

**REVISED**



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

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

**PLANNING COMMISSION:**

James McLean, Chairman	Tonya Jones
Phil Ponder, Vice Chairman	Ann Nielson
Stewart Clifton	Victor Tyler
Judy Cummings	Councilmember – Jim Gotto
Derrick Dalton	Andrée LeQuire, representing Mayor Karl Dean

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*December 13, 2007*

\*\*\*\*\*

*4:00 PM*

*Metro Southeast at Genesco Park  
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF NOVEMBER 8, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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: COMMUNITY PLANS

### 1. 2007CP-09-03

Kings Lane

A request to amend the Bordeaux-Whites Creek Community Plan: 2003 Update and the associated DNDP for Kings Lane Corner for properties located on the south side of Kings Lane west of Clarksville Pike.

**STAFF RECOMMENDATION: Approve.**

### 2. 2007CP-20U-11

South Nashville Community Plan: 2007 Update

A request to adopt the updated plan for the South Nashville community including detailed design plans for the Woodbine North, Woodbine South, Radnor North and Radnor South neighborhoods along the Nolensville Pike Corridor.

**STAFF RECOMMENDATION: Approve, including Proposed Revision #1.**

## VIII. PREVIOUSLY DEFERRED ITEMS

### ZONING MAP AMENDMENTS

### 3. 2007Z-175G-12

Map 181-00 Parcel 090

Subarea 12 (2004)

Council District 31 - Parker Toler

A request to change from CL and AR2a to MUL (2.76 acres) and RM15 (5.06 acres) zoning property located at 6365 Nolensville Pike, at the northwest corner of Holt Road and Nolensville Pike (7.82 acres), requested by Atwell-Hicks, applicant, for General Construction Co. Inc., owner. (See also PUD Proposal No. 2007P-004G-12).

**STAFF RECOMMENDATION: Approve.**

### 4. 2007P-004G-12

Governors Chase II

Map 181-00, Parcel 090

Subarea 12 (2004)

Council District 31 - Parker Toler

A request for preliminary PUD approval for property located at 6365 Nolensville Pike, at the northwest corner of Nolensville Pike and Holt Road (7.82 acres), zoned CL and AR2a and proposed for MUL and RM15, to permit 72 multi-family units, 17,926 square feet of general office space, and 16,022 square feet of retail space, requested by Atwell-Hicks, applicant, for General Construction Company Inc., owner. (See also Zone Change Proposal No. 2007Z-175G-12).

**STAFF RECOMMENDATION: Approve with conditions.**

## CONCEPT PLANS

### 5. 2007S-264G-12

Christiansted Valley Reserve (Formerly Holt Hills, Sec. 3)  
Map 172-00, Parcel 149  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request for concept plan approval to create 24 lots within a cluster lot development on property located at 265 Holt Hills Road, at the end of Christiansted Lane (10.02 acres), zoned RS15, requested by Rubel Shelly et ux, owners, Clinard Engineering Associates LLC, surveyor.

**STAFF RECOMMENDATION: Approve with conditions.**

## OTHER BUSINESS

### 6. 2005S-261G-04

Liberty Downs  
Map 026-00, Parcel 032, 033, 131  
Subarea 4 (1998)  
Council District 10 - I. C. "Rip" Ryman

A request to extend the preliminary approval to September 22, 2008, where the preliminary approval expired on September 22, 2007, for 59 lots in a cluster lot subdivision located on the east side of Liberty Lane, approximately 850 feet north of Peebles Court (17.38 acres), zoned RS10, requested by Austin M. Writesman & Jack Nixon, owners, MEC Inc., surveyor.

**STAFF RECOMMENDATION: Disapprove.**

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

### FINAL PLATS

### 7. 2007S-289U-08

Hallmark at River View Homes, Ph. 1  
Map 081-00, Parcel 045  
Subarea 8 (2002)  
Council District 21 - Edith Taylor Langster

A request for concept plan approval to create 55 lots of which 41 lots are designated for single-family and 14 lots for duplex units for a total of 69 dwelling units on property located at Clarksville Pike (unnumbered), approximately 790 feet west of Ed Temple Boulevard (14.25 acres), zoned R6, requested by Charles Binkley and Eatherly Family Holdings Co., owners, T-Square Engineering, surveyor.

