



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Lindsley Hall  
800 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**

*July 13, 2006*

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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 JUNE 22, 2006 MINUTES**
- IV. CHAIRMAN'S COMMENTS**
- V. RECOGNITION OF COUNCILMEMBERS**
- VI. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- VII. 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.
- VIII. REQUEST TO AMEND THE BELLEVUE COMMUNITY PLAN: 2003 UPDATE**

**IX. REQUEST TO AMEND THE ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE**

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

**ZONING MAP AMENDMENTS**

**1. 2005SP-163U-08**

6<sup>th</sup> and Hume  
Map 082-09, Parcel 003  
Subarea 8 (2002)  
District 19 - Ludy N. Wallace

A request for final development plan approval to construct six 1,200 square foot townhouse units on six individual lots, located at 1600 6th Avenue North, at the northeast corner of 6th Avenue North and Hume Street (.24 acres), requested by Dale & Associates, applicant, for UP, LLC, owner.

**Staff Recommendation: Approve with conditions**

**2. 2006SP-007U-10**

Glen Echo  
Map 117-15, Parcels 061, 062, 063  
Subarea 10 (2005)  
District 25 - Jim Shulman

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

**Staff Recommendation: Defer until technical review has been completed by Metro Stormwater**

**3. 2006SP-081U-13**

Map 165-00, Parcels 073, 104, 105, 106, 130  
Map 176-00, 008, 041, part of 026  
Subarea 13 (2003)  
District 32 - Sam Coleman

A request to change from AR2a to SP zoning property located at 4334, 4374 and 4414 Maxwell Road and Maxwell Road (unnumbered) (77.3 acres), approximately 430 feet east of Flagstone Drive, to permit 328 single-family attached units and detached units, requested by Jerry Butler Builders LLC, for George & Michelle Averitt, W.E. Davenport & American Maintenance Systems, Robert N. Davenport and Delores P. Davenport, Robert N. Davenport et ux, Peggy Cropper, and Lawrence D. Davenport et ux, owners.

**Staff Recommendation: Approve with conditions**

## PLANNED UNIT DEVELOPMENTS

### 4. 2005P-030G-14

Ravenwood Community, Phase 1  
Map 085-00, Parcel 213  
Subarea 14 (2004)  
District14 - Harold White

A request for final approval for a phase of a residential Planned Unit Development located on the north side of Stones River Road (unnumbered), approximately 590 feet northwest of Lebanon Pike, classified RS10 (20.5 acres), to permit the development of 55 single-family lots, requested by Civil Site Design Group, applicant, for FWB Investments, owners.

**Staff Recommendation: Defer until technical review has been completed by Metro Stormwater**

## XI. PUBLIC HEARING: ZONING MAP AMENDMENTS

### 5. 2006Z-069G-12

Map 174-00, Parcel 091, 194  
Subarea 12 (2004)  
District 32 - Sam Coleman

A request to change from AR2a to RS15 zoning on property located at 5738 Cane Ridge Road and Cane Ridge Road (unnumbered), approximately 325 feet south of Blairfield Drive (19.27 acres), requested by Dale & Associates, applicant, for James R. Kieffer, Robert L. Kieffer, and Houston E. Hill, owners.

**Staff Recommendation: Approve with conditions**

### 6. 2006Z-101U-13

Map 163-00, Parcel 302  
Subarea 13 (2003)  
District 33 - David Briley

A request to change from AR2a to SCR zoning on property located at 5319 Mt. View Road, at the southeastern corner of Bell Road and Mt. View Road (12.88 acres), and located within a Planned Unit Development District, requested by CEI Engineering Associates, applicant, for Hickory Hollow Associates LLC, owner. (See also Proposal No. 79-81-G-13).

