



**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
Phil Ponder, Vice Chairman	Victor Tyler
Stewart Clifton	James McLean
Judy Cummings	Councilman J. B. Loring
Tonya Jones	

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

August 10, 2006

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF JULY 13, 2006 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. A REQUEST TO AMEND THE PLAN FOR SUBAREA 8: THE NORTH NASHVILLE COMMUNITY: 2002 UPDATE, METROCENTER - NORTH RHODES PARK DETAILED NEIGHBORHOOD DESIGN PLAN, TO GO FROM MIXED USE IN COMMUNITY CENTER TO COMMERCIAL IN COMMUNITY CENTER POLICY FOR APPROXIMATELY 10.37 ACRES FOR PROPERTY LOCATED BETWEEN METROCENTER BOULEVARD, DOMINICAN DRIVE, AND I-65

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

ZONING MAP AMENDMENTS

1. 2006SP-007U-10

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

A request for final development plan approval for properties 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.

2. 2006Z-101U-13

Map 163-00, Parcel 302
Subarea 13 (2003)
Council 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 (0.67 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

3. 79-81-G-13

Bell Forge Commercial
Map 163-00, Parcel 302-00
Subarea 13 (2003)
Council 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 (0.67 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

4. 2006Z-102U-11

Map 105-04, Parcel 172

Map 105-04, Parcel 377

Subarea 11 (1999)

Council District 17- Ronnie E. Greer

A request to change from IWD to MUL zoning on properties 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

5. 2006SP-105U-07

H & M Motors

Map 105-07, Parcel 407

Subarea 7 (2000)

Council District 17 - Ronnie E. Greer

A request to change from CS to SP zoning to permit "Automobile Sales Used", "Automobile Services", and approval of the final development plan 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

6. 2006Z-124G-02

Map 050, Parcels 091, 146, Part Of 129

Subarea 2 (1995)

Council 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

7. 2006P-013G-02

Cone Property PUD

Map 050, Parcels 091, 146, Part Of 129

Subarea 2 (1995)

Council 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

PLANNED UNIT DEVELOPMENTS

8. 2005P-030G-14

Ravenwood Community, Phase 1
Map 085-00, Parcel 213
Subarea 14 (2004)
Council District 14 - 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: Approve with conditions

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

9. 2004SP-090G-12

Kingsport Estates
Map 174-00, Parcel 006
Subarea 12 (2004)
Council District 32 - Sam Coleman

A request to change from AR2a to SP zoning on property located at 5748 Pettus Road, on the west side of Preston Road, (41.44 acres) to permit 72 single-family lots, requested by E. Roberts Alley & Associates, Inc., applicant for Martha S. Wisener, owner.

Staff Recommendation: Defer until Public Works approves the associated access study.

10. 2006Z-008U-08

Map 081-12, Parcel 328, 329
Subarea 8 (2002)
Council District 19 - Ludye N. Wallace

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

Staff Recommendation: Disapprove

11. 2006SP-067G-06

Jones Property
Map 126-00, Parcel 085
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to change from AR2a to SP zoning to establish design guidelines for development complying with all other provisions of the RM4 zoning district, property located at 7874 McCrory Lane, approximately 1,850 feet south of Highway 70 (36.2 acres), requested by John G. Jones, owner.

Staff Recommendation: Approve with conditions

12. 2006SP-075U-08

Taylor Place
Map 081-12, Parcel 441
Subarea 8 (2002)
Council District 19 - Ludye N. Wallace

A request to change from R6 to SP zoning to permit 5 single-family homes on property located at 1329 7th Avenue North, southwest corner of 7th Avenue North and Taylor Street (.18 acres), requested by Ed Swinger, owner.

Staff Recommendation: Disapprove. Site plan is insufficient.

13. 2006SP-108U-08

Metrocenter Auto Facility
Map 081-04, Parcels 084, 085, 086, 087, 088, 089,
090, 091, 092, 093, 098, 099, 100, 101, 102, 103, 104,
105, 106, 107
Map 081-04, Parcels 111, 113, 114, 122, 123, 124, 125
Subarea 8 (2002)
Council District 2 - Jamie D. Isabel, Sr.

