



**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**

*March 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 FEBRUARY 22, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. 2007S-027U-10**

Lealand Hall  
Map 132-01, Parcels 030, 031  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request to revise the preliminary and for final plat approval to create 10 lots on properties located at 4109 and 4115 Lealand Lane, approximately 480 feet north of Outer Drive (3.41 acres), zoned RS10, requested by MEC, Inc, applicant, for Nashville Property Managers LP, owner.

**STAFF RECOMMENDATION: Disapprove**

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

**2. 2006Z-197G-14**

Map 086-00, Parcel 042  
Subarea 14 (2004)  
Council District 12 - Jim Gotto

A request to change from RS15 to RS10 zoning property located at Old Lebanon Dirt Road (unnumbered), approximately 1,200 feet east of Jacksons Valley Place (18.24 acres), requested by Platinum Development International Inc., owner.

**STAFF RECOMMENDATION: Approve**

**3. 2007Z-031G-03**

Map 057-00, Parcels 059, 060  
Subarea 3 (2003)  
Council District 1 - Brenda Gilmore

A request to change from AR2a to RS15 zoning properties located at 4515 and 4525 Cato Road, approximately 1,580 feet west of Briley Parkway (33.1 acres), requested by Batson & Associates, applicant, for Andrew May, J.L. May, and E.M. Stern, owners.

**STAFF RECOMMENDATION: Approve**

4. **2007Z-036G-06**  
Map 142-07, Parcel 014  
Subarea 6 (2003)  
Council District 22 - Eric Crafton

A request to change from RS15 to RM20 zoning property located at 7320 Highway 70 South, approximately 730 feet east of Cross Timbers Drive (0.6 acres), requested by Cynthia L. Darby, owner.

**STAFF RECOMMENDATION: Disapprove**

5. **2007Z-039U-07**  
Map 102-08, Parcel 031  
Subarea 7 (2000)  
Council District 24 - John Summers

A request to change from R40 to CS zoning property located at 6505 Charlotte Pike, approximately 260 feet north of Hillwood Boulevard (0.48 acres), requested by Aquaterra Engineering, applicant, for James Dotson, Jr. and Patricia Miller, owners.

**STAFF RECOMMENDATION: Approve**

6. **2007Z-041U-10**  
Map 118-06, Parcel 162  
Subarea 10 (2005)  
Council District 17 - Ronnie E. Greer

A request to change from SCC to MUL zoning property located at Gale Lane (unnumbered), approximately 660 feet west of Franklin Pike Circle (6.95 acres) and within a Planned Unit Development district, requested by Barge, Waggoner, Sumner and Cannon, applicant, for L5 Development LLC, owner.

**STAFF RECOMMENDATION: Approve**

7. **89P-022U-10**  
Melrose Shopping Center  
Map 118-06, Parcel 162  
Subarea 10 (2005)  
Council District 17 - Ronnie E. Greer

A request to amend a portion of the Commercial (General) Planned Unit Development located abutting the west margin of Franklin Pike, north of Gale Lane, classified SCC and proposed for MUL, (6.95 acres) to permit 33 detached townhomes, 5 flats over retail, 58 detached single family townhomes, and 4,200 square feet of retail and restaurant uses where 40,000 square feet of retail was approved, requested by Barge, Waggoner, Sumner and Cannon, applicant, for L5 Development LLC, owner.

**STAFF RECOMMENDATION: Approve with conditions**

8. **2007SP-043U-10**  
Pinnacle Automotive SP  
Map 105-10, Parcel 297  
Subarea 10 (2005)  
Council District 17 - Ronnie E. Greer

A request to change from CS to SP zoning to permit "Automobile Sales, Used" on property located at 2100 8th Avenue South, at the southeast corner of 8th Avenue South and Benton Avenue (0.42 acres), requested by Harold Thompson Architecture, applicant, for Mary Anderson, owner.

**STAFF RECOMMENDATION: Disapprove**

## IX. CONCEPT PLANS

9. **2007S-035U-12**  
Turners Retreat  
Map 160-00, Parcel 022  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request for concept plan approval to create 9 lots on property located at 775 Hill Road, approximately 1,110 feet east of Franklin Pike Circle (9.83 acres), zoned R40, requested by Reece Turner et ux, owners, Dale & Associates, surveyor.

**STAFF RECOMMENDATION: Approve with conditions, including the request for a sidewalk variance along the property frontage of Hill Road.**

10. **2007S-040G-04**  
Providence Pass  
Map 043-15 Parcel 133  
Subarea 4 (1998)  
Council District 9 - Jim Forkum

A request for concept plan approval to create 6 lots at the northwest corner of New Providence Pass and Larkin Springs Road (1.75 acres), zoned RS10, requested by TCMC Madison-Portland, Inc., owner, Dale & Associates, surveyor.

