



**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**

*January 10, 2008*

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*4:00 PM*

*Metro Southeast at Genesco Park  
1417 Murfreesboro Road*

**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**III. RECOGNITION OF COUNCILMEMBERS**

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WITHDRAWN**

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

**V. 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 (6-0)**

**VI. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING**

**ZONING MAP AMENDMENTS**

**1. 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 (92.04 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.

**Action: Defer to February 28, 2008, Planning Commission Meeting (5-0-1)**

**CONCEPT PLANS**

**2. 2007S-309U-13**

The Parks at Priest Lake (Prelim. Revision)  
Map150-00, Parcels 017, 246  
Subarea 13 (2003)  
Council District 29 - Vivian Wilhoite

A request to revise a previously approved preliminary plat to create 70 single-family cluster lots and 9 two-family 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.

**Action: Defer to January 24, 2008, Planning Commission Meeting (6-0)**

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

**3. 2008Z-001G-04**

Map 042-00, Parcel 013  
Subarea 4 (1998)  
Council District 4 - Michael Craddock

A request to rezone from RS20 to CS district property located at 335 Boyd's Hilltop Drive, abutting the east margin of I-65 and north of Old Hickory Boulevard (1.06 acres), requested by Cornerstone Church, owner.

**Action: Disapprove, but approve if ordinance is amended to an SP or a PUD Overlay is also adopted to allow only the specific accessory uses needed by the church. (6-0)**

4. **2008Z-002U-13**  
Map 163-00, Part of Parcel 122  
Subarea 13 (2003)  
Council District 33 - Robert Duvall

A request to rezone approximately 1.53 acres from RM9 to MUL a portion of property located at Bell Road (unnumbered), approximately 465 feet north of Bell Forge Lane, and also located within the Ridgeview Urban Design Overlay district, requested by Dale & Associates, applicant, for Ridgeview Homes LLC.

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

5. **2008Z-004T**  
Vehicle Rental and Leasing

A request to amend the Metro Zoning Code, Section 17.08.030 (District Land Use Table) to permit by right countywide in the shopping center regional (SCR) zoning district the rental or leasing of automobiles, motorcycles, recreational vehicles, boats, recreational equipment, and light trucks and vans, including incidental parking and servicing of vehicles for rent or lease” (e.g. rental car agencies), requested by Councilmember Parker Toler.

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

6. **2008Z-007G-04**  
Map 026-00, Adjacent to Parcel 053  
Subarea 4 (1998)  
Council District 10 - Rip Ryman

A request to change from R10 to CS zoning right-of-way belonging to the state of Tennessee located on the east side of Liberty Lane, south of Vietnam Veterans Boulevard (0.67 acres), requested by Waller, Lansden, Dortch & Davis, LLP, applicant, State of Tennessee, owner.

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

7. **5-73-G-14**  
Music Valley PUD (Amendment: Lot 4)  
Map 062-00, Parcel 169  
Subarea 14 (2004)  
Council District 15 - Phil Claiborne

A request to amend a portion of the Music Valley Planned Unit Development located at 2506 Music Valley Drive, approximately 2,500 feet north of McGavock Pike, zoned CA, (2.19 acres), to permit the development of a 3-story, 52,500 square foot hotel, replacing a 12,000 square foot restaurant, requested by EDGE, applicant, for William and Dorothy Oakes, Trustees, owners.

**Action: Approve with Conditions (6-0-2)**

- 8. 2008P-001U-05**  
The Family Wash PUD  
Map 083-03, Parcel 064  
Subarea 5 (2006)  
Council District 6 - Mike Jameson

A request for preliminary and final site plan approval for a proposed Planned Unit Development located at 2038 Greenwood Avenue, zoned CN and located within the Eastwood Neighborhood Conservation Overlay (0.37 acres), to permit the existing restaurant of approximately 4,000 square feet, an exemption from the minimum distance requirements included in the beer provisions of the Metro Code, requested by Susan Barbera, applicant, for Elena Rivas and Maria Calderon, owners.

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

### **VIII. PUBLIC HEARING: SPECIFIC PLAN ZONING DISTRICTS**

- 9. 2006SP-159U-03**  
Fern Avenue Lofts: Amendment #1  
Map 071-14, Parcels 029, 031, 059  
Subarea 3 (2003)  
Council District 2 - Frank R. Harrison

A request to amend the previously approved Fern Avenue Lofts Specific Plan for properties located at 1206 Brick Church Pike and 40 Evergreen Avenue, at the southwest corner of Brick Church Pike and Fern Avenue (1.26 acres), by adding .19 acres of land located at 1204 Brick Chuch Pike and zoned CS to existing SP so as to construct 65 multi-family dwelling units where 45 were previously approved on two properties, requested by Dale & Associates, applicant, for Nashville Ovation, owner.

