South (unnumbered), approximately 2,245 feet east of Old Hickory Boulevard (19.8 acres), to permit 16 cottages and 19 townhouses for a total of 35 dwelling units, requested by Gresham Smith & Partners, applicant, for Charles R. Brock, Trustee.

**Action: Approved with conditions (7-0)**

**14. 2006Z-011G-04**

Map 043-10, Parcel 058  
Map 043-011, Parcels 104, 105, 106, 107  
Subarea 4 (1998)  
District 9 - Jim Forkum

A request to rezone from RS7.5 to RM20 zoning properties located at North DuPont Avenue (unnumbered), and 109, 111, 113, and 115 McArthur Drive, at the northwest corner of State Route 45 and McArthur Drive (3.68 acres), requested by Robert K. Trent, Managing Member of Bixler Farms LLC, applicant/owner.

**Action: Disapproved RM20, but Approved RM9, with the condition that at development, no access shall be allowed to State Route 45 (7-0)**

**15. 2006Z-013U-02**

Map 060-03, Parcel 143  
Subarea 2 (1995)  
District 3 - Carolyn Baldwin Tucker

A request to change from RS7.5 to SP zoning, property located at 3301 Creekwood Drive, on the north side of I-65 South (17.93 acres), to permit a vocational community center and 10 new multi-family units, and the 200 multi-family units currently existing, requested by Knollcrest Partners G.P., owner.

**Action: Approved with conditions (7-0)**

**XII. PRELIMINARY SUBDIVISION PLATS**

**16. 2004S-253G-02**

Dawn Brook Sub (Formerly Hidden Valley Sub.)  
Map 033-00, Parcel part of 045  
Subarea 2 (1995)  
District 3 - Carolyn Baldwin Tucker

A request for preliminary plat approval of 42 lots abutting the south margin of Campbell Road and the north margin of Lowes Lane (26.58 acres), zoned R20, requested by Tommy Cunningham, developer, Burns & Associates, surveyor.

**Action: Approved with conditions, including the elimination of condition #3 in the staff report (7-0).**

**17. 2005S-304G-03**

The Meadows of Fontanel  
Map 049-00, Parcels 200.01, 319, and part of 140  
Subarea 3 (2003)  
District 3 - Carolyn Baldwin Tucker

A request for preliminary plat approval to create 14 lots on the east side of Whites Creek Pike, approximately 1,100 feet north of Lloyd Road, zoned R15 and RS20, requested by Fontanel Properties, LLC, owner, Advantage Land Surveying, surveyor.

**Action: Deferred to the February 9, 2006, Commission meeting (7-0)**

**18. 2006S-008G-13**

Shoppes of Edge O Lake, Section 2  
Map 149-00, Part of Parcels 078, 079, 081, 082, all of Parcels 080,083, 141  
District 29 - Vivian Wilhoite

A request for preliminary plat approval to create 15 lots located on the northeast corner of Edge-O-Lake Drive and Murfreesboro Pike (10.65 acres), zoned CS and MUL, requested by Marshall Development, owner/developer, Cherry Land Surveying, surveyor.

**Action: Approved with conditions (7-0)**

**19. 2006S-017U-12**

Spencer Hill  
Map 162-020, Parcels 037, 038, 049, 160, 162, 163  
Map 162-060, Parcel 004  
Subarea 12 (2004)  
District 30 - Michael Kerstetter

A request for preliminary plat approval to create 65 lots located on the north side of Tusculum Road and the south side of Bart Drive (17.94 acres), zoned R10, requested by Mary Luker Holland, owner, MEC Inc., surveyor.

**Action: Approved with conditions (7-0), including additional Stormwater and Metro Historical Commission conditions. Prior to the demolition of the Bennett Blackman house, the applicant shall demonstrate that Metro Historical Commission guidelines for implementing TCA 7-51-1201 are followed, shall cooperate with the Metro Historical Commission on documentation and materials salvage in conjunction with the demolition request, and on the final plat, a label must be added to the location of the house that indicates that the Metro Historical Commission has provided the Metro Codes Administration with documentation indicating that TCA 7-51-1201 has been satisfied and that the house may be demolished.**

### **XIII. FINAL PLATS**

**20. 2006S-020G-04**

Seventh Day Adventist & Tennessee Christian Medical Centre, Revision One  
Map 052-03, Parcels 137, 153  
Subarea 4 (1998)  
District 9 - Jim Forkum

A request to final plat approval to create 3 lots located at 500 Hospital Drive and 315 Larkin Springs Road, along eastern margin of Larkin Springs Road (63.03 acres), zoned OG, requested by Adventist Health & Hospital System, owner, Cherry Land Surveying, surveyor.