**STAFF RECOMMENDATION: Approve with conditions**

## X. FINAL PLATS

11. **2007S-037U-14**  
Dewey Subdivision  
Map 073-11, Parcels 111, 113, 114  
Subarea 14 (2004)  
Council District 15 - J. B. Loring

A request for final plat approval to create 6 lots on properties located at 2246, 2247, and 2251 Cabin Hill Road, approximately 465 feet south of Fairbrook Drive (7.03 acres), zoned RS15, requested by Delle Land Surveying, applicant, for Steve W. Pedigo, owner.

**STAFF RECOMMENDATION: Disapprove**

**12. 2007S-041U-14**

Gaylord Entertainment Co., 2nd Rev., Unified Plat of Subdivision  
Map 073-00, Parcel 033  
Subarea 14 (2004)  
Council District 15 - J. B. Loring

A request to create 8 lots from one lot (Lot 2) as part of a unified plat of subdivision for the Opryland and Opry Mills properties, zoned Commercial Attraction (CA) and Office/Residential (OR20) requested by Opryland Attractions Inc., owner, Barge, Waggoner, Sumner and Cannon, surveyor.

**STAFF RECOMMENDATION: Approve with conditions**

**XI. REVISIONS AND FINAL DEVELOPMENT PLANS**

**13. 84-87-P-13**

Crossings at Hickory Hollow - Bobcat of Nashville  
Map 174-00, Parcel 224  
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 at Crossings Boulevard (unnumbered), approximately 1,250 feet west of Old Franklin Road, (4.51 acres), to permit the development of a 16,079, square foot heavy equipment sales and service center, requested by Littlejohn Engineering Services, for Crews Crossings LLC, owner.

**STAFF RECOMMENDATION: Disapprove unless Stormwater has approved or conditionally approved the technical review prior to the Planning Commission meeting. If Stormwater comments are received prior to the meeting and the recommendation is for approval or conditional approval, then staff can recommend approval.**

**14. 98P-003G-06**

Bellevue Professional Park Lot 3 (Waterford Assisted Living)  
Map 142-00, Parcel 012  
Subarea 6 (2003)  
Council District 22 - Eric Crafton

A request to amend the approved preliminary plan for a Planned Unit Development district located at 8118 B Sawyer Brown Road, approximately 350 feet south of Esterbrook Drive, to permit a 14,200 square foot addition and 20 additional units for an existing Assisted Living Unit, requested by Dale & Associates, applicant, for Prime Quest LLC, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**15. 2005P-010G-02**

Nashville Commons at Skyline  
Map 050-00, Parcels 049, 049.01, 050, 051, 052,  
Map 053, Parcel 140, Part of Parcels 045, 047 and 047.01  
Subarea 2 (2006)  
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 reduce the area for Store 1 as identified on the last approved final plan (8/24/06) from 217,211 square feet to 184,109 square feet, and the over all PUD development from 718,079 square feet to 684,977 square feet, 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.

**STAFF RECOMMENDATION: Approve with conditions**

**16. 2005P-030G-14**

Ravenwood  
Map 085-00, Parcel 018, 007, 213  
Subarea 14 (2004)  
Council District 14 - Harold White

A request to revise a portion of the preliminary plan for a Residential Planned Unit Development located at 1014 Stones River Drive, at the northwest corner of Lebanon Pike and Stones River Road, classified RM20, RM6 and RS10 (9.61 acres), to revise the main access point from Hickory Hills Lane to Lebanon Pike, requested by Civil Site Design Group, applicant, for Gilbert Stroud Merritt III, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**17. 2004UD-002G-14**

Villages of Riverwood (Hoggett Ford and  
Dodson Chapel Roadway Improvements)  
Map 097-00, Parcels 004, 005 and Part of Parcel 158  
Subarea 14 (2004)

A request for final approval to allow the development of roadway improvements for Hoggett Ford Road and Dodson Chapel Road, properties at Hoggett Ford Road (unnumbered) and Dodson Chapel Road (unnumbered), (3.8 acres), requested by Ragan-Smith Associates, engineer, Beazer Homes Inc. and Chris Pardue, owners.

**STAFF RECOMMENDATION: Approve with conditions**

**XII. OTHER BUSINESS**

18. New employee contracts for Michael Skipper and Tifinie Adams.

19. Executive Director Reports

20. Legislative Update

**XIII. ADJOURNMENT**