**Staff Recommendation: Approve**

7. **79-81-G-13**  
Bell Forge Commercial  
Map 163-00, Parcel 302-00  
Subarea 13 (2003)  
District 33 - David Briley
- A request to amend the preliminary plan for a Commercial Planned Unit Development district, located at the northwest intersection of Bell Road and Mt. View Road, zoned AR2a and proposed for SCR (12.88 acres), to permit the development of a fuel center with five pumps and a 266 square foot kiosk to be constructed within the existing parking lot, requested by CEI Engineering, applicant for Hickory Hollow Associates, LLC, owner.
- Staff Recommendation: Approve with conditions**
8. **2006Z-102U-11**  
Map 105-04, Parcel 172  
Map 105-04, Parcel 377  
Subarea 11 (1999)  
District 17- Ronnie E. Greer
- A request to change from IWD to MUL zoning on property located at 1243 Lewis Street and Lewis Street (unnumbered), approximately 275 feet south of N. Hill Street (.27 acres), requested by Nashville Restoration Project Inc., applicant, for Pluto Properties LLC & Saunders Company of North Florida, owners.
- Staff Recommendation: Approve**
9. **2006Z-104U-08**  
Map 092-11, Parcel 025, 027.01  
Map 092-07, Part of Parcel 341  
Subarea 8 (2002)  
District 21 - Edward Whitmore
- A request to change from OR20 to IR zoning on properties located at 2106 Clifton Avenue and 21st Avenue North (unnumbered), near the intersection of Clifton Avenue and 21st Avenue North (1.28 acres), requested by Ed Stevens, applicant, for Kimbro Equities, owner.
- Staff Recommendation: Disapprove**
10. **2006SP-105U-07**  
H & M Motors  
Map 105-07, Parcel 407  
Subarea 7 (2000)  
District 17 - Ronnie E. Greer
- A request to change from CS to SP zoning to permit "Automobile Sales Used", "Automobile Services", and all other uses allowed in the CS district, on property located at 1517 4th Avenue South, at the corner of 4th Avenue South and Mallory Street (.44 acres), requested by Tony Sarmadi, applicant, for Charles Cantrell, owner.
- Staff Recommendation: Approve with conditions**

11. **2006Z-106G-14**  
Map 098-00, Parcel 159  
Subarea 14 (2004)  
District 12 - Jim Gotto

A request to change from AR2a to RS15 zoning on property located at Earhart Road (unnumbered), approximately 2,000 feet north of John Hager Road (6.88 acres), requested by Dan Liles, applicant, for Chad I. Pearman Trustee, owner.

**Staff Recommendation: Approve**

12. **2006Z-107G-04**  
Map 042-04, Parcel 018  
Map 033-16, Parcel 143  
Subarea 4 (1998)  
District 10 - Rip Ryman

A request to change from RS20 and R10 to RM6 zoning on property located at 1019 Highland Circle and 1122 Apple Valley Circle, approximately 750 feet west of Hamblen Drive (5.62 acres), requested J and M Home Building, owner.

**Staff Recommendation: Disapprove**

13. **2006P-009G-04**  
Highland Condos  
Map 042-040, Parcel 018-00  
Map 033-160, Parcel 143-00  
Subarea 4 (1998)  
District 10 - Rip Ryman

A request for preliminary approval of a Residential Planned Unit Development district located at 1019 Highland Circle and 1122 Apple Valley Road, zoned RS20 and proposed for RM6, (5.62 acres) to permit the development of 31 multi-family units, requested by Dale and Associates, applicant for J and M Home Building, owner.

**Staff Recommendation: Disapprove**

14. **2006Z-110G-06**  
Map 114-00, Parcel 099  
Subarea 6 (2003)  
District 22 - Eric Crafton

A request to change from R20 to RM6 zoning on property located at Sawyer Brown Road (unnumbered), located immediately south of I-40 (7.88 acres), requested by Brian Burns, applicant, for Fred Williams et ux, owners.

**Staff Recommendation: Approve**

15. **2006P-011G-06**  
Cedar Place Townhomes  
Map 114-00, Parcel 099-00  
Subarea 6 (2003)  
District 22 - Eric Crafton

A request for preliminary approval of a Residential Planned Unit Development district, located on the west side of Sawyer Brown Road (unnumbered), zoned R20 and proposed for RM6 (7.88 acres), to allow for the development of 30 townhomes, requested by Dale and Associates, applicant for Fred Williams, owner.

**Staff Recommendation: Approve with conditions**

16. **2006Z-111U-12**  
Map171-00, Parcels 002, 004, 005, 015, 098, 107, 111, 130  
Subarea 10 (2005)  
Districts 31 - Parker Toler and 34 Lynn Williams

A request to change from CS to MUL zoning on properties bounded by Old Hickory Boulevard, Franklin Pike, Wilson Pike, and Frierson Street (7.38 acres), requested by the Metro Planning Department, applicant, for Franklin & Old Hickory LLC et al, Investors Towne Center Partners L.P., Madge Iris Formosa Trust, Brentwood Boardwalk LLC, Brentwood Office Building LLC, United States Postal Service, B. F. Maxey Jr. et ux, B. F. and Linda L. Maxey, owners. (See also UDO Proposal No. 2006-001U-10).

