



**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 24, 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. APPROVAL OF DECEMBER 13, 2007, AND JANUARY 10, 2008, MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**

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

- 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 (8-0)**

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

**CONCEPT PLANS**

**1. 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 73 single-family cluster lots and 8 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: Approve with conditions, including a condition that the number of two-family lots shall be limited to four and shall be located on the extension of Woodymore Drive. (8-0)**

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

**2. 2008Z-015G-06**

Map 156-09-A, Part of Parcel 005.00CO  
Subarea 6 (2003)  
Council District 35 - Bo Mitchell

A request to change from RM6 to CL zoning a portion of property located at 7996 Highway 100 in the Harpeth Village Planned Unit Development, at the northeast corner of Highway 100 and Temple Road (.32 acres), requested by Newton Oldcare McDonald, applicant, for Kimco Harpeth Barclay, owner.

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

**IX. PUBLIC HEARING:  
SPECIFIC PLANS**

**3. 2006SP-112G-12**

Concord Place (Amendment #1)  
Map 181-00, Parcel 282  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request to amend the Concord Place Specific Plan located at Pettus Road (unnumbered), at the end of Autumn Crossing Way (28.89 acres), zoned SP-MR, to modify conditions in Council Bill 2006-1286 related to the use of brick on front, side, and rear elevations of residential dwelling units, requested by Centex Homes, applicant, for BDP Development Company LLC, owner.

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

**X. PUBLIC HEARING:  
CONCEPT PLANS**

**4. 2006S-008G-13**

Shoppes of Edge-O-Lake, Sec. 2  
Map 149-00, Parcels 078, 079, 080, 081, 082, 083,  
Subarea 13 (2003)  
Council District 29 - Vivian Wilhoite

A request to extend a preliminary plat for 14 lots located on the northeast corner of Edge-O-Lake Drive and Murfreesboro Pike (10.65 acres), zoned CS and MUL, requested by Murfreesboro Road Edge-of-Lake LLC, owner, and Rutherford DeMarco & Simons, applicant.

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

**5. 2008S-021U-13**

Smith Springs Cove  
Map 136-00, Parcel 088.01  
Subarea 13 (2003)  
Council District 33 - Robert Duvall

A request for concept plan approval to create 5 lots on property located at Smith Springs Road (unnumbered), approximately 475 feet north of Folkstone Drive (1.44 acres), zoned RS10, requested by John F. Pratt, owner, Littlejohn Engineering Associates Inc., surveyor.

**Action: Defer to February 28, 2008, Planning Commission Meeting (8-0)**

**6. 2008S-024U-13**

Mountain Springs Drive, Ph. 2  
Map 164-00, Part of Parcel 040, 300  
Subarea 13 (2003)  
Council District 32 - Sam Coleman

A request for concept plan approval to dedicate public right-of-way and create two lots on a portion of properties located at 3721 Mountain Springs Drive and Murfreesboro Pike (unnumbered), approximately 1,140 feet north of Hobson Pike (12.3 acres), zoned RM15, requested by Belz-McDowell Properties Inc, and Continental 193 Fund LLC, owners, Civil Site Design Group PLLC, surveyor.

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

**XI. PUBLIC HEARING:  
FINAL PLATS**

7. **2008S-023U-07**  
West Meade Farms, Resub. Lot 816, Sec. 9  
Map 115-13, Parcel 011  
Subarea 7 (2000)  
Council District 23 - Emily Evans

A request for final plat approval to create 2 lots on property located at 439 Grayson Drive, approximately 520 feet west of Grayson Court (4.04 acres), zoned RS40, requested by Helen Marie Scott, owner, Campbell, McRae & Associates Inc., surveyor.

**Action: Defer to March 13, 2008, Planning Commission Meeting (8-0)**

**XII. PUBLIC HEARING:  
REVISIONS AND FINAL DEVELOPMENT PLANS**

8. **2006IN-001U-0**  
David Lipscomb University I.O., (Intermodal Facility Parking Garage)  
Map 131-04, Parcels 002, 003  
Subarea 10 (2005)  
Council District 25 - Sean McGuire

A request revise a portion of the preliminary master plan and for final site plan approval for a portion of the David Lipscomb University Institutional Overlay district for properties located at 4108 and 4110 Belmont Boulevard, approximately 540 feet north of Shackelford Road (19.49 acres), zoned R10, to permit a bus turnaround and bus shelter and final site plan approval to permit a 154,500 square foot, 3 level parking garage with 306 parking spaces and tennis courts and restroom facilities on the top level, requested by Gresham, Smith & Partners, applicant, for David Lipscomb University, owner.

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

**XIII. OTHER BUSINESS**

9. Contract between the Metro Government and LandDesign, Inc. for professional services related to the conduct of the Tri-County Transportation and Land Use Study.

**Action: Defer to February 14, 2008, Planning Commission Meeting (8-0)**

10. Contract between Metro Government and Wilbur Smith Associates, Inc. for professional services related to the conduct of the Regional Freight and Goods Movement Study, Phase II.

**Action: Defer to February 14, 2008, Planning Commission Meeting (8-0)**

11. Approval of the 31st Avenue & Long Boulevard UDO Design Review Committee.

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

12. Executive Director Reports

13. Legislative Update

**XIV. ADJOURNMENT**