**STAFF RECOMMENDATION: Approve with conditions, including a variance from Section 3-4.2 of the Subdivision Regulations for street frontage.**

**X. PUBLIC HEARING:  
ZONING MAP AMENDMENTS AND FINAL SITE PLANS**

**8. 2004SP-090G-12**

Kingsport Estates, Ph. 1 (Final)  
Map 174-00, Part of Parcel 006  
Subarea 12 (2004)  
Council District 32 - Sam Coleman

A request for SP-R final site plan approval for a portion of property located at 5748 Pettus Road, at the northeast corner of Pettus Road and Preston Road (17.83 acres), zoned SP, to construct 33 single-family dwelling units, requested by E. Roberts Alley & Associates Inc, applicant, for Dial Properties, LLC, owner.

**STAFF RECOMMENDATION: Approve with conditions.**

**9. 2006SP-161U-09**

The Pinnacle at Symphony Place (Final) (formerly "The Crown")  
Map 093-064, Parcels 063, 064, 065, 066, 067, 068, 070, 072, 073, 074, 075  
Subarea 9 (2007)  
Council District 6 - Mike Jameson

A request for SP-MNR final site plan approval to construct 534,373 square feet of office, retail and restaurant, zoned SP and within the Rutledge Hill Redevelopment District (1.58 acres), requested by Everton Oglesby Architects, applicant, for Nashville Pinnacle LLC, owner.

**STAFF RECOMMENDATION: Approve with conditions.**

**10. 2006SP-162G-04**

Thornton's Myatt Drive (Final)  
Map 043-07, Parcels 069, 070  
Subarea 4 (1998)  
Council District 9 - Jim Forkum

A request for Specific Plan-Commercial (SP-C) final site plan approval for approximately 1.87 acres located at 317 Myatt Drive and 900 Anderson Lane (southeast corner of Anderson Lane and Myatt Drive), zoned SP to permit the development of a 3,740 square foot convenience store with gasoline services, requested by Joseph G. Petrosky Associates LLC, applicant, for Rodwan El Bobbo.

**STAFF RECOMMENDATION: Approve with conditions.**

- 11. 2007SP-064U-14**  
Price's Collision Center  
Map 096-01, Parcel 010  
Subarea 14 (2004)  
Council District 15 - Phil Claiborne

A request to amend the SP-A district approved by Ordinance No. BL2007-1410 for property located at 2730 Lebanon Pike, approximately 260 feet west of Old Lebanon Pike (1.49 acres), approved for an "automobile repair" use and all other uses permitted by the CS zoning district to require the installation of sidewalks along Lebanon Pike, requested by the Planning Department, for Councilmember Phil Claiborne.

**STAFF RECOMMENDATION: Approve, including the Councilmember's recommendation to permit the owner to make contribution in lieu of installing the sidewalks.**

- 12. 2007Z-167U-08**  
Germantown Historic District  
Map Various, Parcels Various  
Subarea 8 (2002)  
Council District 19 - Erica S. Gilmore

A request to apply the historic overlay district to 548 properties in Germantown bounded by Rosa Parks Boulevard, Jefferson Street, Hume Street, and 2nd Avenue North (92.5 acres), zoned R6, SP, OR20, MUN, MUG, CS, CF, and IR and within the Phillips-Jackson Redevelopment District, requested by Councilmember Erica Gilmore, for various owners.

**STAFF RECOMMENDATION: Approve with the condition that the boundary is modified as proposed by Planning Staff.**

- 13. 2007SP-171G-14**  
Old Hickory Village Condos and Neighborhood Center  
Map 044-15, Parcels 020, 021, 030, 023, 440, 441  
Subarea 14 (2004)  
Council District 11- Darren Jernigan

A request to change from CS and OR20 to SP-MU zoning properties located at 803 Elliston Street, Ninth Street (unnumbered), Hadley Avenue (unnumbered), Donelson Avenue (unnumbered), and Elliston Street (unnumbered), at the southeast corner of Donelson Avenue and Elliston Street (5.25 acres), to permit the development of a maximum of 91 multi-family units and a maximum of 45,000 square feet of non-residential uses, requested by American Engineers, Inc., applicant, for James and Carolyn Yates, owners.