**Staff Recommendation: Approve with associated Brentwood Town Center UDO**

17. **2006UD-001U-12**  
Metro Brentwood Town Center UDO  
Map 171, Parcel 002, 004, 005, 015, 098, 107, 111, 130  
Subarea 12 (2004)  
District 31 - Parker Toler and 34 Lynn Williams

A request to apply an Urban Design Overlay zoning district to properties located at 799 Old Hickory Boulevard, 100 and 101 Franklin Pike, 8000 and 8011 Brooks Chapel Road, 116 Wilson Pike Circle, 130 Frierson Street and Frierson Street (unnumbered), south of Old Hickory Boulevard, and east of Interstate 65 (7.38 acres), to establish uniform design standards to support a pedestrian oriented town center, requested by the Metropolitan Planning Department, applicant for Brentwood Office Building, LLC, U.S. Postal Service, Maxey, B.F., et ux., Investors Towne Center Partners, L.P., Madge Iris Formosa Trust, and Brentwood Boardwalk, LLC, owners.

**Staff Recommendation: Approve with conditions**

**18. 2006SP-112G-12**

Carter Property  
Map180-00, Parcel Part of 052  
Subarea 12 (2004)  
District 31 - Parker Toler

A request to change from AR2a to SP zoning on property located at 6419 Pettus Road, at the end of Autumn Crossing Way (28.99 acres), to permit 61 single-family lots and 45 multi-family units, requested by Centex Homes, applicant, for William Robert Carter and James Phillip Carter, owners.

**Staff Recommendation: Defer until the Fire Marshal's comments are addressed**

**19. 2006Z-113G-12**

Map181-00, Parcel 046  
Subarea 12 (2004)  
District 31 - Parker Toler

A request to change from AR2a to RM15 and MUL zoning on property located at 6640 Nolensville Pike, approximately 1,000 feet northwest of Concord Hills Drive (12.8 acres), requested by John Werne, applicant, for Shabbir and Zarina Bahora, owners. (See also Proposal No. 111-83-G)

**Staff Recommendation: Disapprove**

**20. 111-83-G-12**

Beverly Hill Motel  
Map 181, Parcel Part of 46  
Subarea 12 (2004)  
District 31 - Parker Toler

A request to cancel a Commercial Planned Unit Development district located at 6640 Nolensville Pike, approximately 700 feet south of Autumn Oaks Drive, classified AR2a and proposed for MUL, (3.36 acres), approved for a 16 unit motel and a 3,000 square foot restaurant, requested by John Werne, applicant, for Shabbir and Zarina Bahora, owners.

**Staff Recommendation: Disapprove**

**21. 2006SP-114U-10**

West End Summit

Map 092-12, Parcels 447, 450, 451, 452, 455, 457,458, 459, 460, 461, 462

Subarea 10 (2005)

District 19 - Ludy N. Wallace

A request to change from CF to SP zoning on property located at 112 and 108 17th Avenue North, 1600, 1612, 1616 and 1618 West End Avenue, and 121 and 125 16th Avenue North, located between 16th Avenue North, West End Avenue, 17th Avenue North, and Hayes Street (3.93 acres), to establish a maximum building height of 400 feet and built-to lines for a mixed-used building complying with all other provisions of the MUI zoning district, requested by Littlejohn Engineering Associates, applicant, for Alex Palmer and Alex S. Palmer & Company, owners.

**Staff Recommendation: Approve with conditions**

**22. 2006Z-116U-12**

Map 160-08, Parcel 046, 048

Map 160-08, Parcel A 010.00 Co

Map 160-00, Parcel 123

Subarea 12 (2004)

District 26 - Greg Adkins

A request to change from R40 to RS20 zoning on properties located at 501 Broadwell Drive, Trousdale Drive (unnumbered) and Hill Road (unnumbered), south of the intersection of Broadwell Drive and Trousdale Drive (4.42 acres), requested by Michael Yates, applicant, for Michael and Sharon Yates, and Dixon L. Northcutt et ux, owners.

