



**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

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

Action: Approve (7-0)

IV. RECOGNITION OF COUNCILMEMBERS

**V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR
WITHDRAWN**

Action: Approve (7-0)

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: Approve (7-0)

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.

Action: Approve with Conditions (7-0)

**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.

Action: Approve (7-1)

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.

Action: Approve (8-0)

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.

Action: Disapprove (8-0)

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.

Action: Defer to April 12, 2007, Planning Commission Meeting (7-0)

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.

Action: Approve with Conditions (8-0)

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.

Action: Approve with Conditions (8-0)

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.

Action: Disapprove (8-0)

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.

Action: Defer to March 22, 2007, Planning Commission Meeting (7-0)

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.

Action: Approve with Conditions (7-0)

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.

Action: Defer to March 22, 2007, Planning Commission Meeting (9-0)

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.

Action: Approve with Conditions (7-0)

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.

Action: Defer to March 22, 2007, Planning Commission Meeting (7-0)

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.

Action: Approve with Conditions (7-0)

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.

Action: Approve with Conditions (7-0)

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.

Action: Approve with Conditions (7-0)

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)
Council District 14 – Harold White

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.

Action: Approve with Conditions (7-0)

XII. OTHER BUSINESS

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

Action: Approve (7-0)

19. Executive Director Reports

20. Legislative Update

XIII. ADJOURNMENT