**STAFF RECOMMENDATION: Approve with conditions.**

- 14. 2007Z-177G-04**  
 Map 034-06, Parcel 023  
 Subarea 4 (1998)  
 Council District 10 - Rip Ryman
- A request to rezone from OR20 to CS property located on the south side of Spring Branch Drive (unnumbered), approximately 250 feet east of Myatt Drive (1.47 acres), requested by Richard Binkley, applicant, for Arles Scotty Greene et al, owners.
- STAFF RECOMMENDATION: Approve.**
- 15. 2007Z-178T**  
 Council Approval of Urban Design Overlay-Final Site Plans
- A request to amend Chapter 17.40.130 of the Zoning Code pertaining to the approval of Urban Design Overlay (UDO) districts, including the requirement that all final site plan approvals return to the Metro Council for an additional public hearing, requested by Councilmember Bruce Stanley.
- STAFF RECOMMENDATION: Disapprove.**
- 16. 2007Z-179U-06**  
 Map 102-00, Parcel 078  
 Subarea 6 (2003)  
 Council District 35 - Bo Mitchell
- A request to rezone from OR20 to CS property located at 6962 Charlotte Pike, approximately 860 feet west of I-40 (2.08 acres), requested by William Gregory, applicant, for West Harpeth Funeral Home LLC, owner.
- STAFF RECOMMENDATION: Disapprove.**
- 17. 2007Z-180U-13**  
 Map 175-00, Parcels 024, 140  
 Subarea 13 (2003)  
 Council District 32 - Sam Coleman
- A request to rezone from AR2a to IWD properties located at 12872 and 12900 Old Hickory Boulevard, approximately 2,615 feet north of Firestone Parkway (69.07 acres), requested by Chas. Hawkins Co. Inc., applicant, for Donna Wilson and Mary Sue Clark, owners.
- STAFF RECOMMENDATION: Approve.**
- 18. 2007Z-181U-08**  
 Map 092-10, Parcel 059.01  
 Subarea 8 (2002)  
 Council District 21 - Edith Taylor Langster
- A request to rezone from R6 to OG property located at 405 31st Avenue North, approximately 250 feet north of Charlotte Pike (0.1 acres), requested by Scott Wilson and Thomas J. Drake, owners.
- STAFF RECOMMENDATION: Disapprove.**

- 19. 2007SP-186U-09**  
Rolling Mill Hill District Bldg.  
Map 093-11, Part of Parcel 022  
Subarea 9 (2007)  
Council District 6 - Mike Jameson

A request to rezone from CF to SP-R district and final site plan approval for property located at Middleton Street (unnumbered), between Middleton Street and Rolling Mill Hill Road (.48 acres), zoned CF and within the Rutledge Hill Redevelopment District, to permit no maximum height at the property line for the "District Building", requested by Littlejohn Engineering Associates, applicant, for RMH Land Investment LLC, owner.

**STAFF RECOMMENDATION: Approve with conditions.**

**XI. CONCEPT PLANS**

- 20. 2007S-301U-14**  
Cloverwood Subdivision  
Map 096-12, Parcel 032  
Subarea 14 (2004)  
Council District 14 - James Bruce Stanley

A request for concept plan approval to create 2 lots on property located at Stewarts Ferry Pike (unnumbered), at the end of Cloverwood Drive and Hickory Bend Drive (16.81 acres), zoned RS10, requested by Luckey Development, owner, Perry Engineering LLC, surveyor.

**STAFF RECOMMENDATION: Approve with a variance to Section 3-8.2 of the subdivision regulations for sidewalks.**

- 21. 2007S-309U-13**  
The Parks at Priest Lake (Prelim. Revision)  
Map 150-00, Parcel 017, 246  
Subarea 13 (2003)  
Council District 29 - Vivian Wilhoite

A request to revise a previously approved preliminary plat to create 70 single-family and 9 two-family cluster lots where 83 single-family cluster lots were previously approved on property located at 3222 Anderson Road and Brantley Drive (unnumbered), between the end of Louise Russell Drive and the west side of Anderson Road (30.04 acres), zoned RS10 and R10, requested by Umbrella Investment Corporation, owner, Dale & Associates, surveyor.

