



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201

PLANNING COMMISSION:

James McLean, Chairman	Derrick Dalton
Phil Ponder, Vice Chairman	Tonya Jones
Stewart Clifton	Ann Nielson
Judy Cummings	Victor Tyler
	Councilmember Jim Gotto

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

October 11, 2007

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF SEPTEMBER 27, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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 ZONING MAP AMENDMENTS

1. 2007SP-038G-10

Granny White Pike (Final)
Map 159-00, Part of Parcel 085, and 228
Subarea 10 (2005)
Council District 34 - Carter Todd

A request for approval of a final SP site plan to permit the development of 6 lots for 6 single-family, detached, dwelling units on a portion of properties located at 5638 and 5640 Granny White Pike, approximately 1,150 feet north of Old Hickory Boulevard (3.23 acres), requested by Hawkins Partners, applicant, for Bethel World Outreach Center, owner. (See also Development Plan Proposal No. 2007S-042G-10).

Staff Recommendation: Disapprove unless technical review has been completed and approved by Metro Stormwater. If technical review is completed and approved by Stormwater prior to the Planning Commission meeting, then the recommendation is to approve with conditions.

2. 2007S-042G-10

Granny White Pike (Development Plan)
Map 159-00, Parcels 085, 086, 201, 228
Subarea 10 (2005)
Council District 34 - Carter Todd

A request for development plan approval to create 16 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 SP, requested by Bethel World Outreach, owner, Barge Cauthen & Associates, engineer. (See also Final SP Proposal No. 2007SP-038G-10).

Staff Recommendation: Disapprove unless technical review has been completed and approved by Metro Stormwater. If technical review is completed and approved by Stormwater prior to the Planning Commission meeting, then the recommendation is to approve with conditions.

FINAL PLATS

- 3. **2007S-190U-11**
Cato Bass Subdivision
Map 119-07, Parcel 001
Subarea 11 (1999)
Council District 16 - Anna Page

A request for final plat approval to create 2 lots on property located at 706 Old Glenrose Avenue, approximately 160 feet north of Glenrose Avenue (2.16 acres), zoned RS10, requested by Cato Bass, owner, H & H Land, surveyor.

Staff Recommendation: Approve with conditions, including variances to Section 3-8 and Section 2-1.2

- 4. **2007S-234U-05**
The Map Of Inglewood Place, Resub. Lots 270 & 271
Map 061-15, Parcel 376
Subarea 5 (2006)
Council District 8 - Karen Bennett

A request for final plat approval to create 2 lots on property located at 3816 Kingswood Avenue, approximately 300 feet north of Stratford Avenue (0.5 acres), zoned RS7.5, requested by Eric and Jerri Dawn Lesueur, owners, Mark Devendorf, surveyor.

Staff Recommendation: Disapprove

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

- 5. **2007SP-147G-02**
Elite Gate Company
Map 033-00, Parcel 121.01, 121.02
Subarea 2 (2006)
Council District 10 - Rip Ryman

A request to change from RS20 and CS to SP zoning properties located at 1170 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,590 feet east of W. Campbell Road (3.23 acres), to permit 12,000 square feet of light manufacturing/assembly with outdoor storage, and 1,864 square feet of general office, and to allow for future uses consistent with MUL zoning district, requested by Charles and Sandra Deaton, owners.

Staff Recommendation: Approve with conditions

6. **2007SP-163U-13**
Lavergne Super Speed Wash
Map 175-00, Part of Parcel173
Subarea 13 (2003)
Council District 32 - Sam Coleman

A request to change from CS to SP zoning a portion of property located at 4201 Hurricane Boulevard, at the southwest corner of Murfreesboro Road and Hurricane Creek Boulevard (1.0 acres), to permit a 2,880 square foot full-service car wash facility, a 25 foot tall pylon sign with message board, and all other uses permitted by the CS zoning district, requested by Barge Cauthen & Associates, applicant, for Larry Snedeker Trustee, owner.