A request to change from MUL and R6 to SP zoning various properties bounded by Metrocenter Boulevard, Dominican Drive, and Clay Street (4.96 acres), to permit a new automobile sales and service complex with two buildings totaling 32,225 square feet, requested by Barge Cauthen & Assoc. Inc., applicant, for Metrocenter Properties Inc., CB & J Properties LLC, South Central Bell Telephone Co., Felix Wade et ux, and Strickland Enterprises, owners.

Staff Recommendation: If the associated North Nashville Community Plan is amended, then staff recommends approval with conditions.

14. 2006SP-119U-08

4th Avenue

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

Subarea 8 (2002)

Council District 19 - Ludye N. Wallace

A request to change from IR to SP zoning on properties located at 1211, 1215, 1217, 1219 and 1229 4th Avenue N., 4th Avenue N. (unnumbered), and 407 Monroe Street, located at the southwest corner of 4th Avenue N. & Monroe Street (1.64 acres), to permit the development of 38 units and 2,775 square feet of commercial space, requested by Joel A. Smith, owner, LandDesign Inc., surveyor.

Staff Recommendation: Approve with conditions

15. 2006Z-126U-10

Map 132-05, Parcel 103

Subarea 10 (2005)

Council District 25 - Jim Shulman

A request to change from RS20 to R20 zoning on property located at 4304 Gray Oaks Drive, at the southeast corner of Gray Oaks Drive and Audubon Road (.5 acres), requested by Councilmember Jim Shulman, applicant for Margaret Anne Schaefer, owner.

Staff Recommendation: Approve

16. 2006Z-128U-13

Map 163-00, Parcel 227

Subarea 13 (2003)

Council District 32 - Sam Coleman

A request to change from SCR to MUL zoning on property located at 5222 Hickory Hollow Parkway, located at the northeast corner of Hickory Hollow Parkway and Hickory Hollow Place (2.04 acres), and located within a Planned Unit Development District, requested by Abundant Life Christian Center, owner. (See also PUD Proposal No. 1-74-P).

Staff Recommendation: Approve

17. 1-74-U-13

Hickory Hollow Mall (Abundant Life Ministries)

Map 163, Parcel 227

Subarea 13 (2003)

Council District 32 - Sam Coleman

A request to amend the Commercial Planned Unit Development district located at 5222 Hickory Hollow Parkway, zoned SCR and proposed for MUL, 92.04 acres, to permit a religious institution use in the existing building, replacing a retail use, requested by Abundant Life Christian Center, applicant/owner.

Staff Recommendation: Approve with conditions

- 18. 2006SP-129U-09**
Stoilovich Residence
Map 082-09, Parcel 029
Subarea 9 (1997)
Council District 19 - Ludye N. Wallace

A request to change from R6 to SP zoning and approval of a final development plan for property located at 1314 7th Avenue North, approximately 300 feet south of Taylor Street (.14 acres), to permit an existing single-family home and an accessory dwelling unit above an existing attached garage, requested by Mario and Genevieve Stoilovich, owner/applicant.

Staff Recommendation: Approve with conditions

- 19. 2006Z-130G-06**
Map 155-00, Parcel 267
Subarea 6 (2003)
Council District 35 - Charlie Tygard

A request to change from AR2a to RM15 zoning on property located at 8921 Collins Road, approximately 275 feet west of Collinswood Drive (2.5 acres), requested by A.W. Chaffin, applicant, for A.W. Chaffin, Edna L. Chaffin, R.S. Chaffin, Melissa L. Chaffin, Don Einwag, and Sherrill D. Einwag, owners.

Staff Recommendation: Disapprove

- 20. 2006Z-131U-11**
Map 105-04, Part of Parcel 330
Subarea 11 (1999)
Council District 17 - Ronnie E. Greer

A request to change from IWD and ORI to ORI (1.4 acres) and MUG (3.0 acres) zoning on a portion of property located at 75 Lester Avenue, approximately 550 west of Elm Hill Pike, requested by RM Plan Group Inc., for Trevecca Nazarene University & College Hill, owner.