**STAFF RECOMMENDATION: Approve with conditions.**

- 22. 2007S-313G-12**  
Old Hickory Crossing  
Map 182-00, Parcels 013.04, 015  
Subarea 12 (2004)  
Council District 32 - Sam Coleman

A request for concept plan approval to create 117 lots on properties located at Old Hickory Boulevard (unnumbered), at the southeast corner of Old Hickory Boulevard and (34.08 acres), zoned RS10, requested by Randall Smith and Corey and Lloyd Craig, owners, Batson & Associate, surveyor.

**STAFF RECOMMENDATION: Approve with conditions.**

**XII. FINAL PLATS**

- 23. 2007S-293U-13**  
1207 Currey Road  
Map 120-13, Parcel 038  
Subarea 13 (2003)  
Council District 28 - Duane Dominy

A request to relocate a house from 210 Paddock Lane in Nashville to vacant property located at 1207 Currey Road, at the southwest corner of Currey Road and McGavock Pike (0.58 acres), zoned R10, requested by William P. Cooper, house owner and property owner.

**STAFF RECOMMENDATION: Approve.**

- 24. 2007S-305G-14**  
Hickory Hills, Ph. 3, Sec. 19, Resub. Lots 245 &  
Map 076-05-0-A, Parcel 003, 004  
Subarea 14 (2004)  
Council District 12 - Jim Gotto

A request for a sidewalk variance for properties located at 2725 Leesa Ann Lane and 3000 Darrington Way, at the southwest corner of Darrington Way and Leesa Ann Lane (0.52 acres), zoned R10, requested by Thomas and Robin Caldarulo and Vipul and Pratima Patel, owners, MEC Inc., surveyor.

**STAFF RECOMMENDATION: Approve with conditions, including a variance to Section 3-8 of the Subdivision Regulations for sidewalks and with a condition that a contribution be made to the Sidewalk improvement Fund.**



- 25. 2007S-308G-01**  
Roberts Estates  
Map 008-00, Parcels 028, 216, 217, 218  
Subarea 1 (2003)  
Council District 1 - Lonnell Matthews, Jr.

A request for final plat approval to create 8 lots on properties located at 7931 Whites Creek Pike, Whites Creek Pike (unnumbered) and Baxter Road (unnumbered), at the northwest corner of Whites Creek Pike and Baxter Road (21.08 acres), zoned AR2a, requested by Gary and Carrie Roberts, David and Corlen Roberts, and James W. Roberts, owners, Chandler Surveying, surveyor.

**STAFF RECOMMENDATION: Approve with conditions.**

### **XIII. REVISIONS AND FINAL DEVELOPMENT PLANS**

- 26. 69-82-U-12**  
Landmark (Final) (Formerly Cotton Lane Townhomes)  
Map 147-11, Parcel 137  
Subarea 12 (2004)  
Council District 27 - Randy Foster

A request for final site plan approval for a Planned Unit Development located at Cotton Lane (unnumbered), at the northwest corner of Cotton Lane and Northcrest Drive(2.39 acres), zoned RM9, to permit 19 townhome units, requested by Anderson, Delk, Epps & Associates Inc., applicant, for Meridian Construction Co. LLC, owner.

**STAFF RECOMMENDATION: Approve with conditions.**

- 27. 84-87-P-13**  
Crossings at Hickory Hollow, Resub. Rev. 1 Lots 2 & 3  
Map 163-00, Parcel 339  
Subarea 13 (2003)  
Council District 32 - Sam Coleman

A request to revise a portion of the preliminary plan for a Planned Unit Development located at 5400 Mt. View Road, at the southeast corner of Mt. View Road and Crossings Boulevard (8.15 acres), zoned R15, to allow 60,000 square feet of retail, restaurant, and hotel uses where 68,350 square feet of retail use was previously approved, requested by Pilcher Properties, applicant, for Christopher and Hyun Chung, owners.

