



**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**

**9/11/2008**

**\*\*\*\*\***

**4:00 PM**

***Metro Southeast at Genesco Park  
1417 Murfreesboro Road***

*Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF AUGUST 28, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. ITEMS PREVIOUSLY DEFERRED

### 1. 2008S-125U-10

Michalena Subdivision  
Map: 104-16 Parcel: 272  
Green Hills/Midtown Community Plan  
Council District 18 – Keith Durbin

A request for final plat approval to create 2 lots and a variance from the lot comparability requirement of the Subdivision Regulations on property located at 1705 Beechwood Avenue, approximately 300 feet west of Oakland Avenue (0.4 acres), zoned RS7.5 and located within the Belmont-Hillsboro Neighborhood Conservation Overlay, requested by Jeffrey and Michelle Rencher, owners, Advantage Land Surveying, surveyor.

**Staff Recommendation: Disapprove**

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

### 2. 2002UD-001U-10

Green Hills UDO (modification)  
Map: 117-14 Parcel: 137  
Green Hills/Midtown Community Plan  
Council District 25 – Sean McGuire

A request to modify the existing Urban Design Overlay District to allow a business located at 3909 Hillsboro Pike,(1.7 acres) classified SCR, to vary from requirements of the Green Hills UDO related to signage height and display area size, requested by Premier Sign & Lighting Services.

**Staff Recommendation: Disapprove**

## IX. PUBLIC HEARING: SPECIFIC PLANS

### 3. 2007SP-081G-06

Mt. Laurel Reserve  
Map: 128-00 Parcel: 038  
Bellevue Community Plan  
Council District 22 – Eric Crafton

A request to amend the Mt. Laurel Reserve Specific Plan district (SP-R) located at Hicks Road (unnumbered), approximately 1,160 feet east of Sawyer Brown Road (36.25 acres), zoned SP, to permit the development of 129 townhomes where 106 townhomes were previously approved, requested by Dale & Associates, applicant, for Hicks Road Development LLC, owner.

**Staff Recommendation: Approve with conditions**

4. **2008SP-021U-10**  
1800 West End Mixed Use Development  
Map: 092-12 Parcels: 470, 472, 477  
Map: 092-16 Parcels:156  
Green Hills/Midtown Community Plan  
Council District 19 – Erica Gilmore

A request to change from CF to SP-MU zoning for properties located at 1800 and 1806 West End Avenue and 1801 and 1807 Hayes Street, at the northwest corner of West End Avenue and 18th Avenue North (1.36 acres), to permit the development of a 190,033 square foot, 8-story mixed-use building containing hotel, restaurant and financial institution space, requested by Littlejohn Engineering Associates, Inc., applicant, for Concord Hospitality, Inc, owner.

**Staff Recommendation: Approve with conditions**

5. **2008SP-024G-12**  
Jennings Springs  
Map: 187-00 Parcels: 009, 154, 155, 178  
Southeast Community Plan  
Council District 31 – Parker Toler

A request to change from RS10 to SP-MR zoning for properties located at 6943 and 6947 Burkitt Road and Burkitt Road (unnumbered), approximately 4,200 feet east of Nolensville Pike (46.63 acres), to permit the development of 64 single-family, 80 attached cottage, and 40 townhome units, requested by Littlejohn Engineering Associates, Inc., applicant, for Turner Farms, LLC, owner.

**Staff Recommendation: Approve with conditions**

X. **PUBLIC HEARLING:  
ZONING MAP AMENDMENTS**

6. **2008Z-067G-12**  
Map: 180-00 Parcel: 030  
Southeast Community Plan  
Council District 31 – Parker Toler

A request to rezone from AR2a to R15 zoning property at 6541 Redmond Lane, at the northeast corner of Redmond Lane and Redmond Court (6.65 acres), requested by Betsy and Monte Carroll, owners.

**Staff Recommendation: Approve**

**7. 2008IN-001U-10**

Aquinas College Institutional Overlay  
Map: 103-12 Parcel: Part of 001  
Green Hills/Midtown Community Plan  
Council District 24 – Jason Holleman

A request to apply an Institutional Overlay District to Aquinas College which is part of the Dominican Campus located at 4210 A Harding Pike, approximately 2,270 feet east of White Bridge Pike (46.28 acres), zoned R8, for a campus master plan containing a student recreation building, academic buildings, student center, several chapels, a library, a dining hall, an administration building, and several dormitories, requested by Barge Cauthen & Associates, applicant, for St. Cecilia Academy and Overbrook School, owners.

**Staff Recommendation: Approve with conditions**

**8. 93P-004U-12**

ALDI (Amendment #1) (formerly Maxwell Brothers Produce Market)  
Map: 162-00 Parcel: 041  
Southeast Community Plan  
Council District 32 – Sam Coleman

A request to amend the Maxwell Brothers Produce Market Planned Unit Development located on a portion of property at 1645 Bell Road, at the northwest corner of Bell Road and Benzing Road, zoned CL, (2.94 acres), to permit the development of a one-story, 17,694 square foot retail establishment, replacing a 2,250 square foot retail establishment and to add the remainder of Parcel 41 to the boundaries of the PUD, requested by ALDI Inc., applicant, for Ben Maxwell and Walter Battle, owners.

