

**Revised**



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Metro Office Building  
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	Eileen Beehan, representing Mayor Bill Purcell

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*January 25, 2007*

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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 DECEMBER 14, 2006, MINUTES AND JANUARY 11, 2007, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. OTHER BUSINESS : REHEARING**

**1. 2006S-316U-07**

Boyce Subdivision  
Map 103-03, Parcel 200  
Subarea 7 (2000)  
Council District 24 - John Summers

A request for final plat approval to create 2 lots on property located at 146 51st Avenue North, approximately 200 feet south of Wyoming Avenue (0.23 acres), zoned RS7.5, requested by May B. Smith Boyce et vir, owners, H & H Land Surveying, surveyor.

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

**ZONING MAP AMENDMENTS**

**2. 2005SP-099U-10**

Stammer Parke Specific Plan (Final SP)  
Map 131-02, Parcels 039, 040, 041, 042  
Subarea 10 (2005)  
Council District 34 -Lynn Williams

A request for Final Development Plan approval to permit 16 attached units located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, 2200 Castleman Drive, (2.34 acres), zoned SP, requested by Gresham, Smith & Partners, applicant, for Haury & Smith Contractors Inc., owners.

**STAFF RECOMMENDATION: Approve with conditions**

**PLANNED UNIT DEVELOPMENTS**

**3. 189-73-G-14**

Central Pike Medical Office Building  
Map 086-00, Parcel 341  
Subarea 14 (2004)  
Council District 14 - Harold White

A request to amend a portion of a residential Planned Unit Development located on the south side of Central Pike, west of I-40, classified MUL, and proposed for the development of 35,200 Sq. Ft. of medical office, replacing 31,920 Sq. Ft. of office and retail space, requested by PBJ Engineering Design Development, LLC, applicant, for Merry Land Holdings, LLC, owner.

**STAFF RECOMMENDATION: Disapprove**

**IX. PUBLIC HEARING:  
ZONING MAP AMENDMENTS**

**4. 2005SP-139G-12**

Cambridge Park at Barnes Road  
Map 173-00, Parcel 005  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request to change from AR2a to SP zoning property located at 1160 Barnes Road, approximately 1,380 feet east of Barnes Cove Drive (19.33 acres), to permit the development of 77 single-family homes, requested by Ragan-Smith & Associates, applicant, for Hickory Holdings LLC, owner.

**STAFF RECOMMENDATION: Approve with Public Works revised conditions**

**5. 2006Z-198G-03**

Map 040-00, Part of Parcel 204  
Subarea 3 (2003)  
Council District 3 - Walter Hunt

A request to change from R15 to CS zoning a portion of property located at Whites Creek Pike (unnumbered), approximately 190 feet south of Knight Drive (.11 acres), requested by Margie Binkley,

**STAFF RECOMMENDATION: Approve**

**6. 2007Z-001T**

Council Bill BL2006-1290  
Repeal Automobile Use Bill

A request to repeal Ordinance No. BL2006-972, which made certain automobile repair, services, and sales uses permitted only within the (SP) district, requested by Councilmember John Summers.

**STAFF RECOMMENDATION: Disapprove**

**7. 2007Z-002U-14**

Map 095-09, Parcel 030  
Subarea 14 (2004)  
Council District 15 - J. B. Loring

A request to change from RS10 to ON zoning property located at 1909 Lebanon Pike, at the southwest corner of Lebanon Pike and Gayland Court (0.82 acres), requested by Mark A. Ellmore, Jr., owner.

**STAFF RECOMMENDATION: Disapprove**

8. **2007Z-003U-10**  
Map 117-13, Parcel 064  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request to change from RS20 to RS10 zoning property located at 3715 Sugartree Place, approximately 190 feet north of Abbott Martin Road (0.48 acres), requested by Dale & Associates, applicant, for Sugartree Properties, owner.