**Staff Recommendation: Approve**

**23. 2006SP-117G-12**

Spencer Crossing SP

Map 181-00, Parcels 079, 080, 081

Subarea 12 (2004)

District 31 - Parker Toler

A request to change from AR2a to SP zoning to permit 110 dwelling units (17 single-family homes and SP (93 attached units) on properties located at 6380 and 6390 Pettus Road and Pettus Road (unnumbered), approximately 1,600 feet northeast of Nolensville Pike (11.2 acres), requested by Michael D. Morris, applicant, for Michael D. Morris, Mary Anne Morris, Robert J. Morris, and Carrie A. Morris, owners.

**Staff Recommendation: Approve with conditions**



**24. 2006SP-122G-12**

Clover Glen  
Map 182-00, Parcels 065, 066, 096  
Subarea 12 (2004)  
District 31 - Parker Toler

A request to change from AR2a to SP zoning to permit 292 residential units on properties located at 13545, 13555, and 13563 Old Hickory Boulevard, approximately 1,400 feet west of Cane Ridge Road (83.51 acres), requested by Lose & Associates, applicant, and David Smith and Sally Smith, owners.

**Staff Recommendation: Approve with conditions**

**25. 2006Z-124G-02**

Maps 091, 146, Parcel Part Of 129  
Subarea 2 (1995)  
District 3 - Carolyn Baldwin Tucker

A request to change from RS20 to RS7.5 (78.12 acres) and RM9 (22.53 acres) zoning on properties located at 3474 and 3500 Brick Church Pike, and Brick Church Pike (unnumbered), located between Interstate 24 and Brick Church Pike, (100.65 acres), requested by Centex Homes, for Thomas F. Cone, owner. (See also Proposal No. 2006P-013G-02).

**Staff Recommendation: Approve with conditions**

**26. 2006P-013G-02**

Cone Property PUD  
Map 050, Parcels 091, 146, Part Of 129  
Subarea 2 (1995)  
District 3 - Carolyn Baldwin Tucker

A request for preliminary approval for a Planned Unit Development district located at 3474 and 3500 Brick Church Pike, and Brick Church Pike (unnumbered), located along between Interstate 24 and Brick Church Pike, (100.65 acres), zoned RS20 and proposed for RS7.5 and RM9 zoning, to permit 143 townhomes and 276 single-family lots, requested by Centex Homes, for Thomas F. Cone, owner. (See also Zone Change Proposal No. 2006Z-124G-02).

**Staff Recommendation: Approve with conditions**

**27. 2006Z-127T**

BL2006-1116

An Ordinance amending Title 17 of the Metropolitan Code, Zoning Regulations, by amending Section 17.32.050 to prohibit certain temporary signs on Metropolitan Government property, all of which is more particularly described herein.

**Staff Recommendation: Disapprove**

## **XII. CONCEPT PLANS**

### **28. 2006S-163G-14**

Towering Oaks  
Map 098-00, Parcel 170  
Map 109-00, Parcel 141  
Subarea 14 (2004)  
District 12 - Jim Gotto

A request for a concept plan to create 74 lots on property located at 5568 South New Hope Road and 1465 Stewarts Ferry Pike, approximately 1,800 feet east of Old Hickory Boulevard (29.4 acres), zoned RS15, requested by Towering Oaks Development Group LLC, owner, Batson & Associates, engineer/surveyor.

**Staff Recommendation: Approve with conditions**

### **29. 2006S-236G-14**

Lakeside Meadows  
Map 110-00, Parcels 70, 72, 73  
Subarea 14 (2004)  
District - Jim Gotto

A request for a concept plan to create 108 lots on property located at 4646 and 4652 Hessey Road and 3547 Earhart Road, at the southeast corner of Hessey Road and Earhart Road (53.89 acres), zoned RS15, requested by B&P Developments, Inc, owner, Weatherford & Associates, surveyor.

**Staff Recommendation: Approve with conditions**

## **XIII. FINAL PLATS**

### **30. 2006S-222G-10**

Foster Subdivision  
Map 159-00, Parcel 056  
Subarea 10 (2005)  
District 34 - Lynn Williams

A request for final plat approval to create 2 lots on property located at 1140 Oman Drive, northeast corner of Granny White Pike and Oman Drive (1.91 acres), zoned R40, requested by Linda H. Johnston and Larry R. Foster, Trustees, owners, LandDesign Surveying Inc., surveyor.