Staff Recommendation: Disapprove as submitted, but approve with conditions, including that the carwash tunnel be reoriented so that it addresses the corner of Murfreesboro Road and Hurricane Creek Boulevard and that signage be limited to the sign standards of Subdistrict 1 of the Hickory Woods Town Center SP

IX. CONCEPT PLANS

7. **2007S-077U-07**
Greenway Glen (Development Plan)
Map 103-07 Parcels 058, 059, 060, 061
Subarea 7 (2000)
Council District 24 - Jason Holleman

A request to revise the concept plan and for development plan approval to create 12 lots on properties located at 5500, 5501, 5505 Knob Road and Knob Road (unnumbered), approximately 1,400 feet east of White Bridge Pike (4.52 acres), zoned R6, requested by Knob Road Land LLC, owner, Dale & Associates, surveyor.

Staff Recommendation: Approve with conditions

X. FINAL PLATS

8. **2007S-251U-05**
Porter Place
Map 072-15 Parcel 300
Subarea 5 (2006)
Council District 7 - Erik Cole

A request for final plat approval to create 4 lots on property located at 1435 Porter Road, at the southeast corner of Porter Road and McKennell Drive (1.2 acres), zoned R6, requested by Leslie Cappama, owner, C. Michael Moran, surveyor.

Staff Recommendation: Approve with conditions including an exception to lot comparability standards for area and frontage.

9. **2007S-256A-10**
Cherokee Park, Blk. C, Lots 12 & 13 Setback Amendment
Map 103-12, Parcel 153
Subarea 10 (2005)
Council District 24 - Jason Holleman

A request to amend the front setback from 50 feet to 45 feet on Mockingbird Road for property located at 221 Mockingbird Road (0.45 acres), zoned R8 and located within the Cherokee Park Neighborhood Conservation Overlay, requested by Stephen Todd and Mary Louise Potter, owners.

Staff Recommendation: Approve

10. **2007S-258U-10**
Manning At Belle Meade
Map 116-03, Parcels 086, 087, 088, 089, 090, 091
Map 116-03, Parcels 106, 107, 108, 109, 110, 111, 138
Subarea 10 (2005)
Council District 24 - Jason Holleman

A request for final plat to reconfigure lot lines and to consolidate various properties into 8 lots on properties located at 110A, 112A, 114A, 116A, 118A, 120, and 120B Woodmont Boulevard and 111, 113, 115A, 117, 119, and 125 Kenner Avenue, approximately 570 feet south of Harding Pike (3.5 acres), zoned SP, requested by Chartwell Properties LLC, owner, Barge, Waggoner, Sumner & Cannon Inc., surveyor.

Staff Recommendation: Approve

11. **2007S-265G-02**
Binkley Property Subdivision
Map 041-08, Parcel 068
Subarea 2 (2006)
Council District 3 - Walter Hunt

A request for final plat approval to create 1 lot on property located at Old Hickory Boulevard (unnumbered), approximately 440 feet west of Marydale Drive (2.46 acres), zoned RS20, requested by Odell Binkley, owner, Delle Land Surveying, Inc., surveyor.

Staff Recommendation: Approve, including a variance to Section 3-4.2.a of the Subdivision Regulations

XI. REVISIONS AND FINAL SITE PLANS

12. 114-78-U-12

Oak Hill Townhomes, Phase III (Formerly Edmondson Place & McMurray Townhomes)
Map 161-00, Part of Parcel 018
Subarea 12 (2004)
Council District 27 - Randy Foster

A request for final approval of a Residential Planned Unit Development located at McMurray Drive (unnumbered), east of Whitaker Drive, classified R8 (21.87 acres) to permit 95 multi-family units, requested by Ragan-Smith Associates, applicant, for Centex Homes, owner.

Staff Recommendation: Approve with conditions

13. 2003P-013U-10

Village Hall, Ph. 2
Map 131-01, Parcel 023
Subarea 10 (2005)
Council District 34 - Carter Todd

A request for final approval of a Planned Unit Development located at 2202-A Hobbs Road, approximately 350 feet east of Stammer Place, classified RM4, (.98 acres), to permit the development of 4 dwelling units in two structures, requested by Gresham Smith & Partners, applicant, for Haury & Smith Contractors Inc., owner.

Staff Recommendation: Approve with conditions

XII. OTHER BUSINESS

- 14. Adoption of the Planning Commission Schedule of meetings for 2008.
- 15. Executive Director Reports
- 16. Legislative Update

XIII. ADJOURNMENT

