



**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**

*February 28, 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 FEBRUARY 14, 2008, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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-021G-13**

A request to amend the Antioch-Priest Lake Community Plan: 2003 Update to replace Corridor General land use policy with Commercial Mixed Concentration land use policy for a portion of Map 164, Parcel 41 located along the south margin of Murfreesboro Pike at Hobson Pike.

**Staff Recommendation: Disapprove applicant request and approve staff's recommended plan amendment.**

**VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS ON PUBLIC HEARING**

**SPECIFIC PLANS**

**2. 2007SP-148U-14**

2801 Lebanon Pike  
Map 096-01, Parcel 062-01  
Subarea 14 (2004)  
Council District 14 - James Bruce Stanley

A request to change from CS to SP-A zoning property located at 2801 Lebanon Pike, at the southeast corner of Lebanon Pike and Donelson Pike (0.31 acres), to permit an existing structure to be used for automobile sales (used), requested by Leroy J. Humphries and Beverly Beam, owners.

**Staff Recommendation: Disapprove**

**CONCEPT PLANS**

**3. 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.

**Staff Recommendation: Approve with conditions**

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

**4. 2007Z-182U-07**

Charlotte Avenue Church of Christ  
Map 091-12, Parcels 160, 161  
Map 091-16, Parcel 006  
Subarea 7 (2000)  
Council District 24 - Jason Holleman

A request to apply a Historic Landmark Overlay to properties located at 4508 Charlotte Avenue, 4509 Alabama Avenue, and 4511 Alabama Avenue, between 45th Avenue North and 46th Avenue North, (.72 acres), zoned CS, requested by the Metropolitan Historic Zoning Commission for Councilmember Jason Holleman.

**Staff Recommendation: Approve**

**5. 2008SP-005U-07**

Charlotte Avenue Church of Christ  
Map 091-16, Parcels 006, 007  
Map 091-12, Parcels 160, 161, 162  
Subarea 7 (2000)  
Council District 24 - Jason Holleman

A request to change from CS to SP-MU zoning properties located at 4506 and 4508 Charlotte Avenue and 4507, 4509 and 4511 Alabama Avenue, at the northeast corner of 46th Avenue North and Charlotte Avenue, (1.35 acres), to permit MUL uses with building placement and height standards, requested by the Metro Planning Department, on behalf of Councilmember Jason Holleman; Charlotte Avenue Church of Christ and Gamble-Watson Acquisition Group, owners.

**Staff Recommendation: Approve with conditions**

**6. 2008Z-010G-12**

Map 183-00, Parcels 011, 011.01, 012, 012.01, 060  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request to rezone from AR2a to RM9 district properties located at 13153, 13159, 13167 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 430 feet south of Muci Drive (24.01 acres), requested by Centex Homes, applicant, for Gene Smith et ux, Shirley Smith, Bruce Gold and Joan Gold Cypress, and Walter Jones et ux, owners (See also PUD Proposal 2008P-003G-12)

**Staff Recommendation: Disapprove. If approved, the Infrastructure Deficiency Area requirements for this property must be met with any development proposal associated with this zone change.**

**7. 2008P-003G-12**

Cane Ridge Villas  
Map183-00, Parcels 011, 011.01, 012, 012.01, 060  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request for preliminary approval for a Planned Unit Development, properties located at 13153, 13159, 13167 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 430feet south of Muci Drive (24.01 acres), zoned AR2a and proposed for RM9 zoning, to permit 211 multi-family units, requested by Dale & Associates, applicant, for Gene Smith et ux, Shirley Smith, Bruce Gold and Joan Gold Cypress and Walter Jones et ux, owner (See also Zone Change Proposal No. 2008Z-010G-12).

**Staff Recommendation: Disapprove**

**8. 2008Z-011T**

TA: Definition of Family

A request to amend Section 17.04.060 of the Metro Zoning Code to modify the definition of “family” to include a group of not more than eight unrelated elderly persons living together as a single housekeeping unit, requested by Councilmember Vivian Wilhoite.

**Staff Recommendation: Approve**

**9. 2008Z-017G-06**

Map 126-00, Parcel 027  
Subarea 6 (2003)  
Council District 35 - Bo Mitchell

A request to change from AR2a and R80 to CS zoning property located at Old Charlotte Pike (unnumbered), at the northwest corner of Old Charlotte Pike and Highway 70 South (4.5 acres), requested by Oliver Cromwell Carmichael, owner.