Staff Recommendation: Approve

- 21. 2006Z-132U-08**
Map 082-09, Parcel 096, 097, 098, 099
Subarea 8 (2002)
Council District 19 - Ludye N. Wallace

A request to change from IR to MUN zoning on properties located at 1409, 1411, and 1413 4th Avenue North and 4th Avenue North (unnumbered), located at the southwest corner of 4th Avenue North and Van Buren Street (.79 acres), requested by Core Development LLC, owner.

Staff Recommendation: Approve, with the condition that the applicant obtain approval from MDHA's Design Review Board prior to building permit application.

- 22. 2006SP-134G-01**
Family Foundation Fund
Map 021-00, Parcel 059
Subarea 1 (2003)
Council District 1 - Brenda Gilmore
A request to change from AR2a and RS40 to SP zoning to permit a two-family dwelling unit to be used as a boarding house on property located at 6483 Clarksville Pike, approximately 850 feet west of Old Clarksville Pike (7.0 acres), requested by SSOE Inc, applicant for Family Foundation Fund, owner.
Staff Recommendation: Approve

- 23. 2006Z-136U-14**
Map 096-09, Portion of Parcel 074
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request to change from R10 to OR20 zoning on a portion of property located at 410 Donelson Pike, at the northwest corner of Donelson Pike and Lakeland Drive (1.5 acres), requested by Frank Batson Homes, applicant, for Van Grizzard, owner.
Staff Recommendation: Disapprove

- 24. 2006Z-137U-09**
Map 081-16, Parcels 539, 540, 541, 542
Subarea 9 (1997)
Council District 19 - Ludye N. Wallace

A request to change from RS3.75 to RM20 property located at 1107, 1109 and 1111 Meharry Boulevard and 1020 Morrison Street, on the southeast corner of Meharry Boulevard and Morrison Street (0.6 acres), requested by Brian Sanders, applicant for Jessie C. Smith, Jesse and Shirley Betty, Julius Pritchett, and Nashville Housing Properties LLC, owners.
Staff Recommendation: Disapprove

X. CONCEPT PLANS

- 25. 2006S-181G-14**
Pleasant Pointe
Map 121-00, Parcels 078, 257
Subarea 14 (2004)
Council District 13 - Carl Burch

A request to revise the previously approved preliminary plat to create 26 lots on property located at 1420 Pleasant Hill Road and Bell Road (unnumbered), approximately 365 feet south of Pulley Road (12.64 acres), zoned R15, requested by Carillon Village Partnership, owner, Civil Site Design Group, surveyor.
Staff Recommendation: Approve, with conditions

26. **2006S-231U-03**
Nocturne Village
Map 070-03, Parcels 006, 007
Map 070-07, Parcels 062, 063
Subarea 3 (2003)
Council District 2 - Jamie D. Isabel, Sr.

A request for concept plan approval to create 35 lots on properties located at 869 West Trinity Lane, West Trinity Lane (unnumbered), Walker Lane (unnumbered), Overall Street (unnumbered), north of the intersection of West Trinity Lane and Roy Street (13.20 acres), zoned RS7.5 and RS20, requested by Florine Holt, owner, and McKinney Engineering, engineer and surveyor.

Staff Recommendation: Approve, with conditions

27. **2006S-244U-05**
Maplewood Heights Final Plat Of
Resubdivision, Lots 147&148
Map 061-10, Parcels 56, 57
Subarea 5 (1994)
Council District 8 - Jason Hart

A request for concept and final plat approval to create 3 lots on properties located at 4017 and 4019 Edwards Avenue, approximately 475 feet south of Virginia (1.42 acres), zoned RS15, requested by Rickey and Linda McBride, owners, Tommy E. Walker RLS, surveyor.

Staff Recommendation: Approve with conditions, disapproval of sidewalk variance request.

