



**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 24, 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 AUGUST 10, 2006 MINUTES**  
**Action: Approved (8-0)**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  
**Action: Approved (8-0)**
- 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 (9-0)**

**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  
(Deferred from August 10, 2006)**

**Action: Approved (9-0)**

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

**ZONING MAP AMENDMENTS**

**1. 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.

**Action: Approved with conditions (9-0)**

**2. 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 6,236 square foot building to be use as a boarding house for children and all other uses allowed in the AR2a district 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.

**Action: Approved with conditions (9-0)**

## CONCEPT PLANS

3. **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

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.

**Action: Approved with conditions (7-2)**

## FINAL PLATS

4. **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.

**Action: Deferred to the September 14, 2006, Planning Commission meeting (9-0)**

## IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

5. **2006Z-030U-13**  
Map 162-00, Parcel 025  
Subarea 13 (2003)  
Council District 28 - Jason Alexander

A request to change from AR2a to CS district property located at Una Antioch Pike (unnumbered), northeast corner of Una Antioch Pike and Goodwin Drive (.23 acres), requested by James A. Rust and Mitchell Whitson et ux, owners.

**Action: Deferred to the September 28, 2006, Planning Commission meeting (9-0)**

6. **2006SP-135U-08**  
Clifton Avenue Townhomes  
Map 091-12, Parcels 197, 198  
Subarea 8 (2002)  
Council District 21 - Edward Whitmore

A request to change from RS5 to SP zoning property located at 711 and 713 40th Avenue North, at the southwest corner of Clifton Avenue and 40th Avenue North (.54 acres), to permit the development of 10 townhomes, requested by Marcus Buckner, applicant, for Southeast Real Estate Development, owner.

**Action: Approved with conditions, including move the units to 40th Avenue to provide a strong street frontage on 40th Avenue, and access parking through the alley (9-0)**

7. **2006Z-138U-10**  
Map 104-08, Parcels 233, 234, 235  
Subarea 10 (2005)  
Council District 19 - Ludy N. Wallace

A request to change from OR20 to ORI property located at 1226, 1302 and 1304 16th Avenue South, located at the corner of Horton Avenue and 16th Avenue South (0.74 acres), requested by Kelly Lewis, applicant for the International English Institute Foundation, owner.

**Action: Disapproved (9-0)**

8. **2006Z-139U-10**  
Map 130-08, Various Parcels  
Map 131-01, Various Parcels  
Map 131-05, Various Parcels  
Subarea 10 (2005)  
Council District 34 - Lynn Williams

A request to change from R20 to RS20 zoning various properties located south of Hobbs Road on Lindawood Drive, Colewood Drive, Castleman Drive, Trimble Court, Trimble Road, Wallace Lane and LaVista Drive (101.39 acres), requested by Councilmember Lynn Williams for various property owners.

**Action: Approved (9-0)**

**9. 2006Z-140U-10**

Map 117-02, Various Parcels  
Map 117-06, Various Parcels  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request to change from R10 to RS10 zoning various properties located south of Sharondale Drive on 22nd Avenue South (10.41 acres), requested by Councilmember Jim Shulman for various property owners.

**Action: Deferred to the September 28, 2006, Planning Commission meeting (9-0)**

**10. 2006Z-143U-10**

Map 117-09, Various Parcels  
Map 117-13, Various Parcels  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request to change from R20 to RS20 zoning various properties located east of Hilldale Drive on Sugartree Road, Sugartree Place, and Kenway Road (31.25 acres), requested by Councilmember Jim Shulman for various property owners.

**Action: Deferred to the September 28, 2006, Planning Commission meeting (9-0)**

**11. 2006Z-144U-10**

Map 131-12, Various Parcels  
Map 132-09, Parcel 023  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request to change from R40 to RS40 zoning various properties located north of Battery Lane, approximately 230 west of Lealand Drive (5.71 acres), requested by Councilmember Jim Shulman for various property owners.

**Action: Deferred to the September 28, 2006, Planning Commission meeting (9-0)**

**12. 2006Z-146T**

An ordinance to amend the definition of "family" to include a group of not more than eight unrelated persons being treated for drug and/or alcohol abuse or dependency. Introduced by Councilman Rip Ryman.

**Action: Approved (9-0)**

**13. 2006Z-148T**

An Ordinance amending Section 17.40.120 of Title 17 of the Metropolitan Code, Zoning Regulations, to require all modifications of planned unit developments enacted prior to 1998 that would result in a change in land use or development type beyond that permitted by the specific underlying zoning district be approved by the Metropolitan Council. Introduced by Councilmember Vivian Wilhoite.