**Staff Recommendation: Disapprove**

**10. 2008Z-018U-07**

Map 091-08, Parcels 197, 198, 199, 200, 201, 202, 214, 215, 216, 217, 218, 219, 220, 230  
Subarea 7 (2000)  
Council District 20 - Buddy Baker

A request to change from IR to R6 zoning properties located at 4400, 4501, 4502, 4504, 4506, 4507, 4508, 4509, 4510, 4511, 4516, and 4518 Michigan Avenue, at the intersection of 46th Avenue North and Michigan Avenue (2.5 acres), requested by Jesse Walker Engineering, applicant, for Daniel Oakley, owner.

**Staff Recommendation: Approve**

11. **2008Z-019U-08**  
Map 092-03, Parcel 055  
Subarea 8 (2002)  
Council District 19 - Erica S. Gilmore

A request to change from RM20 to CL zoning property located at 2110 Meharry Boulevard, approximately 255 feet west of 21st Avenue North (0.2 acres), requested by Glenn and Chandra Jamison, owners.

**Staff Recommendation: Disapprove CL. Staff would recommend an SP for a coffee shop or other small scale retail in the existing building and recommends that Council refer the application back to the Planning Commission as an SP prior to third reading.**

12. **2008Z-020U-14**  
Map 108-01, Parcel 001  
Subarea 14 (2004)  
Council District 15 - Phil Claiborne

A request to change from R10 to CS zoning property located at 2712 Shacklett Drive, approximately 1,030 feet west of Donelson Pike (0.44 acres), requested by Barge Cauthen and Associates, applicant, for Executive Travel & Parking LLC, owner.

**Staff Recommendation: Approve**

13. **2008Z-023T**  
LED Signs

A request to amend Section 17.32.050 to allow digital and LED signs in certain areas, requested by Councilmember-at-Large Charlie Tygard.

**Staff Recommendation: Disapprove**

14. **2008Z-024T**  
Vehicular Sales & Leasing in SCR District

A request to amend Sections 17.08.030 and 17.16.070.P of the Metro Zoning Code to allow vehicular rental/leasing as a use permitted with conditions in the SCR district, requested by Councilmember Parker Toler.

**Staff Recommendation: Approve**

**X. PUBLIC HEARING:  
SPECIFIC PLANS**

**15. 2008SP-002U-13**

Starwood Commons  
Map 164-00, Parcel 041  
Subarea 13 (2003)  
Council District 32 - Sam Coleman

A request to change from AR2a to SP-MU zoning property located at 3839 Murfreesboro Pike, approximately 230 feet north of Old Hickory Boulevard (65.1 acres), to permit the development of multi-family residential uses on up to 28 acres at density of 9 dwelling units for a maximum of 250 dwelling units and the development of commercial uses of 421,500 square feet on up to 37.1 acres of land at a floor area ratio of up to .40, requested by R. Chris Magill Consulting, LLC, applicant, for Vastland Starwood Development LLC, owner.

**Staff Recommendation: Disapprove**

**16. 2008SP-007U-10**

Ransom School  
Map 104-10, Parcel 047  
Subarea 10 (2005)  
Council District 25 - Sean Mcguire

A request to rezone from RS7.5 to SP district property located at 3501 Byron Avenue and abutting Ransom Avenue and Richardson Avenue (1.99 acres), and within the Elmington Place Neighborhood Conservation Overlay and I-440 Impact Overlay, to permit the conversion of the former Ransom Elementary School building and site into a residential development not to exceed 11 dwelling units total, requested by the Metro Planning Department, on behalf of Councilmember Sean McGuire.

**Staff Recommendation: Approve with conditions**

**XI. PUBLIC HEARING:  
CONCEPT PLANS**

**17. 2006S-055G-06**

Travis Place Preliminary Extension  
Map 126-00, Parcels 147, 565  
Subarea 6 (2003)  
Council District 35 – Bo Mitchell

A request to extend preliminary approval for Travis Place Subdivision for one year, approved for 140 single-family residential lots, and a variance from Section 1-9.2 of the Subdivision Regulations which prohibits the extension of a preliminary plat approved under the previous Subdivision Regulations adopted March 21, 1991.