**STAFF RECOMMENDATION: Disapprove**

9. **2007SP-007G-06**  
Cedar Place Townhomes  
Map 114-00, Parcel 099  
Subarea 6 (2003)  
Council District 22 - Eric Crafton

A request to change from R20 to SP zoning property located at Sawyer Brown Road (unnumbered), opposite Williamsburg Court (7.8 acres), to permit the development of 32 townhomes, requested by Dale & Associates, applicant, for Signature Partnership LLC, owner.

**STAFF RECOMMENDATION: Approve 31 units with conditions, but disapprove if 32 units**

10. **2007Z-010G-04**  
Map 043-09, Part of Parcel 261, 269, 270, 271  
Subarea 4 (1998)  
Council District 9 - Jim Forkum

A request to change from RS7.5 to CS zoning properties located at 106 Gallatin Pike and Vera Street (unnumbered), at the southern end of Vera Street (0.24 acres), requested by Ragan-Smith Associates, applicant, for Madison Church of Christ, owner.

**STAFF RECOMMENDATION: Approve**

11. **2007Z-011U-03**  
Map 059-00, Parcel 192, 193  
Subarea 3 (2003)  
Council District 2 - Jamie D. Isabel, Sr.

A request to change from CS to IWD zoning properties located at 2810 and 2818 Whites Creek Pike, approximately 830 feet north of Revels Drive (4.47 acres), requested by Kenneth H. and Helena Morgan, owners.

**STAFF RECOMMENDATION: Disapprove**

**12. 2007SP-013G-13**

Creekway Garden Center  
Map 175-00, Parcel 072  
Subarea 13 (2003)  
Council District 32 - Sam Coleman

A request to change from AR2a to SP zoning property located at 4088 Murfreesboro Pike, approximately 2,680 feet south of Old Hickory Boulevard (3.4 acres), to permit the development of a Landscape Sales/Garden Center to include two 1,000 square foot green houses, a 1,290 square foot of office space, a 860 square foot warehouse, and a 500 square foot car garage, requested by Dale & Associates, applicant, for Mohammad Reza Shams, owner.

**STAFF RECOMMENDATION: Disapprove**

**13. 2007SP-015U-10**

18th & Wedgewood Avenue SP  
Map 104-08, Parcel 263  
Subarea 10 (2005)  
Council District 19 - Ludye N. Wallace

A request to change from RM40 to SP zoning on property located at 1700 18th Avenue South, northeast corner of 18th Avenue South and Wedgewood Avenue (.54 acres), to permit 38 multi-family condominium units, requested by Barge, Waggoner, Sumner & Cannon, applicant, for Nashville Property Managers LLP, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**14. 2007SP-019U-14**

North Lake Townhomes  
Map 096-00, Parcels 059, 060  
Subarea 14 (2004)  
Council District 14 - Harold White

A request to change from CS to SP zoning property located at 541 and 551 Stewarts Ferry Pike, approximately 1,130 feet west of Lauer Drive (4.57 acres), to permit the development of 20 townhomes and 4,000 square feet of warehouse space, requested by Dale & Associates, applicant, for North Lake Partners, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**15. 2007Z-020U-02**

Map 050-00, Parcels 021, 021.01, 145  
Subarea 2 (2006)  
Council District 3 - Walter Hunt

A request to change from CS to IWD zoning properties located at 3720 Brick Church Pike and Briley Park Boulevard South (unnumbered), on the west side of Brick Church Pike north of Briley Parkway (24.09 acres), requested by Thompson Power, applicant, for Brick Church Limited Partnership, owner

**STAFF RECOMMENDATION: Disapprove**

**X. FINAL PLATS**

**16. 2006S-371U-07**

Jocelyn Hills, Section 1  
Map 129-06, Parcels 010, 011, 050, 051, 057  
Map 129-02, Parcel 045  
Subarea 7 (2000)  
Council District 23 - Emily Evans

A request for final plat approval to create eight lots on various properties located at 200 Baskin Drive, Baskin Drive (unnumbered) and Clearbrook Drive (unnumbered), between the southern end of Baskin Drive and the northern end of Clearbrook Drive (22.05 acres), zoned RS40, requested by W. Allen Cargile, owner, Campbell McRae & Associates, surveyor.