**Action: Disapproved (9-0)**

**14. 2006Z-149T**

An ordinance amending Section 17.40.740 of Title 17 of the Metropolitan Code, Zoning Regulations, to allow Members of Council to waive the zoning application fee for rezoning property from a mixed-use district to a residential district. Introduced by Councilman Eric Crafton.

**Action: No official position on the bill (9-0)**

**X. CONCEPT PLANS**

**15. 2006S-116G-06**

Westbrook Pointe  
Map 126-00, Parcel 028  
Subarea 6 (2003)  
Council District 35 - Charlie Tygard

A request for concept plan approval to create 78 lots at 8840 Highway 70, approximately 1,120 feet east of McCrory Lane (32.25 acres), zoned RS15, requested by AGH Venture, owner, Leslie S. Newman, applicant, Civil Site Design, surveyor.

**Action: Approved with conditions, including Public Works conditions, and the following condition will replace staff condition # 3 in the current staff report: Grading permits shall not be issued on this property until this plat has final approval. Prior to final plat approval grading plans must be submitted to planning staff for review. Grading plans must demonstrate that detention will not negatively impact trees on the site. If plans do not demonstrate adequate tree protection, then the plan shall be revised removing detention from within the 100 year floodplain. (9-0).**

**16. 2006S-270U-13**

Legends Drive Subdivision  
Map 150-00, Parcels 078, 079, 080, 168  
Subarea 6 (2003)  
Council District 33 - David Briley

A request for concept plan approval to create 43 lots (39 single-family and 4 duplex lots) on property located at 6235 and 6247 Mt. View Road and Mt. View Road (unnumbered), approximately 800 feet east of Belle Oaks Drive (11.68 acres), zoned R10 and RS10, requested by M. Travis Dukes and Carlos W. Ritchie, owners, Dale & Associates, surveyor.

**Action: Approve with conditions, including a condition removing duplexes from the plan, a condition that construction traffic shall enter the site from Mt. View Road only, and no grading permits be issued prior to the applicant submitting a**

**geotechnical study to Metro Planning and Metro Stormwater. If the study identifies more sinkholes than what was shown on the Concept Plan, the applicant must revise the layout so that no roads or lots are over sinkholes. The Planning Commission must approve the revision to the plan if duplexes are included back onto the plat at final or if additional sinkholes are discovered with the Geotechnical study. (8-1).**

**XI. FINAL PLATS**

**17. 2006S-256U-05**

Resub. Of Part Of Lot 86 On The Map Of Haynie's Central Park Plan  
Map 094-05, Parcel 015  
Map 094-05, Parcel 016  
Subarea 5 (1994)  
Council District 6 - Mike Jameson

A request for final plat approval to create 5 lots on property located on 107 South 11th Street and Ozark Street (unnumbered), approximately 415 feet west of South 12th Street (0.73 acres), zoned RS5, requested by Janet Mcrae and Michele Davis, owners, Mark Devendorf, surveyor.

**Action: Approve with conditions, including the elimination of conditions #1 (5-3)**

**18. 2006S-258G-04**

Lots 5, 6 & 7 Crestview Estates  
Map 043-05, Parcel 074  
Map 043-05, Parcel 075  
Map 043-05, Parcel 076  
Subarea 4 (1998)  
Council District 9 - Jim Forkum

A request for final plat approval to create 6 lots on various properties located at Brooks Avenue (unnumbered), approximately 485 feet north of Roosevelt Avenue (1.08 acres), zoned RS7.5, requested by Matt Manson, owner, Tommy Walker, surveyor.

**Action: Approve (9-0)**

**19. 2006S-273G-02**

Blair Manor  
Map 033-07, Parcel 005  
Subarea 2 (1995)  
Council District 10 – Rip Ryman

A request for final plat approval to create 1 lot on property located at Agee Road (unnumbered), approximately 330 feet east of Appletree Road (0.49 acres), zoned RS20, requested by Joseph A. Dorang, owner, C & K Surveyors, surveyor.

**Action: Defer Indefinitely (9-0)**

- 20. 2006S-279U-10**  
Russwood Heights, Lot 17 and 17A  
Map 131-01, Parcel 096  
Subarea 10 (2005)  
Council District 34 - Lynn Williams

A request for final plat approval to create 2 lots on property located at 3421 Trimble Road, approximately 525 feet north of Colewood Drive (1.49 acres), zoned R20, requested by Jon and Jordan Lee Peterson, owners, Ragan Smith Associates, surveyor.

