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**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	Hunter Gee
Stewart Clifton	Victor Tyler
Judy Cummings	Councilmember Jim Gotto
Derrick Dalton	Andrée LeQuire, representing Mayor Karl Dean

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

**7/24/2008**

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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 JUNE 26, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.

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**VII. PREVIOUSLY DEFERRED ITEMS**

**1. 2008S-048U-05**

Riverside Drive  
Map: 083-11 Parcel: 080  
Map: 083-15 Parcel: 193  
Subarea 5  
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**

**2. 2008S-090U-05**

J. J. Pryor's Subdivision  
Map: 083-02 Parcel: 246  
Subarea 5  
Council District 6 – Mike Jameson

A request for final plat approval to create 3 single family lots on property located at 1703 Greenwood Avenue, at the northeast corner of Greenwood Avenue and Chapel Avenue (1.49 acres), zoned R6 and located within the Eastwood Neighborhood Conversation Overlay, requested by Alain Christopher Keenan, owner, Duclos Survey & Design Inc., surveyor.

**Staff Recommendation: Approved with conditions**

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

**3. 2008Z-050U-13**

Map: 163-00  
Parcels: 385, 390, part of 389, part of 26, part of 146  
Subarea 13  
Council District 32 – Sam Coleman

A request to rezone from R10 and RM20 to RM9 district, property located at Old Franklin Road (unnumbered) and 5540 Crossings Circle, approximately 680 feet north of Crossings Boulevard (34.8 acres), requested by Littlejohn Engineering Associates, applicant, for Crews Crossing LLC, owner.

**Staff Recommendation: Approve**

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**4. 2008Z-058U-14**

Map: 096-05 Parcel(s): 095

Subarea 14

Council District 14 – Bruce Stanley

A request to rezone from RS10 to R10 district property located at 119 Lebanon Pike, approximately 615 feet east of Donelson Pike (2.29 acres), requested by Charlie Simms, applicant, for Rondol and Mary Oakley, owners.

**Staff Recommendation: Approve**

**5. 2005P-008G-06**

Harpeth Village (Publix Fueling Station)

Map: 156-09-A Parcel: 012

Subarea 6

Council District 35 – Bo Mitchell

A request to revise the preliminary plan and for final approval for a portion of the Harpeth Village Planned Unit Development located at 8002 Highway 100, approximately 300 feet west of Temple Road, (1.12 acres), to permit an automobile convenience center with 6 fuel islands, a 3,150 square foot store, and a 876 square foot automatic car wash, replacing a 8,700 square foot retail/restaurant use, zoned CL, requested by Core States Engineering, applicant, for Kimco Barclay Harpeth Partners L.P, owner.

**Staff Recommendation: Defer or disapprove until Stormwater issues have been addressed. If Stormwater issues are addressed prior to the Planning Commission meeting then staff recommends approval with conditions and recommend approval of a variance from the Scenic Landscape Easement requirement in the Metro Zoning Code.**

**IX. PUBLIC HEARING:  
COMMUNITY PLANS**

**6. 2007CP-22U-10**

12th Avenue South Detailed Neighborhood Design Plan

Subarea 10

Council District 17 – Sandra Moore and 18 – Keith R. Durbin

A request to adopt the 12th Avenue South Detailed Neighborhood Design Plan, as an amendment to the *Green Hills/Midtown Community Plan: 2005 Update*, to provide more detailed guidance on planning for growth and preservation along the 12<sup>th</sup> Avenue South Corridor and adjoining neighborhoods.

