



**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**

*February 8, 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 JANUARY 25, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING**

**FINAL PLATS**

**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.

**STAFF RECOMMENDATION: Disapprove**

**2. 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 (20.42 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.**

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

**3. 2006SP-007U-10**

Glen Echo (Amendment #1)  
Map 117-15, Parcel 060  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request to amend the SP district for property located at 1749 Glen Echo Road, southeast corner of Glen Echo Road and Hillmont Drive (.97 acres), to add .97 acres for 4 additional single-family homes and a stormwater detention facility for a total of 16 single-family homes on 4.04 acres, requested by Bob Haley, applicant/owner.

**STAFF RECOMMENDATION: Approve with conditions**

**4. 2006SP-187G-01**

Eatons Creek  
Map 022-01, Parcel 003  
Map 021-04, Part of Parcel 010  
Subarea 1 (2003)  
Council District 1 - Brenda Gilmore

A request to change from RS40 to SP zoning property located at Eatons Creek Road (unnumbered) and a portion of property located at Binkley Road (unnumbered), approximately 1,700 feet north of Old Clarksville Pike (3.53 acres), to permit the development of 14 attached residential units, requested by Joe N. Smith, owner.

**STAFF RECOMMENDATION: Disapprove**

**5. 2007Z-025G-01**

Map 022-00, Parcel 029  
Subarea 1 (2003)  
Council District 1 - Brenda Gilmore

A request to change from RS40 to CL zoning property located at 7194 Whites Creek Pike, approximately 875 feet north of Union Hill Road (1.25 acres), requested by Charles Harvison, owner.

**STAFF RECOMMENDATION: Disapprove**

**IX. CONCEPT PLANS**

**6. 2007S-023G-02**

Village By The Creek, Section 10  
Map 050-00, Parcel 026  
Subarea 2 (2006)  
Council District 3 - Walter Hunt

A request for concept plan approval to create 56 lots on property located at 3449 Brick Church Pike, on a future extension of Village Trail (15.6 acres), zoned R10, requested by Earheart Realty & Construction Company Inc., owner, MEC Inc., surveyor.

**STAFF RECOMMENDATION: Approve with conditions**

**7. 2007S-024U-10**

Cook Subdivision  
Map 131-03, Parcel 153,154  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request for concept plan approval to create 4 lots on properties located at 1701 and 1703 Shackelford Road, at the northwest corner of Shackelford Road and Belmont Park Terrace (1.11 acres), zoned R10, requested by Adex Corporation and Camellia Petty, owners, John Kohl & Company surveyor.

**STAFF RECOMMENDATION: Disapprove as submitted, but approve 3 lots (2 single-family lots and one duplex lot)**

**X. FINAL PLATS**

**8. 2007S-005G-04**

Mark D. Morris Subdivision  
Map 043-06, Parcel 104  
Subarea 4 (1998)  
Council District 9 - Jim Forkum

A request for final plat approval to create 2 lots on property located at 314 Nix Drive, approximately 160 feet south of Anderson Lane (0.50 acres), zoned RS7.5, requested by C&K Surveyors, applicant, for Mark D. Morris et ux, owners.

**STAFF RECOMMENDATION: Approve**

9. **2007S-020A-10**  
Cherokee Park Subdivision Amendment  
Map 103-12, Parcel 141  
Subarea 10 (2005)  
Council District 24 - John Summers

A request to amend the side setback from 20 feet to 10 feet at 200 Lauderdale Road, at the northeast corner of Lauderdale Road and Valley Road, zoned R8 and located within the Cherokee Park Neighborhood Conservation Overlay, requested by W&M Properties, owner.

**STAFF RECOMMENDATION: Approve**

10. **2007S-021A-10**  
Battlefield Estates: Sec. 2, Lot 1  
Map 118-10, Parcel 011  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request to amend the front setback from 100 feet to 45 feet at 838 Sutton Hill Road, approximately 170 feet west of McNairy Lane, zoned R10, requested by Schallen, Inc., owner.

**STAFF RECOMMENDATION: Disapprove**

11. **2007S-022U-05**  
Maplewood Home Tract, Resub. Lot 72  
Map 061-14, Parcels 133, 134  
Subarea 5 (1994)  
Council District 8 - Jason Hart

A request for final plat approval to create 3 lots on properties located at 3800 and 3802 Burrus Street, at the northeast corner of Gillock Street and Burrus Street (0.66 acres), zoned RS7.5, requested by Mark Devendorf, applicant, for Jonathan and Ava Mire and Margaret and Scott Thomas, owners.

**STAFF RECOMMENDATION: Approve with conditions**

## XI. REVISIONS AND FINAL DEVELOPMENT PLANS

12. **199-73-G-13**  
Peterbilt  
Map 148-00, Parcel 034  
Subarea 13 (2003)  
Council District 28 - Jason Alexander

A request to revise the preliminary plan and for final approval for a portion of a Planned Unit Development located at 115 Haywood Lane, classified CL, (7.91 acres), to permit the construction of a 2,110 square foot addition, requested by Honeycutt Engineering, applicant, for Geneva Nashville RE, LLC, owner.

**STAFF RECOMMENDATION: Approve with conditions**

13. **155-74-G-14**  
Larchwood Commercial (Comfort Suites)  
Map 097-13, Parcel 040  
Subarea 14 (2004)  
Council District 14 - Harold White

A request to revise the preliminary plan and for final approval for a portion of a commercial Planned Unit Development located at 3431 Percy Priest Drive, classified CL district (1.2 acres) for a 45,136 square foot hotel/motel use previously approved for 39,360 square feet, requested by PBJ Engineering Design, LLC, applicant for Atul Gordhan and Shanabhai Patel, owners.

**STAFF RECOMMENDATION: Approve with conditions**

## **XII. MANDATORY REFERRALS**

- 2006M-188U-08**  
Map 92-6, Parcel 559  
Subarea 8 (2002)  
Council District 21- Whitmore

A request for the abandonment of a portion of Booker Street right-of-way and utility easement, located along the northwest property line between 27th Avenue North and Alley #933, requested by Choice Investments, LLC.

**STAFF RECOMMENDATION: Disapprove**

## **XIII. OTHER BUSINESS**

14. A new employee contract for Nedra Jones.
15. Executive Director Reports
16. Legislative Update

## **XIII. ADJOURNMENT**

