



**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**

*March 23, 2006*

\*\*\*\*\*

*4:00 PM*

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

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**  
**Action: Adopted (6-0)**
- III. RECOGNITION OF COUNCILMEMBERS**
- IV. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  
**Action: Approved (7-0)**
- V. 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 (7-0)**

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

**PRELIMINARY SUBDIVISION PLATS**

**1. 2006S-068U-03**

Fairview Subdivision, Portion of Tract 8  
Map 069-08, Parcel Part of 001  
Subarea 3 (2003)  
District 1 - Brenda Gilmore

A request for final plat approval to create four lots located on the south side of West Hamilton Road, approximately 200 feet west of Clarksville Pike (1.85 acres), zoned RS15, requested by Vincent T. Scalf, owner, Hart Freeland & Roberts, surveyor.

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

**2. 2006S-096U-05**

Solon Court  
Map 083-04, Parcel 285  
Map 084-01, Parcel 022  
Subarea 5 (1994)  
District 7 - Erik Cole

A request for preliminary plat approval to create 12 lots located on the south side of Solon Drive, approximately 370 feet west of Rosebank Avenue (4.23 acres), zoned R10, requested by Curtis Stewart, owner, Dale & Associates, surveyor.

**Action: Deferred to the April 11, 2006, Planning Commission meeting (7-0)**

**PLANNED UNIT DEVELOPMENTS**

**3. 89P-003G-06**

Still Spring Ridge, Phase II  
Map 128, Parcel 156  
Subarea 6 (2003)  
District 22 - Eric Crafton

A request to revise the approved preliminary plan for a residential Planned Unit Development, located on the north east side of Hicks Road (unnumbered), classified RS20 (81.90 acres), to allow for a 12,000 sq. ft. Center for Jewish Awareness to replace a previously approved 10,000 square feet. private recreation facility, requested by Barge, Waggoner, Sumner and Cannon, applicant for Greater Middle Tennessee Development, owner.

**Action: Deferred to the April 11, 2006, Planning Commission meeting (7-0)**

## VII. PUBLIC HEARING: ZONING MAP AMENDMENTS

### ZONING MAP

#### 4. 2006SP-016U-08

The Courts of Germantown

Map 082-09, Parcel 312, 314, 315, 316, 317, 318, 319, 320

Subarea 8 (2002)

District 19 - Ludye N. Wallace

A request to change from IR to SP zoning property located at 1211, 1215, 1217, 1219, and 1229 4th Avenue North, 4th Avenue North (unnumbered) and 407 Monroe Street, (1.67 acres), to permit the development of 35 townhomes 1,661 square feet of retail and restaurant space, and a 920 square foot club house requested by Dale and Associates, for William Hunter, etux, C & D Safety Company, LLC, owners.

**Action: Deferred to the April 11, 2006, Planning Commission meeting (7-0)**

#### 5. 2006SP-022U-08

Map 082-09-J, Parcel 001, 002, 003, 008, 010, 400, 402, 404, 406, 408

Subarea 8 (2002)

District 19 - Ludye N. Wallace

A request to change from MUN to SP district property located at VanBuren Street (unnumbered) and 4th Avenue North (unnumbered), between 3rd and 5th Avenues North (2.3 acres), to permit the development of 11,934 square feet of general retail, general office, restaurant, and/or multifamily uses, 28 multifamily units, 28 townhouses, and 4 single family units, requested by Harry Lawrence of Lawrence Brothers, owner.

**Action: Approved with conditions (6-1), including that prior to final development plan approval, the plan be reviewed and approved by MDHA, and any MDHA conditions of approval be complied with on the final development plan.**

#### 6. 2006Z-043U-10

Map 093-13, Parcel 391, 392

Subarea 10 (2005)

District 19 - Ludye N. Wallace

A request to change from R6 to ORI zoning property located at 1512 and 1514 South Street, approximately 200 feet east of Music Square East (.78 acres), requested by Schatten Three Properties LLC, owner.

**Action: Disapproved (6-1)**

7. **2006SP-044U-12**  
Map 147-00, Parcel 014  
Subarea 12 (2004)  
District 26 - Greg Adkins

A request to change from OR20 to SP zoning property located at 350 Wallace Road, approximately 965 feet east of Nolensville Pike (1.45 acres), to permit a 3,000 square foot medical supply sales use, requested by Amir Roshanfar and Faryab Lohrasbi of At Home Medical Supplies LLC, owner.

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

8. **2006Z-045U-10**  
Map 172-00, Parcel 039  
Subarea 12 (2004)  
District 31 - Parker Toler

A request to change from AR2a to RS7.5 zoning property located at Mt. Pisgah Road (unnumbered), approximately 1,510 feet east of Christiansted Lane (.56 acres), requested by Dean Baxter, applicant, for Robert D. Vasquez, owner.

**Action: Deferred to the April 27, 2006, Planning Commission meeting (7-0)**

9. **2006SP-052U-05**  
Map 061-07, Parcel 049, 050, 051, 052  
Subarea 5 (1994)  
District 8 - Jason Hart

A request to change from RS7.5 and OL to SP district property located at 4601 and 4603 Gallatin Pike and Broadmoor Drive (unnumbered), northwest corner of Gallatin Pike and Broadmoor Drive (.84 acres), to permit 960 square feet of retail uses, a 531 square foot coffee shop use, and 1,109 square feet of retail storage uses at 4603 Gallatin Pike, the continuation of an existing single family residence at 4601 Gallatin Pike, and associated parking, requested by Jacque and James Shultz, Linda Smith, and R. V. Smith, owners.