**Staff Recommendation: Approve with conditions, including a lot comparability exception**

#### **XIV. PLANNED UNIT DEVELOPMENTS AND SPECIFIC PLANS**

**31. 53-84-U-12**

Rose Monte, Phase 2  
Map 161, Parcel 093  
Subarea 12 (2004)  
District 31 - Parker Toler

A request for final plan approval of Phase II of the Residential Planned Unit Development district located along the west side of Zermatt Avenue, zoned RM15, (8.96 acres), to develop 72 townhomes, requested by Wamble and Associates for J2K Builders, LLC, owner.

**Staff Recommendation: Approve with conditions**

**32. 24-85-P-13**

Weatherly Ridge Apartments (Forest View North, Phase1)  
Map 149, Parcel 189  
Subarea 13 (2003)  
District 29 - Vivian Wilhoite

A request to revise a portion of the preliminary plan of the Residential Planned Unit Development district located on the south side of Anderson Road, and north of Murfreesboro Pike (19.37 acres), zoned R10, to permit the development of 240 garden apartments, replacing 264 multi-family units (216 apartments and 48 townhomes) as approved in the preliminary plan, requested by Fisher & Arnold, Inc., for John E. Cain, III, owner.

**Staff Recommendation: Approve with conditions**

**33. 93P-010G-12**

Lenox Creekside, (Formerly Sugar Valley)  
Map 181-00, Parcel Part of 244  
Subarea 12 (2004)  
District 31 - Parker Toler

A request to revise a portion of the preliminary and for final approval for a portion of a Residential Planned Unit Development district located east of Nolensville Road (unnumbered), classified R20, (13.2 acres) to permit the development of 140 multi-family units, requested by Anderson Delk and Associates, applicant for Lenox Creekside, LLC, owner.

**Staff Recommendation: Approve with conditions**

**34. 99P-004U-10**

Estes Glen  
Map 116-12, Parcel 102  
Subarea 10 (2005)  
District 34 - Lynn Williams

A request to amend the preliminary plan for the Planned Unit Development located at 3806 Estes Road, south of Elder Place, classified R10, (2.67 acres), to permit 8 single-family lots, requested by Barge Cauthen and Associates, for Broadway Properties, Inc., owner.

**Staff Recommendation: Approve with conditions**

**35. 2004P-013G-12**

Mill Creek Towne Centre (Formerly Legg Development Co.), Starbucks Coffee  
Map 181, Parcel 253-00  
Subarea 12 (2004)  
District 31 - Parker Toler

A request to revise the approved preliminary plan, and for final approval for a Commercial Planned Unit Development district located at 6680 Nolensville Pike, zoned SCC (0.6 acres), to permit the development of a 1,873 square foot coffee shop, requested by Perry Engineering, LLC, applicant for Legg Investments - Nolensville, LLC, owner.

**Staff Recommendation: Approve with conditions**

**36. 2006P-007G-12**

Cane Ridge Estates  
Map 174, Parcel 075  
Subarea 12 (2004)  
District 32 - Sam Coleman

A request for preliminary approval for a Planned Unit Development located at Pettus Road (unnumbered), at the end of Bison Court, classified AR2a and proposed for RS10, (10.00 acres), to permit the development of 31 single-family lots, requested by Dale and Associates, for R.J. Rentals, owner.

**Staff Recommendation: Approve with conditions**

**37. 2005P-025U-13**

Jeric Commercial PUD  
Map 149, Parcel 200  
Subarea 13 (2003)  
District 33 - David Briley

A request for final approval for a commercial Planned Unit Development located on the west side of Bell Road, west of Murfreesboro Pike (1.06 acres), classified CS, to permit the development of a 5,301 Sq. Ft. car wash, requested by Tim Polston, applicants, for Dirty Car Wash, LLCI, owner.

**Staff Recommendation: Approve with conditions**

- 38. 2003UD-003U-13**  
Ridgeview UDO, Phase 1  
Map 163, Parcel 122-00  
Subarea 13 (2003)  
District 33 - David Briley

A request for final approval for a portion of a mixed-use Urban Design Overlay district located on the east side of Bell Road (unnumbered), zoned RM9 and MUL (29.5 acres), to allow for the development of 150 single-family lots, requested by Dale and Associates, applicant for Ridgeview Heights, LLC, owner.

**Staff Recommendation: Approve with conditions**

**XV. OTHER BUSINESS**

- 39.** Development Application Processing Policy
- 40.** Amended employee contracts for Ann Hammond and Jeff Lawrence
- 41.** Correction to May 11, 2006 Minutes
- 42.** Executive Director Reports
- 43.** Legislative Update

**XVI. ADJOURNMENT**