XI. FINAL PLATS

28. **2006S-251A-07**
Jocelyn Manor Lot 22, Second Revision
Map 116-13-D, Parcels 022
Subarea 7 (2000)
Council District 23 - Adam Dread

A request for final plat approval to adjust the recorded side setback from 35 feet to 10 feet to accommodate an addition to an existing house at 249 Cargile Lane, approximately 630 feet north of Allens Place (0.38 acres), zoned RS20, requested by Jack and Kay Goodrum, owners.

Staff Recommendation: Disapprove

- 29. 2006S-262U-10**
Holshouser Property
Map 116-16, Parcel 065
Subarea 10 (2005)
Council District 34 - Lynn Williams

A request for final plat approval to create 2 lots on property located at 3907 Estes Road, approximately 390 feet south of Abbott Martin Road(1.69 acres), zoned RS20, requested by John and Sandra Holshouser, owners, Weatherford & Associates, surveyor.

Staff Recommendation: Disapprove

- 30. 2006S-264U-10**
3810 Woodlawn Drive Subdivision
Map 117-01, Parcel 001
Subarea 10 (2005)
Council District 24 - John Summers

A request for final plat approval to create 2 lots on property located at 500 Wilson Boulevard, approximately 300 feet north of Woodlawn Drive (1.03 acres), zoned R20, requested by Michael E. and Teresa A. Buckles, owners, Campbell McRae & Associates, surveyor.

Staff Recommendation: Approve with conditions, including that the lots be restricted to single-family only.

XII. PLANNED UNIT DEVELOPMENTS (revisions)

- 31. 69-82-U-12**
Cotton Lane Townhomes
Map 147-11, Parcel 137
Subarea 12 (2004)
Council District 27 - Randy Foster

A request to amend the preliminary plan for a Residential Planned Unit Development district located at Cotton Lane (unnumbered), along the north side of Northcrest Drive, at the southern terminus of Cotton Lane, zoned RM9, (2.39 acres), to permit 21 townhomes, requested by Batson and Associates for David Lipscomb University, trustee.

Staff Recommendation: Approve with conditions

32. **24-85-P-13**
Forest View North
Map 149, Parcel 189
Subarea 13 (2003)
Council District 29 - Vivian Wilhoite

A request to cancel a portion of a Residential Planned Unit Development district located at 2788 Murfreesboro Pike, along the north side of Murfreesboro Pike, zoned R10, (19.37 acres), to cancel a portion of the plan approved for 240 multi-family units, requested by Councilmember Vivian Wilhoite, and owned by John E. Cain, III.

Staff Recommendation: Disapprove

33. **84-87-P-13**
Crossing At Hickory Hollow (American Health Properties, Inc)
Map 163, Parcel 346
Subarea 13 (2003)
Council District 32 - Sam Coleman

A request to revise the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development district located along the west side of Crossings Boulevard, east of I-24, zoned R10, (11.68 acres), to permit allow for an 122,400 square foot distributive business and wholesale use, replacing the existing retail use, requested by American Health Properties, for 5720 Properties, LLC, owner.

Staff Recommendation: Approve

34. **2005P-018G-12**
Preston Estates PUD
Map 174-00, Part of Parcel 13
Subarea 12 (2004)
Council District 32 - Sam Coleman

A request for final approval for a portion of a Planned Unit Development district located at the southeast corner of Pettus and Preston Road, (1.05 acres), zoned RS15, to develop 2 single-family lots, requested by Ingram Civil Engineering, engineer, Charlie Paul and Sons Development, owner.

Staff Recommendation: Approve with conditions

35. **2005P-025U-13**
Jeric Commercial PUD
Map 149, Part of Parcel 200
Subarea 13 (2003)
Council 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, LLC, owner.

Staff Recommendation: Approve with conditions

XIII. OTHER BUSINESS

38. Agreed Order Settling McMurray Drive Homeowners Association vs. Metro Government lawsuit
36. Executive Director Reports
37. Legislative Update

XIV. ADJOURNMENT