**Staff Recommendation: Approve**

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**X. PUBLIC HEARING:  
SPECIFIC PLANS**

**7. 2006SP-108U-08**

Metro Center Auto Facility

Map: 081-04

Parcels: 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 111, 113, 114, 122, 123,  
124, 125, 126, 127, 128, 129, 130, 131, 132, 144, 145, 256, 257, 259

Map: 081-04 Parcel: 079

Subarea 8

Council District 2 – Frank Harrison

A request change approximately 6.94 acres from SP-A, OR20, and R6 to SP-A for property bonded by Rosa Parks Boulevard on the west, Interstate – 65 on the south and Dominican Street on the south and east and located at 2004, 2006, and 2011 4th Avenue North, 1919, 1920, 1921, 1922, 1925, 1927, 2000 and 2006 5th Avenue North and 5th Avenue North (unnumbered), 1918, 1920, 1922, and 1924 6th Avenue North, 306, 308, 310, 312, 400, 402, 404, 408, and 410 Clay Street, and Rosa L. Parks Boulevard (unnumbered), to permit an auto dealership with a 65,000 square foot building and a 760 square foot telephone utility/communication facility, requested by Barge Cauthen & Associates, applicant, for S.A. North Ltd., Ironwood Partners Ltd., and Metrocenter Improvements Association Inc. and South Central Bell Telephone Company, owners.

**Staff Recommendation: Approve with conditions**

**8. 2008SP-014U-13**

Sambukka's Barber & Styling Studio

Map: 136-00 Parcel: 044

Subarea 13

Council District 29 - Vivian Wilhoite

A request to change from R10 to SP-MNR zoning for property located at 2635 Smith Springs Road, approximately 650 feet west of Bell Road (0.28 acres), to permit personal care services in an existing 1,792 square foot dwelling, requested by J2 Designs, applicant, for Amanullah Kwaga, owner.

**Staff Recommendation: Approve with conditions**

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**9. 2008SP-015U-10**

Martin Professional Development Center  
Map: 104-11 Parcel: PART OF 092  
Subarea 10  
Council District 18 – Keith Durbin

A request to change from RS7.5 to SP zoning for a portion of property located at 2400 Fairfax Avenue, at the northwest corner of Fairfax Avenue and 24th Avenue South (4.2 acres), to permit community education, staff and teacher training, and an office for The Nashville Alliance for Public Education in existing structures totaling 44,568 square feet, requested by the Metro Board of Education, owner.

**Staff Recommendation: Approve with conditions**

**10. 2008SP-018U-10**

The Gardner School  
Map: 117-11 Parcel: PART OF 028  
Subarea 10  
Council District 25 – Sean McGuire

A request to change from R40 to SP-INS zoning for a portion of property located at 1900 Graybar Lane, at the northwest corner of Graybar Lane and Benham Avenue (2.3 acres), to permit a Class IV daycare facility in an existing 13,725 square foot building, requested by Civil Site Design Group PLLC, applicant, for Easter Seals Tennessee, Inc., owner.

**Staff Recommendation: Approve with conditions**

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

**11. 2008Z-064U-14**

Map: 096-02 Parcel: 010  
Subarea 14  
Council District 14 – Bruce Stanley

A request to rezone from R10 to CL district property located at 2918 Lebanon Pike, at the northwest corner of Lebanon Pike and Guill Court (1.4 acres), requested by Georgina Abisellan, owner.

**Staff Recommendation: Disapprove**

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**XII. PUBLIC HEARING:  
FINAL PLATS**

**12. 2008S-062U-13**

Town Park Estates, Resub Lot 61(Sidewalk Variance)

Map: 135-05 Parcels:055, 085, 086

Subarea 13

Council District 28 – Duane A. Dominy

A request for a variance to the sidewalk requirements for a plat approved by the Planning Commission for 3 lots on property located at 312, 316 and 318 Melvin Jones Drive, approximately 450 feet south of Southwind Drive (1.3 acres), zoned R10, requested by David Waynick, owner, Civil Site Design Group, surveyor.

**Staff Recommendation: Approve**

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

**13. 149-66-U-13**

Shell Sign Variance

Map: 183-00 Parcel: 165

Subarea 13

Council District 32 – Sam Coleman

A request for a variance to Sections 17.32.130 and 17.12.020 of the Zoning Code for property within a Commercial Planned Unit Development district located at 13016 Old Hickory Boulevard, approximately 320 feet north of I-24, zoned IR (0.57 acres), to recommend approval to the Board of Zoning Appeals on a sign variance to permit a second ground sign with a sign area of 169 square feet and a height of 80 feet, where only one ground sign is allowed with a maximum sign area of 288 square feet and a 40 foot maximum height, requested by Premier Signs, applicant, for Welton Investments, owner.