**Action: Approved with conditions (7-0)**

**21. 2006S-046U-03**

Drake's Run, First Revision, Sec 1  
Map 058-11-0-A, Parcels 001, 002, 003, 004, 005, 006,  
Map 058-11-0-A, Parcels 007, 008, 021, 022, 023, 024, 025, 026, 040, 041  
Subarea 3 (2003)  
District 1 - Brenda Gilmore

A request for final plat approval to remove sidewalks on the west side of Shady Dale Road and the north side of Hallmark Road (8.7 acres), zoned RS15, requested by Barge Waggoner Sumner and Cannon, applicant for various property owners.

**Action: Deferred to the January 26, 2006, Commission meeting (7-0)**

**22. 2006S-047U-03**

Drake's Run, First Revision, Section 2  
Map 058-11-A, Parcels 009, 010, 011, 012, 013, 014, 017, 018, 019, 020,  
021, 027  
Map 058-11-A, Parcels 028, 029, 030, 031, 035, 036, 037, 038, 039  
Subarea 3 (2003)  
District 1 - Brenda Gilmore

A request for final plat approval to remove sidewalks on the south side of Shady Dale Drive, north side of Hallmark Road, and west side of Golden Hall Road (8.88 acres), zoned RS15, requested by Barge, Waggoner, Sumner, and Cannon, applicant for various property owners.

**Action: Deferred to the January 26, 2006, Commission meeting (7-0)**



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

**23. 8-65-G-03**

Family Dollar  
Map 59, Parcel 154  
Subarea 3 (2003)  
District 2 - Jamie D. Isabel

A request to revise the preliminary plan and for final approval for a portion of a Planned Unit Development located at Whites Creek Pike at Moorman's Arm Road, zoned SCN, (9.79 acres), to permit the development of a 9,180 square foot retail use, requested by Dale and Associates, for Mark and Patricia Williams et al, owners.

**Action: Deferred Indefinitely (7-0)**

**24. 177-74-U-14**

Century City West (Fraternal Order of Police Building)  
Map 107-03, Parcel 020  
Subarea 14 (2004)  
District 15 - J. B. Loring

A request to revise the preliminary and for final approval for a portion of the Planned Unit Development located 701 Marriott Drive, at the northeast corner of Marriott Drive and Ermac Drive, (0.96 acres), to permit the development of a 9,000 square foot office building, requested by Gresham Smith and Partners, for the Fraternal Order of Police, owners.

**Action: Approved with conditions (7-0)**

**25. 61-84-G-06**

Bellevue Valley Plaza  
Map 142, Parcel 268  
Subarea 6 (2003)  
District 35 - Charlie Tygard

A request to revise the approved preliminary site plan and for final approval of a Planned Unit Development for property located south of Harding (unnumbered), east of Old Hickory Boulevard, classified SCC (6.88 acres), to permit the development of an additional 4,000 square feet to an existing 63,005 square foot building, requested by Barge, Waggoner, Sumner and Cannon, applicant for Bellevue Properties L.P., owner.

**Action: Deferred to the January 26, 2006, Commission meeting (7-0)**

- 26. 68-86-U-13**  
Hickory Woods West - Phase One  
Map 175, Parcel 079  
Subarea 13 (2003)  
District 32 - Sam Coleman

A request to revise a portion of the approved preliminary plan and for final approval of a Commercial Planned Unit Development located on the east side Murfreesboro Pike, and the north side of Laverge-Couchville Road, zoned AR2a district, (1.48 acres), to allow a convenience store on a portion of the PUD that was approved for general retail, requested by Wamble and Associates, applicant, for Harold and Hermena Holigan, owners.

**Action: Deferred to the January 26, 2006, Commission meeting (7-0)**

- 27. 27-87-P-03**  
Creekside Trails, Phase 6  
Map 058-00, Parcel 207  
Subarea 3 (2003)  
District 1 - Brenda Gilmore

A request for final approval for phase 6 of the Planned Unit Development located along the north side of Cato Road and the west side of Briley Parkway, zoned RS15, (8.33 acres), to develop 30 single-family lots, requested by The Laine Company, applicant, for Tennessee Contractors owner.

