



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Lindsley Hall
730 Second Avenue South
Nashville, Tennessee 37201

PLANNING COMMISSION:

James Lawson, Chairman	Ann Nielson
Doug Small, Vice Chairman	Victor Tyler
Stewart Clifton	James McLean
Judy Cummings	Councilman J. B. Loring
Tonya Jones	Phil Ponder, representing Mayor Bill Purcell

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

December 8, 2005

2:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF NOVEMBER 10, 2005 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. GENERAL PLAN AND COMMUNITY PLAN AMENDMENT

- 1. REQUEST TO AMEND "THE PLAN FOR SUBAREA 8: THE NORTH NASHVILLE COMMUNITY PLAN: 2002 UPDATE" IN THE VICINITY OF 6TH AVE N. AND GARFIELD ST.**
- 2. PROPOSAL TO AMEND THE "JOELTON COMMUNITY PLAN: 2003 UPDATE" FOR THE FORMER MORNLY ELEMENTARY SCHOOL SITE (after 4:00)**
- 3. PROPOSAL TO AMEND THE "BORDEAUX-WHITES CREEK COMMUNITY PLAN: 2003 UPDATE" INVOLVING THE FORMER WADE ELEMENTARY SCHOOL SITE AND OTHER NEARBY PROPERTIES (after 4:00)**
- 4. SUBAREA 5 PLAN TO CHANGE FROM COMMERCIAL ARTERIAL EXISTING AND RESIDENTIAL LOW MEDIUM DENSITY POLICIES TO RETAIL CONCENTRATION SUPERCOMMUNITY POLICY PROPERTIES ON THE NORTH SIDE OF JOYCE LANE**

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

- 1. 2005S-319G-12**
Cottage Grove Subdivision
Map 173, Parcel 101
Subarea 12 (2004)
District 31 - Parker Toler

A request for preliminary plat approval to create 35 lots located on the south side of Barnes Road, approximately 1,100 feet east of Barnes Cove Road (10.37 acres), classified within the RS10 District, requested by Great Southern Homes, Inc., owner/developer, for Digidata Corp., applicant.

Staff Recommendation: Approve with conditions

PLANNED UNIT DEVELOPMENTS

- 2. 2005P-029U-05**
Nashville Auto Diesel College
Map 71-13, Various Parcels
Subarea 5 (1994)
District 5 - Pam Murray, District 6 - Mike Jameson
District 7 - Erik Cole

A request to apply an Institutional Overlay District to various properties located between Gallatin Pike and Emmett, and between McClurkan and Douglas, classified RS5, RM20, OR20, ORI (35.73 acres), requested by Councilmember Murray, for RM Plan Group on behalf of Nashville Auto Diesel College.

Staff Recommendation: Approve with conditions

IX. TEXT AMENDMENTS

3. 2005Z-056bT

Council Number BL2005-648

A council bill to amend Section 17.32.050 of the Zoning Code to permit signs with graphics or electronic displays along a four-lane or controlled access highway, sponsored by Councilmember-at-Large Buck Dozier.

Staff Recommendation: Disapprove

4. 2005Z-184T-09

Maps 093-06, 093-07, 093-10, Parcel Various,
Maps 093-11, 093-15, Parcels Various
Subarea 9 (1997)
District 19 - Ludy N. Wallace

A request to amend the Rutledge Hill Redevelopment District to include parcel 041 of tax map 093-07 , increase TIF capacity by 20 million dollars, and consolidate two mixed use land use categories into one, requested by MDHA.

Staff Recommendation: Approve

5. 2006Z-003T

BL2005-864

A council bill amending Section 17.40.410 of the Metro Zoning Code relative to demolition of residential structures, sponsored by Councilmember Pam Murray.

Staff Recommendation: Approve

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

6. 2005Z-180U-07

Maps 103-03, 103-04, 103-07, 103-08, 091-15, Parcels Various
Maps 091-14, 091-16, 104-01, 104-05, Parcels Various
Subarea 7 (2000)
District 24 - John Summers

A request to apply a Neighborhood Conservation Overlay district to various properties in the Sylvan Park area (612.57 acres), requested by Council member John Summers, for various property owners.

Staff Recommendation: Approve provided the Metro Historical Zoning Commission has approved the proposed district boundaries and guidelines

7. **2005Z-182U-10**
Map 104-13, 103, 16,104-09, Parcel Various
Subarea 10 (2005)
District 24 - John Summers

A request to apply a Neighborhood Conservation Overlay district to various properties in the Whitland area (70.34 acres), requested by Councilperson John Summers, for various property owners.