**Action: Defer Indefinitely (9-0)**

## **XII. PLANNED UNIT DEVELOPMENTS (revisions)**

- 21. 88P-020G-04**  
Woods of Neeley's Bend, Phase 3 (Formerly Pawnee Trail)  
Map 063-020, Parcel 137  
Subarea 4 (1998)  
Council District 9 - Jim Forkum

A request for final approval for Phase Three of the residential Planned Unit Development district located east of Comanche Run, and, west of Pawnee Trail, classified RS15 district, (10.85 acres), to permit the development of 36 single-family cluster lots, requested by Bruce Rainey and Associates, for M. R. Stokes, owner.

**Action: Approve with conditions (9-0)**

- 22. 97P-036U-05**  
The Parks at Riverwood (Formerly Riverwood Riding Academy)  
Map 073-05, Parcels 022, 140, 149  
Map 073-09, Parcels 003, 004, 064, 065  
Map 072-12, Parcel 315  
Subarea 5 (1994)  
Council District 7- Erik Cole

A request for revision to the preliminary, and final approval for a Residential Planned Unit Development located on the east and west side of Cooper Lane, classified RS10 and RM9 (59.13 acres), to permit the development of 38 townhomes, and 106 single-family lots, requested by Ragan Smith and Associates, applicant for Rusty Hyneman, owner.

**Action: Approve with conditions (9-0)**



**23. 2005P-010G-02**

Nashville Commons Final PUD

Map 050-00, Parcels 049, 049.01, 050, 051, 052, 053, 140

Map 050-00, Part of Parcel 045, Part of Parcel 047, Part of Parcel 047.01

Subarea 2 (1995)

Council District 3 – Walter Hunt

A request to revise the preliminary plan and for final approval for a portion of a Planned Unit Development district located along the west side of Dickerson Pike, north of Doverside Drive, (125.71 acres), classified SCR, IWD, and RS7.5, to permit 718,079 square feet of retail and restaurant uses in the overall PUD, and for Final PUD approval for 640,679 square feet of retail and restaurant uses, requested by Gresham Smith and Partners, applicant for Sallie R. Hicks Family LLC, Bandy, Carolene and Alice Cranford, Pegasus Properties, and Jenkins Properties L.P. and Jack Jenkins, owners.

**Action: Approve with conditions (9-0)**

**24. 2005P-017G-06**

Shoppes on the Harpeth

Map 155, Parcels 114, 116, 116.02,

Map 156, Parcels 27, 27.01 And 27.02

Subarea 6 (2003)

Council District 35 - Charlie Tygard

A request to revise the preliminary approval for a planned unit development (10.57 Acres), located between Harding Pike and Highway 100 (7751, 8042, 8050, and 8100 Highway 100, and 7821, 7749, and 7751 Old Harding Pike) classified CL, to permit one bank totaling 4,100 square feet, three restaurants totaling 9,400 square feet, and 39,000 square feet of retail, requested by Dale & Associates, applicant for Tampa Bay Briarwood Associates, property owner.

**Action: Approve with conditions, including Public Works revised conditions of approval (9-0)**

**25. 2005P-027U-05**

Home Depot

Map 061-00, Parcels 009, 009.01, 046

Map 061-03, Parcels 072, 073, 074, 075, 076, 077, 078, 078.01

Subarea 5 (1994)

Council District 4 - Michael Craddock

A request for final approval for a Commercial Planned Unit Development district to be located along the west side of Gallatin Pike and along the north side of Joyce Lane, (15.72 acres), classified SCR, to permit the development of a 135,347 square foot retail building, and two 3,600 square foot restaurant outparcels, requested by Kroeger Real Estate, applicant, for Robert N. Moore Jr. and Millard V. Oakley, owners.

**Action: Approve with conditions (9-0)**

**XIII. MANDATORY REFERRALS**

- 26. 2006M-074U-12**  
Sign at Linbar Dr. for Smoke 'N' Save  
Map 134-13, Parcel 201  
Subarea 12 (2004)  
District 30 -Michael Kerstetter

A request to encroach on a public right-of-way to install a 2 pole sign, located at 4900 Linbar Drive, requested by Civil Resource Consultants for TM Investments, LLC for Smoke 'N' Save.

**Action: Disapprove (8-0)**

**XII. OTHER BUSINESS**

- 27.** Employee Contract Renewal for David Kline and a New Employee Contract for Carrie R. Logan.

**Action: Approve (9-0)**

- 28.** Executive Director Reports

- 29.** Legislative Update

**XIV. ADJOURNMENT**