**Action: Approved with conditions (7-0)**

- 28. 2003P-002G-02**  
Cobblestone Creek, Phase 2  
Map 041-00, Parcel 002  
Subarea 2 (1995)  
District 3 - Carolyn Baldwin Tucker

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

**Action: Approved with conditions (7-0)**

**29. 2003P-010U-07**

Jardin De Belle PUD (Belle Park)  
Map 130-13-A, Parcels 1-13, 15-35  
Subarea 7 (2000)  
District 34 - Lynn Williams

A request for revision to preliminary and final Planned Unit Development to revise tree preservation plan and approve mitigation plan for removed trees, zoned R8, located along the north side of Forrest Park Drive and along the west side of Page Road. Requested by Littlejohn Engineering Associates, applicant, for Jardin De Belle Development, LLC., owner.

**Action: Approved with conditions (7-0), including the landscape remediation and maintenance plan, as well as the appeal of the staff disapproval of the revised building footprint for lot 17.**

**30. 2003P-015U-05**

Sam Levy Homes (McNeilly Center for Children)  
Map 82-11, Parcel 041  
Subarea 5 (1994)  
District 5 - Pam Murray

A request to cancel a portion of a Planned Unit Development located at 400 Meridian Street, along the east side of Dickerson Pike, zoned RM20, (4.16 acres), requested by McNeilly Center for Children, applicant/owner.

**Action: Approved (7-0)**

**31. 2005UD-004-09**

Park Place Court  
Map 81-16, Parcels 626, 627, 628, 629, 630  
Subarea 9 (1997)  
District 19 - Ludye N. Wallace

A request for final approval for an Urban Design Overlay district located at the corner of Jackson Street and Warren Street, zoned RM20, (0.41 acres), to develop 8 units, requested by Dale and Associates, applicant, for Mitchell Pollard and Gregory Pollard, owners.

**Action: Approved with conditions (7-0)**

## **XV. MANDATORY REFERRALS**

### **32. 2005M-106U-05**

Map 61-11, Various Parcels  
Map 61-15, Various Parcels  
Subarea 8 (2002)  
District 8 (Hart)

A request to rename McIver Street, which runs from Burrus Street to Gallatin Pike, to "Hunters Meadow Lane," requested by Metro Public Works.

**Action: Approved, with recommendation to the Metro Council that first best option for the renamed street to be "Sunnymeade Drive" and the second best option to be "Hunters Meadow Lane" (7-0).**

## **XVI. OTHER BUSINESS**

### **33. Adoption of the Harding Town Center UDO Advisory Committee**

**Action: Approved (7-0)**

### **34. New Employee Contract for Mary Beth Stephens**

**Action: Approved (7-0)**

### **35. Adoption of Commission Policy for Interpretation of "Cluster Lot" Provisions of the Metro Code (Deferred from October 27, 2005, Planning Commission meeting)**

**Action: Approved (7-0)**

### **36. Grant Agreement between the State of Tennessee, Department of Transportation and Metropolitan Planning Commission of the Metropolitan Government of Nashville-Davidson County on behalf of the Nashville Area Metropolitan Planning Organization for Planning and Coordination Activities in the Unified Planning Work Program for FY 2006"**

**Action: Approved (7-0)**

### **37. Grant Agreement contract between the Metropolitan Government of Nashville and Davidson County and Walk Bike Nashville for \$46,569 to implement a Safe Routes to School Program and coordinate event promotions for the Music City Moves! program**

**Action: Approved (7-0)**

**38. 20056S-033U-03**

Villas on Trinity  
Map 071-06, Parcels 029, 072  
Subarea 3  
District 2 – Jamie Isabel

A request for final plat approval to create 4 lots located at the western end of Artic Avenue and the south side of Trinity Lane, approximately 680 feet west of Brick Church Pike (21.99 acres), zoned MUL, requested by American Affordable Homes LLC, owner, S & A Surveying, surveyor.

**Action: Approved with conditions (7-0)**

**39.** Announcement of rehearing for PUD #95-71-U-08, MetroCenter, Lot 1 (Crest Hummer Dealership), to permit the item to be considered as a revision and approval of final PUD rather as an amendment as approved by the Commission on November 10, 2005.

**40.** Executive Director Reports

**41.** Legislative Update

**XVI. ADJOURNMENT**

