



**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 22, 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 MARCH 8, 2007, MINUTES**

**Action: Approve (6-0)**

**IV. RECOGNITION OF COUNCILMEMBERS**

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WITHDRAWN**

**Action: Approve (6-0)**

**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. COMMUNITY PLANS

### 1. 2007CP-01-04

A request to amend the Subarea 4 Plan: 1998 Update by creating a Detailed Neighborhood Design Plan for Larkin Springs Road between Neelys Bend Road and SR 45.

**Action: Approve Detailed Land Use Plan with Special Policy (7-0)**

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

### ZONING MAP AMENDMENTS

### 2. 2006SP-174G-06

Newsom Station Townhomes  
Map 126-00, Part of Parcel 064  
Subarea 6 (2003)  
Council District 35 - Charlie Tygard

A request to change from AR2a to SP zoning a portion of property located at 7848 McCrory Lane, adjacent to the CSX Railroad and south of Highway 70 (30 acres), to permit 180 townhomes, requested by McCrory Lane Partners LLC, owner.

**Action: Approve with Conditions (7-0), including a requirement to install and properly maintain a secure fence around the entire quarry site and no dumping or fill of any materials of any type into the quarry site.**

### FINAL PLATS

### 3. 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: Approve staff's alternative configuration for 5 lots, with Conditions (7-0)**

## REVISIONS AND FINAL DEVELOPMENT PLANS

### 4. **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: Approve with Conditions (7-0)**

## MANDATORY REFERRALS

### 5. **2006M-231U-09**

BL2006-1304  
Renaming Gateway Blvd. to Korean War Vet. Memorial Blvd  
Subarea 9 (1997)  
Council District 6 – Mike Jameson

A request to amend the Official Street and Alley Acceptance and Maintenance Map for The Metropolitan Government of Nashville and Davidson County, by changing the name of a portion of Gateway Boulevard between Davidson Street and 4th Avenue South to "Korean War Veterans Memorial Boulevard."

**Action: Disapprove (7-1) renaming to “Korean War Veterans Memorial Boulevard” or renaming to “Korean Veterans Boulevard”, per substitute bill.**

## IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

### 6. **2007SP-038G-10**

Granny White Pike SP  
Map 159-00, Part of Parcel 085 and Part of Parcel 228  
Subarea 10 (2005)  
Council District 34 - Lynn Williams

A request to change from R40 to SP zoning a portion of properties located at 5638 and 5640 Granny White Pike, approximately 1,150 feet north of Old Hickory Boulevard (3.23 acres), to permit 3 of the 13 proposed lots to have two detached residential units on the same lot, requested by Hawkins Partners, applicant, for Bethel World Outreach Center, owners.

**Action: Approve with Conditions (6-2) including Stormwater conditions of approval and that the six dwelling units be located on separate platted lots.**

**7. 2007SP-040G-12**

High Point SP  
Map 181-00, Parcel 046  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request to change from AR2a to SP zoning to permit 98 dwelling units consisting of 22 courtyard townhouses, 76 rowhouses, and 30,500 commercial square footage within three development phases at 6640 Nolensville Pike, approximately 610 feet north of Concord Hills Drive, with a portion of the property located within a Planned Unit Development District (12.0 acres), requested by Wamble & Associates, applicant, for Shabbir and Zarina Bahora, owners (See also Proposal PUD No. 111-83-G12).

**Action: Approve with Conditions (7-0) including Public Works condition of approval**

**8. 111-83-G-12**

Beverly Hill Motel PUD  
Map 181, Part of Parcel 046  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request to cancel a Commercial Planned Unit Development district located at 6640 Nolensville Pike, approximately 700 feet south of Autumn Oaks Drive, classified AR2a and proposed for SP, (3.36 acres), approved for a 16 unit motel and a 3,000 square foot restaurant, requested by John Werne, applicant, for Shabbir and Zarina Bahora, owners.

**Action: Approve (7-0)**

**9. 2007Z-044U-13**

Map 150-00, Parcel 010  
Subarea 13 (2003)  
Council District 29 - Vivian Wilhoite

A request to change from AR2a to RS10 zoning property located at 3316 Anderson Road, approximately 230 feet north of Country Hill Road (2.38 acres), requested by TF Homes LLC, owner.

**Action: Approve (7-0)**

**10. 2007Z-047U-13**

Map 149-03, Parcels 156, 157, 158, and Part of 159  
Subarea 13 (2003)  
Council District 29 - Vivian Wilhoite

A request to change from MUL and R8 to RS7.5 zoning properties located at 2517 Edge-O-Lake Drive, 2521 Edge-O-Lake Drive, and Edge-O-Lake Drive (unnumbered), approximately 250 feet east of Murfreesboro Pike (.77 acres), requested by Councilmember Vivian Wilhoite.

**Action: Approve (7-1)**

**11. 2007SP-048U-03**

Zion Hill  
Map 070-00, Parcel 041  
Subarea 3 (2003)  
Council District 2 - Jamie D. Isabel, Sr.

A request to change from R10 to SP zoning property located at 2433 Buena Vista Pike, approximately 770 feet west of W. Trinity Lane (5.01 acres), to permit the development of 23 multi-family units and a 250 seat religious institution within a 2-story, 27,000 square foot building, requested by Dale & Associates, applicant, for Zion Hill First African Baptist Church, owner.

**Action: Approve with Conditions (7-0)**

**12. 2007Z-049U-08**

Map 081-08, Parcels 491, 492, 493, 494, 495  
Subarea 8 (2002)  
Council District 19 - Ludye N. Wallace

A request to change from MUN and RM15 to R6 zoning properties located at 1623, 1627, 1631, 1633, and 1635 6th Avenue North, northeast corner of Garfield Avenue and located within the Phillips-Jackson Redevelopment District and Salem Gardens Urban Design Overlay district (.82 acres), requested by Taurus McCann, applicant, for Arthur S. Yokley Jr., Salem Gardens LLC, and Christina Ricks, owners.