Staff Recommendation: Approve provided the Metro Historical Zoning Commission has approved the proposed district boundaries and guidelines

8. **2005Z-181U-10**
Map 104-06, 104-07, 104-10, 104-11,104-14,104-15, Parcels Various
Subarea 10 (2005)
District 18 - Ginger Hausser

A request to apply a Neighborhood Conservation Overlay district to various properties in the Hillsboro-West End area, between Blakemore Avenue and Interstate 440 (111.94 acres), requested by Councilperson Ginger Hauser, for various property owners.

Staff Recommendation: Approve

9. **2005Z-059G-12**
Map 174, Parcel 13, 126, 127, and part of 220
Subarea 12 (2004)
District 32 - Sam Coleman

A request change from AR2a to RS15 district property located at Pettus Road (unnumbered), Preston Road (unnumbered), Preston Road (unnumbered), and 5814 Pettus Road (26.34 acres), requested by Charlie B. Paul of C. Paul & Sons, Development Co., Inc., applicant for Glenda and Joseph Wiggins, Gene Tucker et ux, and Neal Hufford, owners.

Staff Recommendation: Approve with conditions

10. **2005P-018G-12**
Preston Estates PUD
Map174-00, Parcel 13, 126, 127, P/O 220
Subarea 12 (2004)
District 32 - Sam Coleman

A request for preliminary approval for a Planned Unit Development district located at 5814 Pettus Road, Pettus Road (unnumbered), and Preston Road (unnumbered), (26.34 acres), classified AR2a proposed for RS15, to permit 39 residential lots, requested by Ingram Civil Engineering, engineer, Charlie Paul, applicant for Glenda and Joseph Wiggins, Gene Tucker et ux, and Neal Hufford, owners.

Staff Recommendation: Approve with conditions

- 11. 2005Z-135U-08**
Map 081-08, Parcel 494, 495
Map 081-08, Parcel 491, 492, 493
Subarea 8 (2002)
District 19 - Ludy N. Wallace

A request to change from R6 to RM15 (0.62 acres), and from R6 to MUN (0.40 acres) district properties, located at 1631, 1633, 1635, 1623, and 1627 6th Avenue North (1.02 acres total), requested by Ron McClaron, applicant/owner for owners Arthur Yokley, Ace Housing LLC, Bradley D. Williams & Brian A. Courtney, and Moss Investments Partners (Ron McClaron).

Staff Recommendation: Approve

- 12. 2005UD-011U-08**
Salem Gardens
Map 81-08, Parcels 491, 492, 493, 494, 495
Subarea 1 (2003)
District 19 - Ludy N. Wallace

A request to apply an Urban Design Overlay district named Salem Gardens to properties located at 1623, 1627, 1631, 1633 and 1635 6th Ave. North, at the corner of Garfield Avenue and 6th Avenue North, proposed for one mixed use building allowing four residential/commercial/office ground floor flats, one corner retail space, and eight apartment units, as well as two buildings with four townhouses in each, requested by Jan Abernathy, applicant for Salem Gardens, LLC, owner.

Staff Recommendation: Approve with conditions

- 13. 2005Z-163U-08**
Map 082-09, Parcel 3
Subarea 8 (2002)
District 19 - Ludy N. Wallace

A request to change from R6 to SP District property, to permit the development of six 1,200 square foot townhouse units, located at 1600 6th Avenue North, at the northeast corner of 6th Avenue North and Hume Street, requested by Taurus McCain, applicant, for Robert A. Crutcher et ux, owners

Staff Recommendation: Approve with conditions

- 14. 2005Z-174G-13**
Map 175, Parcel 023, Part of, 31
Subarea 13 (2003)
District 32 - Sam Coleman

A request to change from IWD and AR2A to MUL a portion of property located at 12814 Old Hickory Boulevard and Old Hickory Boulevard unnumbered (53.13 acres) , approximately 3,200 feet south of Old Franklin Road, requested by Metro Nashville Public Schools, optionee, for John W. Holden & Mark A. Pirtle, R.H. Bonds, etux, owners.

Staff Recommendation: Approve

15. **2005Z-175U-06**
Map 114, Parcel 129.02, 140
Subarea 6 (2003)
District 35 - Charlie Tygard

A request to change from R15 to CS district properties located at 7342 Charlotte Pike and 706 Old Hickory Boulevard (1.29 acres), requested by Richard Conners, broker for Gary M. and Bridget A. Jones, Christopher B. and Kimberly B. Cooper, owners.

Staff Recommendation: Approve

16. **2005Z-176U-14**
Map 094, Parcel 011, 012, 020
Subarea 14 (2004)
District 15 - J. B. Loring

A request to change from R10 to IR district property located at 1700, 1705 River Hills Drive and River Hills Drive (unnumbered) (0.76), requested by Matt Woodard for Cecil and Shanon Saffles,

Staff Recommendation: Disapprove or defer

17. **2005Z-177G-12**
Map 173, Parcel 068 Part of, 070 Part of
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from AR2a (3.57 acres) and OR20 (0.05 acre) to CS district a portion of property located at 6260 Nolensville Pike and 6304 Hills Chapel Road (3.62 acres), requested by Taze Lundy, applicant, for Richard Argo, owner.