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

- 10. 2007SP-176U-11**  
Southcrest Clinic  
Map 119-10, Parcel 093  
Subarea 11 (1999)  
Council District 16 - Anna Page

A request to rezone from RS10 to Specific Plan-Office (SP-O) zoning property located at 90 Thompson Lane, approximately 245 feet west of Hartford Drive (0.37 acres), to permit a medical office building, requested by Donlon Land Surveying LLC, applicant, A.K. Son, owner.

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

**11. 2008SP-001U-10**

Townhomes at Glen Echo  
Map 117-16, Parcels 007, 008  
Subarea 10 (2005)  
Council District 25 - Sean McGuire

A request to change approximately 0.9 acres from R10 to Specific Plan - Residential (SP-R) zoning properties located at 1603 and 1609 Glen Echo Road, at the southwest corner of Glen Echo Road and Belmont Boulevard, to permit the development of 8 townhome units, requested by Dale & Associates, applicant, for VLB Holdings LLC, and Scott D. Knapp, owners.

**Action: Approve with Conditions, including a condition that a buffer yard be added on the west side of the drive. (7-1)**

**IX. PUBLIC HEARING: CONCEPT PLANS**

**12. 2007S-170G-14**

Hickory Falls  
Map 076-00, Parcels 020, 048  
Subarea 14 (2004)  
Council District 12 - Jim Gotto

A request for concept plan approval to create a cluster lot development consisting of 195 lots, including 20 duplex lots (215 total units) on properties located at Chandler Road (unnumbered), approximately 2,450 feet east of Tulip Grove Road (107.44 acres), zoned RS15, requested by Eva Richardson, owner, Mid Tenn Surveying,

**Action: Approve with Conditions, but remove conditions 1 and 2. (7-1)**

**13. 2008S-014G-12**

Turner Farms  
Map 187-00, Parcels 009, 154, 155, 178  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request to revise a previously approved preliminary plat to create 153 clustered lots where 151 lots were previously approved on properties located at 6943 and 6947 Burkitt Road and Burkitt Road (unnumbered), approximately 4,200 feet east of Nolensville Pike (46.63 acres), zoned RS10, requested by Turner Farms LLC, owner, Roger Harrah, surveyor.

**Action: Approve with conditions, including a condition that the sidewalks be extended to the boundaries of the project and that a 20 foot, Type C landscape buffer yard be provided for Lots 151, 152, and 153. (6-0)**

**X. PUBLIC HEARING: FINAL PLATS**

**14. 2008S-006G-06**

Steven Mathers Subdivision  
Map 100-00, Parcel 032  
Subarea 6 (2003)  
Council District 35 – Bo Mitchell

A request for final plat approval to create 3 lots on property located at 8273 Old Pond Creek Road, approximately 6,000 feet north of Old Charlotte Pike (7.94 acres), zoned AR2a, requested by Steven Mathers, owner, Chapdelaine & Associates, surveyor.

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

**XI. PUBLIC HEARING: REVISIONS AND FINAL SITE PLANS  
PLANNED UNIT DEVELOPMENTS**

**15. 117-83-U-14**

Music City Outlet Center PUD (Holiday Inn Express)  
Map 062-00, Parcels 034, 255  
Subarea 14 (2004)  
Council District 15 - Phil Claiborne

A request to revise a portion of the preliminary plan and for final approval of the Music City Outlet Center Planned Unit Development located at McGavock Pike (unnumbered), approximately 1,100 feet west of Music Valley Drive (2.72 acres), zoned CA, to permit the development of a 5-story, 113-room, 70,784 square foot hotel where an 87,375 square foot hotel was previously approved, requested by Dale & Associates, applicant, for Pinnacle-McGavock Pike, LLC, owners. (See also Subdivision Proposal No. 2008S-009U-14).

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

**XII. OTHER BUSINESS**

**16.** House move application fee adjustment.

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

**17.** An amended employee contract for Anita McCaig.

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

**18.** Executive Director Reports

**19.** Legislative Update

**XIII. ADJOURNMENT**