**Staff Recommendation: Approve, including a variance to Section 1-9.2. to allow the extension of preliminary plat approval.**

- 18. 2008S-048U-05**  
Riverside Drive  
Map 083-11, Parcel 080  
Map 083-15, Parcel 193  
Subarea 5 (2006)  
Council District 7 - Erik Cole

A request for concept plan approval to create 18 lots on property located at Riverside Drive (unnumbered), at the northwest corner of Riverside Drive and Huntleigh Drive (6.41 acres), zoned R10, requested by Riverside Development LLC, owner, American Engineers Inc., surveyor.

**Staff Recommendation: Approve with conditions**

**XII. PUBLIC HEARING:  
FINAL PLATS**

- 19. 2008S-039G-04**  
Roy T. Weatherholt Resub.  
Map 043-06, Parcels 342, 355  
Subarea 4 (1998)  
Council District 9 - Jim Forkum

A request for final plat approval to modify lot lines between properties located at 617 Farview Drive and 936 Snow Avenue, at the northeast corner of Snow Avenue and Farview Drive (1.82 acres), zoned RS7.5, requested by Roy Weatherholt et ux, owners, Rocky L. Montoya, surveyor.

**Staff Recommendation: Approve including an exception to lot comparability standards for area and frontage for Lot 1**

- 20. 2008S-043U-12**  
Blanchard Heights, Resub. Lot 92  
Map 148-14, Parcel 073  
Subarea 12 (2004)  
Council District 30 - Jim Hodge

A request for final plat approval to create 2 lots on property located at 3801 Creekside Drive, at the northeast corner of Creekside Drive and Packard Drive (0.84 acres), zoned R10, requested by Roy Newsom Jr., owner, Campbell, McRae & Associates Surveying, Inc., surveyor.

**Staff Recommendation: Approve, including an exception to lot comparability for frontage for Lot 2**

- 21. 2008S-047G-04**  
Douglas-Levine Final Plat, 1st Rev. Lots 19 &  
Map 042-16, Parcels 157, 159  
Subarea 4 (1998)  
Council District 4 - Michael Craddock

A request to create 4 lots located at 300 Madison Street and 301 Woodruff Street, abutting Douglas Street (1.44 acres), zoned CS, requested by Elbert R. Barrett et ux, owners, Bruce Rainey & Assoc., surveyor.

**Staff Recommendation: Approve**

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

- 22. 93-86-P-06**  
Lakeshore Meadows (Amend)  
Map 141-00, Parcel 014  
Subarea 6 (2003)  
Council District 35 - Bo Mitchell

A request to amend the preliminary plan of Lakeshore Meadows Planned Unit Development located abutting the south margin of Coley Davis Road and the east margin of Dona McPherson Drive, classified CL, and RM6, (18.39 acres) to permit a 94 bed, assisted-living facility containing 103,625 square feet in lieu of an approved 10,000 square foot commercial building, increasing the total approved square footage from 366,164 square feet to 457,789 square feet for the overall development, requested by Ragan-Smith-Associates Inc., applicant, for Lakeshore Estates Inc.

**Staff Recommendation: Approve with conditions**

- 23. 16-87-P-06**  
Collins Road Commercial PUD (Designer Floors)  
Map 155-00, Parcel 105  
Subarea 6 (2003)  
Council District 35 - Bo Mitchell

A request to revise the preliminary plan and for final approval for the Planned Unit Development located at 8267 Collins Road, at the southwest corner of Collins Road and Highway 100 (1.32 acres), zoned CN, to permit the development of a 13,403 square foot retail building, replacing a gas station, requested by PBJ Engineering, Design and Development, LLC, applicant, for Christopher and Hyun H. Chung, owners.

**Staff Recommendation: Approve with conditions**



**XIV. OTHER BUSINESS**

- 24. Amendment to the contract (Metro contract # L-1917) between the Metropolitan Government of Nashville & Davidson County and EDAW, Inc. for professional services related to the conduct of the MPO Northeast Corridor Major Investment Study.
- 25. Executive Director Reports
- 26. Legislative Update

**XV. ADJOURNMENT**