**Staff Recommendation: Disapprove**

**14. 155-74-G-14**

Larchwood Commercial (Parking Lot Expansion)

Map: 096-00 Parcel: 028

Subarea 14

Council District 14 – Bruce Stanley

A request to revise the preliminary plan and for final approval for a portion of the Larchwood Commercial Planned Unit Development located at 100 Centerview Drive, approximately 845 feet south of Stewarts Ferry Pike, (25.36 acres), to permit a parking lot expansion of 413 spaces to increase the total number of parking spaces from 868 to 1,239 spaces, zoned CL, requested by Gresham, Smith & Partners, applicant, for Commerce Center TN Tower L.P., owner.

**Staff Recommendation: Approve with conditions**

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**15. 1-74-U-13**

Hickory Hollow Mall (The Living Word Ministries)  
Map: 163-00 Parcel: 378  
Subarea 13  
Council District 32 – Sam Coleman

A request to revise the preliminary plan and for final approval for a portion of the Hickory Hollow Mall Planned Unit Development located at 5380 Hickory Hollow Parkway, approximately 1,100 feet east of Bell Road, (5.1 acres), to permit a 40,000 square foot religious institution where a 40,000 square foot financial institution was previously approved and constructed, zoned SCR, requested by Bone McAllester Norton PLLC, applicant, for INSOUTH Bank, owner.

**Staff Recommendation: Approve with conditions**

**16. 78-81-U-13**

Brighton Valley Apartments (T-Mobile Tower Revision)  
Map: 135-00 Parcel: 360  
Subarea 13  
Council District 29 – Vivian Wilhoite

A request for a revision to the preliminary and for final approval for the Brighton Valley Apartments Planned Unit Development located at 500 Brooksboro Terrace, approximately 400 feet east of Murfreesboro Pike, zoned R10 (31.36 acres), to permit the construction of a 150-foot monopole cell tower, requested by Atwell-Hicks, applicant, for MM Family Partnership, II and Overhill Apartment Partners, owners.

**Staff Recommendation: Approve with conditions**

**17. 88P-040G-06**

Sam's Club Commercial Pud (Sonic Drive-In)  
Map: 114-00 Parcel: 323  
Subarea 6  
Council District 22 – Eric Crafton

A request to revise the preliminary plan and for final approval for a portion of the Sam's Club Commercial Planned Unit Development located at 617 Old Hickory Boulevard, approximately 915 feet south of I-40, (1.09 acres), to permit a drive-thru window to be added to an existing 1,337 square foot restaurant for a total of 1,393 square feet, zoned CL and SCR, requested by National Restaurant Designers, applicant, for Cooper, McAfee, Proctor, Watson, Bellevue Realty, owner.

**Staff Recommendation: Approve with conditions**

**XIV. CONSIDERATION OF PUBLIC HEARING PROCESS FOR THE SCOTTSBORO/BELLS BEND DETAILED DESIGN PLAN: 6:00 PM**

**XV. RECOGNITION OF COUNCILMEMBERS TO SPEAK ON THE SCOTTSBORO/BELLS BEND DETAILED DESIGN PLAN**

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**XVI. PUBLIC HEARING  
COMMUNITY PLANS**

- 18. 2008CP-07G-03**  
Scottsboro/Bells Bend Detailed Design Plan  
Subarea 3  
Council District 1 – Lonnell R. Matthews Jr.

A request to adopt the *Scottsboro/Bells Bend Detailed Design Plan* as an amendment to the *Bordeaux-Whites Creek Community Plan: 2003 Update* to provide more detailed guidance on planning for preservation and growth for the Scottsboro/Bells Bend community.

**Staff Recommendation: Approve**

**XVII. OTHER BUSINESS**

- 22.** Executive Director Reports  
**23.** Legislative Update

**XVIII. ADJOURNMENT**



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