**Staff Recommendation: Approve with conditions**

**XI. PUBLIC HEARING:  
CONCEPT PLANS**

**9. 2006S-270U-13**

Legends Drive Subdivision  
Map: 150-00 Parcels: 078, 079, 80, 168  
Antioch/Priest Lake Community Plan  
Council District 33 – Robert Duvall

A request to extend the concept plan approval for one year for a 42 lot subdivision on properties located at 6235 and 6247 Mt. View Road and Mt. View Road (unnumbered), approximately 800 feet east of Belle Oaks Drive (12.05 acres), zoned R10 and RS10, requested by Alaa Jwaad and K. Meean et al, owners, Dale & Associates, surveyor.

**Staff Recommendation: Approve with condition**

**10. 2008S-141G-14**

The Meadows Of Seven Points, Ph 6  
Map: 110-00 Parcels:166, 167, 193  
Donelson/Hermitage/Old Hickory Community Plan  
Council District 12 – Jim Gotto

A request for concept plan approval to create 62 cluster lots on properties located at 4103 and 4109 Smotherman Lane and 2237 Seven Points Circle, at the end of Seven Points Circle (31.18 acres), zoned RS15, requested by Iris P. Fisher, Trustee, owner, Weatherford & Associates LLC, surveyor.

**Staff Recommendation: Approve with conditions**

**XII. PUBLIC HEARING:  
FINAL PLANS**

**11. 2008S-140U-10**

Belmont Terrace, Resub. Lot 21, Blk B, Annex 4  
Map: 117-04 Parcels: 373  
Green Hills/Midtown Community Plan  
Council District 18 – Keith Durbin

A request for final plat approval to create 2 lots on property located at 1811 Primrose Avenue, approximately 300 feet west of Brightwood Avenue (0.39 acres), zoned R8, requested by Dana L. Smith, owner, Joe M. Cummings, surveyor.

**Staff Recommendation: Disapprove**

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

**12. 153-79-G-06**

Galleries at Bellevue  
Map: 142-00 Parcel: 308  
Bellevue Community Plan  
Council District 22 – Eric Crafton

A request to revise the preliminary plan and for final approval for a portion of the Galleries at Bellevue Planned Unit Development located at 7661 Highway 70 S, approximately 580 feet east of Coley Davis Road (1.49 acres), to permit 29,500 square feet of retail uses where 12,000 square feet of retail uses were previously approved, zoned SCR, requested by Civil Site Design Group, PLLC, applicant, for Hickory 1, LLC, owner.

**Staff Recommendation: Approve with conditions**

**13. 195-76-G-06**

National Car Wash (Revision)  
Map: 142-00 Parcel: 235  
Bellevue Community Plan  
Council District 22 – Eric Crafton

A request to revise the preliminary plan and for final site plan approval for a portion of the Bellevue Center Planned Unit Development located at 7128 Highway 70 S, approximately 800 feet west of Old Hickory Boulevard (0.57 acres), to convert three existing automated car wash bays into two automated car wash bays with additional 285 square feet car wash bay, zoned SCC, requested by Wamble & Associates, applicant, for Champion Car Wash LLC, owner.

**Staff Recommendation: Approve with conditions**

**14. 2007P-005U-13**

The Shoppes at Ridgeview (Thornton's)  
Map: 163-00 Parcel: 404  
Antioch/Priest Lake Community Plan  
Council District 33 – Robert Duvall

A request to revise the preliminary plan for a portion of the Shoppes at Ridgeview Planned Unit Development located at Bell Road (unnumbered), at the southwest corner of Bell Road and Eagle View Boulevard (5.22 acres), to permit a 3,740 square foot of automobile convenience store where 13,000 square feet of retail space was previously approved, zoned MUL, requested by Dale & Associates, applicant, for Ridgeview Heights LLC, owner.

**Staff Recommendation: Approve with conditions, including deleting Condition 1 of the staff report and replacing it with the following condition:**

- 1. access on Eagle View Boulevard shall be right in and right out only as approved by Metro Public Work standards**

**and adding the following conditions:**

- 7. Building roof and canopy roof shall be similar in type and finishing material. No flat roof shall be allowed on the building or the canopy.**
- 8. Building elevations fronting Bell road shall include windows. If interior building design prohibits windows, then some type of glazing treatment mimicking windows shall be used. All elevations shall be approved by planning staff with final site plan approval.**

**15. 8-65-U-03**

AA Market

Map: 059-00 Parcel: 179

Bordeaux/Whites Creek Community Plan

Council District 2 – Frank Harrison

A request to revise the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development located at 2700 Whites Creek Pike, at the northwest corner of Whites Creek Pike and Moormans Arm Road (0.62 acres), to permit the addition of two fuel dispensers and a canopy for an existing convenience market facility, zoned SCN, requested by Civil Resource Consultants, applicant, for Timage A. Omar, owner.

**Staff Recommendation: Approve with conditions**

**XIV. PUBLIC HEARING: URBAN DESIGN OVERLAY**

**16. 2005UD-003G-12**

Carothers Crossing (Modify UDO Standards)

Map: 188 Parcels: Various

Southeast Community Plan

Council District 31 – Parker Toler

A request to modify the Carothers Crossing Urban Design Overlay standards established in the Urban Code, the Architectural Regulations, and the Landscape Regulations of the UDO for property located north and south of the Carothers Road and Battle Road intersection, requested by Wood Ridge Investments Inc., applicant, and Wood Ridge Investments Inc. et al, owners.

**Staff Recommendation: Approve**

**XV. OTHER BUSINESS**

**17.** Executive Director Reports

**18.** Legislative Update

**XVI. ADJOURNMENT**



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