**STAFF RECOMMENDATION: Defer unless signatures are obtained from all affected parties prior to the Planning Commission Meeting. If signatures are obtained, then the recommendation is to approve with conditions as a concept plan. If the signatures are not obtained and the applicant does not wish to defer, then staff recommends disapproval.**

**17. 2007S-015U-05**

Maplewood Heights, Resub. Lots 5 and 6  
Map 061-14, Parcels 049, 050  
Subarea 5 (1994)  
Council District 8 - Jason Hart

A request to create four lots at 3815 and 3821 Saunders Avenue, approximately 400 feet north of Saunders Court (1.42 acres), zoned RS15, requested by Jerri D. Lesueur, owner, complete surveying services, surveyor.

**STAFF RECOMMENDATION: Disapprove**

**18. 2007S-017A-10**

Wellesley Trace, Sec. 3, Lot 11  
Map 117-06-0-A, Parcel 009  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request to amend the side setback from 20 feet to 6 feet at 2930 Wellesley Trace (unit 11-A), approximately 140 feet north of Golf Club Lane, zoned RS10, requested by Martha R. Brown, owner.

**STAFF RECOMMENDATION: Disapprove**

**XI. REVISIONS AND FINAL SITE PLANS**

**19. 201-69-G-12**

Starpoint  
Map 183-00, Parcel 009, 036  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request to revise a portion of the preliminary plan for a commercial Planned Unit Development located at 13105 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Muci Drive, classified CS (5.0 acres), to permit the development of 74,250 square feet of hotel space and 12,500 square feet of retail space, requested by Lukens Engineering applicant, for Byron Bush, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**20. 28-79-G-13**

Hickory Highlands PUD Cancellation  
Map 163-02-0-A, Part of Parcels 046, 047, 048, 054, 055, 056, 057  
Map 163-02-0-A, Part of Parcels 058, 062, 063, 64, 065, All of Parcel 080  
Subarea 13 (2003)  
Council District 28 - Jason Alexander

A request to cancel a portion of a Residential Planned Unit Development on properties located at 5208, 5212 and 5216 Rockridge Court, Ballard Court (unnumbered), 5304 and 5309 Ballard Court, Highlander Drive (unnumbered), and 5196 Highlander Drive (3.83 acres), requested by Metro Planning., applicant, for Jerry Butler Builders LLC, owner.

**STAFF RECOMMENDATION: Approve**

**21. 53-86-P-04**

Nissan of Rivergate  
Map 034-09, Parcel 025, 181  
Subarea 4 (1998)  
Council District 10 - Rip Ryman

A request to revise the preliminary plan and for final approval for a portion of a Planned Unit Development located at 1550 Gallatin Pike, on the west side of Gallatin Pike north of Altus Avenue, classified R6 (8.91 acres), to permit the addition of 3,500 square foot service bay and a drive-thru canopy, requested by Warren and Associates, applicant for JAS Realty Company, owner.

**STAFF RECOMMENDATION: Approve with conditions**

22. **89-87-P-03**  
Chateau Valley, Phases VI & VII  
Map 070-03, Parcel 001  
Subarea 3 (2003)  
Council District 2 - Jamie D. Isabel, Sr.

A request for final approval for Phases Six and Seven of the Residential Planned Unit Development located on Cumberland Cove Drive, Cumberland Cove Court, and William Bailey Drive north of Stokers Lane, classified RS15, (10.6 acres), to permit the development of 37 single family lots, requested by Ragan-Smith and Associates, applicant, for Chateau Associates LLC, owner.

**STAFF RECOMMENDATION: Approve with conditions**

## **XII. OTHER BUSINESS**

23. Correction to Planning Commission Minutes of June 22, 2006
24. An amended employee contract for Ryan Latimer
25. Employee contract renewal for Jason Swaggart
26. Contract for Professional Services between Metropolitan Planning Commission and Pictometry, Inc. for certain aerial photography, viewing software services and associated licenses.
27. Executive Director Reports
28. Legislative Update

## **XIII. ADJOURNMENT**