**Action: Approved with conditions (7-0), including that prior to final site plan approval, all parking spaces proposed within 20' of public right-of-way shall be eliminated.**

## VIII. PRELIMINARY SUBDIVISION PLATS

### 10. 2006S-093U-10

Tyne Nell  
Map 145-02, Parcel 020  
Subarea 10 (2005)  
District 34 - Lynn Williams

A request for preliminary plat approval to create 4 lots located on the west side of Tyne Boulevard and the north side of Georgetown Court (5.0 acres), zoned R40, requested by James E. Nell, owner, Jesse Walker, surveyor.

**Action: Approved with conditions (7-0), including sidewalk variance and irregular shape lot variance.**

### 11. 2006S-108G-04

Cumberland Bend  
Map 034-14, Parcel 082, 083, 084  
043-02 005  
Subarea 4 (1998)  
District 9 - Jim Forkum

A request for preliminary plat approval to create 53 cluster lots at 1108 and 1110 Snow Avenue and Snow Avenue (unnumbered), approximately 685 feet east of Pierce Avenue (16.7 acres), zoned RS7.5, requested by Tyree General Contractors LLC, owner, Bruce Rainey & Associates, surveyor.

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

## IX. FINAL PLATS

### 12. 2006S-104U-10

Overton Hills, Resubdivision of lot 9 and part of lot 8  
Map 131-02-0-N, Parcel 001, 002, 003  
Subarea 10 (2005)  
District 25 - Jim Shulman

A request for final plat approval to create 2 lots located at 4211 Farrar Avenue (.44 acres), approximately 480 feet south of Overhill Drive, zoned RS7.5, requested by Castleman Partners, owner, Campbell, McRae & Associates Surveying, surveyor.

**Action: Approved with conditions (5-2), including the approval of an exception to lot comparability, and the elimination of condition #3 of the staff report.**

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

**13. 95-71-U-08**

MetroCenter, Lot 1 (Crest- Hummer Dealership)(Re-Hearing)  
Map 70-16, Parcel 017  
Map 081-04, Parcel 228  
Subarea 8 (2002)  
District 2 - Jamie D. Isabel, Sr.

A request to revise a portion of the preliminary and for final approval of the 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.

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

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

Century City  
Map 95, Parcel Part of 15 and 31  
Subarea 14 (2004)  
District 15 - J. B. Loring

A request to revise a portion of the preliminary and for final approval of a Commercial Planned Unit Development district located at 26 Century Boulevard, along the west side of Ermac Drive, zoned R8 and ORI, (3.49 acres), to permit the development of 234 surface parking spaces, requested by Civil Site Design Group, for G & I OCP, L.P., owner.

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

**15. 15-82-G-13**

Jackson Business Park (A to Z Office Supply)  
Map 175, Parcel 160  
Subarea 13 (2003)  
District 32 - Sam Coleman

A request to revise a portion of the preliminary and for final approval for a portion of a Commercial Planned Unit Development district located at Owen Drive, west of Old Hickory Boulevard, classified AR2a, (4.39 acres), to permit the addition of 3,136 square feet to the existing 33,614 retail/warehouse building, requested by Crouch Engineering for A to Z Office Resource, Inc, owner.

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

- 16. 151-82-G-06**  
Harpeth Springs Office Condos  
Map 141, Parcel 87  
Subarea 6 (2003)  
District 22 - Eric Crafton

A request to revise a portion of the preliminary and for final approval for a Commercial Planned Unit Development district located at 7978 Coley Davis Road, at Somerset Drive, classified CL, (1.90 acres), to permit a 3,000 square foot daycare center and a 4,500 square feet of dance studio, replacing 7,500 square feet of office uses, requested by Psalms 65, Unit I, LLC, owner/applicant.  
**Action: Deferred to the April 11, 2006, Planning Commission meeting (7-0)**

- 17. 2005P-003G-12**  
Delvin Downs  
Map 173-000, Parcel 107,184,189  
Subarea 12 (2004)  
District 31 - Parker Toler

A request for final approval for a Planned Unit Development district located at 1015 Barnes Road and Barnes Road (unnumbered), west of Standford Village Drive, classified AR2a and proposed for RS10, (50.26 acres), to permit 143 single-family lots, requested by Lose and Associates, for Delvin Downs Ventures, LLC, owners.  
**Action: Deferred to the April 11, 2006, Planning Commission meeting (7-0)**

**XI. OTHER BUSINESS**

- 18.** Extension to the Contract between Metro (on behalf of the MPO) and Parsons Brinckerhoff Quade and Douglas, Inc. for Southeast Corridor Alternative Analysis"  
**Action: Approved (7-0)**
- 19.** An amendment to the employee contract for Richard Bernhardt.  
**Action: Approved (7-0)**

**20.** Executive Director Reports

**21.** Legislative Update

**XII. ADJOURNMENT**