**Action: Disapprove (8-0) request to rezone to R6, but approve a rezone to RS7.5 on Parcels 491, 492 and 493 of Map 081-08**

**13. 2005UD-011U-08**

Salem Gardens  
Map 081-08, Parcels 491, 492, 493, 494, 495  
Subarea 1 (2003)  
Council District 19 – Ludye N. Wallace

A request to cancel an Urban Design Overlay district named "Salem Gardens" for properties located at 1623, 1627, 1631, 1633 and 1635 6th Ave. North, at the corner of Garfield Avenue and 6th Avenue North, approved for one mixed-use building allowing four residential/commercial/office ground floor flats, one corner retail space, and eight apartment units, as well as two buildings with four townhouses in each, requested by Taurus McCann, applicant, for Salem Gardens LLC, Christina Ricks, and Arthur C. Yokley Jr., owner.

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

**X. CONCEPT PLANS**

**14. 2007S-042G-10**

Granny White Pike  
Map 159-00, Parcels 085, 086, 201, 228  
Subarea 10 (2005)  
Council District 34 - Lynn Williams

A request for concept plan approval to create 13 lots on properties located at 5638, 5640, 5644 and 5648 Granny White Pike, approximately 1,150 feet north of Old Hickory Boulevard (13.97 acres), zoned R40 and proposed for SP, requested by Bethel World Outreach, owner, Barge Cauthen & Associates, surveyor.

**Action: Approve with Conditions (6-2) including Stormwater conditions of approval and no duplex lots.**

**XI. FINAL PLATS**

**15. 2007S-048U-13**

Ridgeview Final Plat  
Map 163-00, Part of Parcel 122  
Subarea 13 (2003)  
Council District 33 - Robert Duvall

A request for final plat approval to create 1 lot on a portion of property located at Bell Road (unnumbered), approximately 515 feet north of Bell Forge Lane (5.2 acres), zoned MUL and located within the Ridgeview Urban Design Overlay, requested by Ridgeview Heights LLC, owner, Dale & Associates, surveyor.

**Action: Defer to April 12, 2007, Planning Commission meeting (8-0)**

**XII. REVISIONS AND FINAL DEVELOPMENT PLANS**

**16. 74-79-G-13**

Nashboro Village (PUD Cancellation)  
Map 135-00, Parcel 276  
Subarea 13 (2003)  
Council District 29 - Vivian Wilhoite

A request to cancel the Planned Unit Development District Overlay on property located at the southeast corner of Nashboro Boulevard and Flintlock Court that was approved for 144 multi-family units in two six-story buildings (4.48 acres), zoned R10, requested by Councilmember Vivian Wilhoite.

**Action: Defer to April 12, 2007, Planning Commission meeting (6-0)**

- 17. 89P-003G-06**  
Still Springs Ridge, Phase I  
Map 128-00, Parcel 036  
Subarea 6 (2003)  
Council District 22 - Eric Crafton

A request to revise the approved preliminary plan for a portion of a residential Planned Unit Development, located at Hicks Road (unnumbered), classified RS20 (49.67 acres), to allow for a new ingress/egress not previously approved on the preliminary PUD plan, requested by Dewaal & Associates, applicant for Greater Middle Tennessee Development, owner.

**Action: Approve with Conditions (7-0)**

- 18. 89P-028U-14**  
Rudy's Farm - Hampton Inn & Suites  
Map 062-00, Parcel 164  
Subarea 14 (2004)  
Council District 15 - J. B. Loring

A request to revise the preliminary plan and for final approval for a portion of a Commercial Planned Unit Development located at 230 Rudy Circle, approximately 565 feet west of Music Valley Drive, classified CA, (3.91 acres), to permit the development of a 75,888 square foot hotel, requested by Planning Design & Research, applicant, for Pinnacle Hospitality Partners, owner.

**Action: Approve with Conditions (7-0)**

- 19. 2005P-018G-12**  
Preston Estates, Phase 1B  
Map 174-00, Parcel 013, Part of Parcel 022, and Part of Parcel 127  
Subarea 12 (2004)  
Council District 32 - Sam Coleman

A request for final approval for a portion of a Residential Planned Unit Development district located on a portion of properties at 5814 Pettus Road, Pettus Road (unnumbered) and Preston Road (unnumbered), (10.64 acres), zoned RS15, to develop 15 single-family lots, requested by Ingram Civil Engineering, applicant, CLC Development LLC and Tammy Cotton, owners.

**Action: Approve with Conditions (7-0)**

**XIII. MANDATORY REFERRALS**

- 20. 2007M-020U-03**  
Rename County Hospital Road to Bordeaux Boulevard  
Subarea 3 (2003)  
Council District 1- Brenda Gilmore

An ordinance to change the name of County Hospital Road between John Mallette Drive and Briley Parkway to "Bordeaux Boulevard."

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

- 21. 2007M-021G-13**  
Stormwater Easement Acceptance for Centex Homes – Lakeside Cove, Phase 3  
Map 151, Part of Parcel 016  
Subarea 13 (2003)  
Council District 33 – Robert Duvall

Request to accept a 20 foot stormwater easement on a portion of property located at end of Skip Jack Drive and Dory Drive from Centex Homes for Project No. 07-DL-0014 (.13 acres), requested by Metro Water Services.

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

**XIV. OTHER BUSINESS**

- 22.** New employee contract for Brian Sexton

**Action: Approve (7-0)**

- 23.** Executive Director Reports

- 24.** Legislative Update

**XV. ADJOURNMENT**