**STAFF RECOMMENDATION: Approve with conditions.**

- 28. 89P-018G-12**  
Gillespie Meadows  
Map 172-00, Part of Parcel 08  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request to revise a portion of the final site plan and for final approval for a Commercial Planned Unit Development located at 6005 Nolensville Pike, south of Bradford Hills Drive, classified SCN, (2.18 acres), to permit a two-lane drive-thru facility with 16,992 square feet of restaurant, retail, and office uses, requested by Azimtech Engineering, applicant, for Yazdian Construction Co., owner.

**STAFF RECOMMENDATION: Approve with conditions.**

- 29. 94P-012U-14**  
Fairfield Communities PUD (Amenities Center)  
Map 062-00, Part of Parcel 037  
Subarea 14 (2004)  
Council District 15 - Phil Claiborne

A request to revise a portion of the preliminary plan and for final site plan approval for a portion of the Fairfiled Communities Planned Unit Development located at 2415 McGavock Pike, at the northeast corner of McGavock Pike and Pennington Bend Road (9.18 acres), zoned CA, to permit a 2,340 square foot amenities center, requested by Caldwell Engineering & Surveying, applicant, for Fairfield Communities Inc., owner.

**STAFF RECOMMENDATION: Approve with conditions.**

- 30. 2004P-013G-12**  
Mill Creek Towne Centre (Regions Bank)  
Map 181-00, Parcel 254  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request to revise a portion of the preliminary plan and for final approval of the Mill Creek Towne Center Commercial Planned Unit Development located at 6700 Nolensville Pike, approximately 480 feet west of Concord Road (1.2 acres), zoned SCC, to permit a 3,820 square foot financial institution where 5,200 square feet of retail/restaurant uses were previously approved, and to revise portions of the plan to adjust parking throughout the development, requested by Littlejohn Engineering Associates, applicant, for Regions Bank, owner.

**STAFF RECOMMENDATION: Approve with conditions.**

- 31. 2005P-008G-06**  
Harpeth Village (Rite-Aid Pharmacy)  
Map 156-09-0-A, Parcel 005  
Subarea 6 (2003)  
Council District 35 - Bo Mitchell

A request for final site plan approval for a portion of the Harpeth Village Planned Unit Development located at 7996 Highway 100, at the northwest corner of Highway 100 and Temple Road, (1.32 acres), zoned CL and RM6, to construct 11,157 square feet of retail use, requested by NOM LLC, applicant, for Kimco Barclay Harpeth Partners L.P., owner.

**STAFF RECOMMENDATION: Disapprove.**

- 32. 2005UD-008U-13**  
Hamilton Hills Variance Request  
Map 150-00, Parcel 121  
Subarea 13 (2003)  
Council District 33 - Robert Duvall

A request for a variance to Table 17.12.020B of the Zoning Code for property within the Hamilton Hills Urban Design Overlay district located at 3179 Hamilton Church Road, approximately 300 feet west of Hamilton Glen Drive, classified AR2a district, (3.19 acres), to allow 20 foot side setbacks where 30 feet is required by the Zoning Code, requested by St. Pishoy Coptic Orthodox Church, owner.

**STAFF RECOMMENDATION: Approve with conditions.**

#### **XIV. OTHER BUSINESS**

- 33.** Proposed Amendments to Commission Rules and Procedures.
- 34.** Correction to the September 27, 2007 minutes.
- 35. 2004S-104G-13**  
Preserve at Old Hickory, Phase Two - A request to clarify the previous action to extend the approval of preliminary plat for 157 lots, located on the west margin of Old Hickory Boulevard, approximately 900 feet north of Logistics Way (50.99), classified within the RS10 districts, requested by Ole South Properties, owner, and MEC, Inc, engineer.
- 36.** Contract between the Greater Nashville Regional Council (GNRC) and the Nashville-Davidson County MPC acting on behalf of the Nashville Area MPO for transportation planning services.
- 37.** Contract between the Regional Transportation Authority (RTA) and the Nashville-Davidson County MPC acting on behalf of the Nashville Area MPO for commuter rail planning services.

**38.** Memorandum of Agreement for the Administration of the MPO Regional Planning Dues Policy between the Nashville Area Metropolitan Planning Organization and the Metropolitan Government of Nashville-Davidson County.

**39.** Executive Director Reports

**40.** Legislative Update

**XV. ADJOURNMENT**