Staff Recommendation: Disapprove

18. **2005Z-183U-08**
Map 092-02, 092-03, 092-06,
092-07, 092-10, Parcel Various
Subarea 8 (2002)
District 21 - Edward Whitmore

A request to change from R6 to RS5 district various properties located to the north of Felicia Street and south of I-40, and between the railroad on the east and I-40 on the west (190.21 acres), requested by Councilperson Edward Whitmore, for the Neighbors Reaching Out Neighborhood Association and various property owners.

Staff Recommendation: Approve

- 19. 2005NL-001G-03**
Map 067-00, Parcel 056
Subarea 3 (2003)
District 1 - Brenda Gilmore

A request to apply a Neighborhood Landmark Overlay to an RS20 district property located at 5022 Old Hydes Ferry Pike, approximately 50 feet west of Old Hickory Boulevard (10.06 acres), requested by the Metropolitan Planning Department for the Metropolitan Government, owner.

Staff Recommendation: Approve

XI. PRELIMINARY SUBDIVISION PLATS

- 20. 2005S-293U-10**
McKanna Subdivision
Map 145-02, Parcel Part of 020
Subarea 10 (2005)
District 34 - Lynn Williams

A request for preliminary plat approval to create 4 lots located at 1400 Tyne Boulevard and the end of Georgetown Court (5.23 acres), classified within the R40 District, requested by James A. McKanna et ux, owners, Duclos Survey & Design, Inc., surveyor.

Staff Recommendation: Approve with conditions

- 21. 2005S-354G-14**
Pleasant Pointe
Map 121, Parcel 078, 257
Subarea 14 (2004)
District 13 - Carl Burch

A request for preliminary plat approval to create 21 lots located on the east side of Pleasant Hill Road and the west side of Bell Road (13.08 acres), classified within the R15 District, requested by Albert Powell, Trustee for Percy Priest Lake Joint Venture, owner/developer, Civil Site Design Group, surveyor/engineer.

Staff Recommendation: Approve with conditions

XII. FINAL PLATS

- 22. 2005S-185U-05**
Cumberland Meadows, Ph 1, Revision
Map 084-05, Parcel 072, 073, 074
Subarea 5 (1994)
District 7 - Erik Cole

A request for final plat approval with a variance request for sidewalk requirement along three lots located on the east margin of Eastland Avenue, approximately 435 feet south of Tiffany Drive (0.95 acres), classified within the R10 District, requested by B.I.G. Development, owner/developer, Dale & Associates, surveyor.

Staff Recommendation: Approve with conditions

23. **2005S-269U-05**
Brownsville, Resub Of Part Of Lot 51
Map 083-03, Parcel 254
Subarea 5 (1994)
District 7 - Erik Cole

A request for final plat approval to create two lots located on the north side of Rosebank Avenue, approximately 325 feet west of Roberta Street (1.33 acres), classified within the R10 District, requested by Natalie Cothran, owner, Mark D. Devendorf, surveyor.

Staff Recommendation: Disapprove sidewalk variance

24. **2005S-330U-13**
Ron Cherry Property
Map 120-13, Parcel 038
Subarea 13 (2003)
District 28 - Jason Alexander

A request for final plat approval to create two lots located at 1207 Currey Road, southwest corner of Currey Road and McGavock Pike (1.20 acres), classified within the R10 District, requested by Ron Cherry, owner, Smith Land Surveying, surveyor.

Staff Recommendation: Approve with conditions

25. **2005S-341U-11**
Bradley Candy Property, Resub. Lots 1 And 2
Map 106-06, Parcel 055, 056
Subarea 11 (1999)
District 17 - Ronnie E. Greer

A request for final plat approval to create three lots located at 1100 Murfreesboro Pike and 100 Menzler Road, intersection of Murfreesboro Pike and Menzler Road (3.08 acres), classified within the IR District, requested by Tommy Smith, applicant for Jack D. Smith and William J. and Mary A. Brennan, owners.

Staff Recommendation: Approve

26. **2005S-348U-10**
White Oak Subdivision
Map 117-03, Parcel 117
Subarea 10 (2005)
District 25 - Jim Shulman

A request for final plat approval to create 2 lots located at the southeast corner of Sharondale Drive and Valley Road (0.70 acres), classified within the R10 District, requested by Thomas P. and Sally R. Kanaday, Jr., owners, Jesse Walker, surveyor.

Staff Recommendation: Approve with conditions

27. **2005S-349U-13**
Armstrong's Ezell Road Subdivision
Map 148, Parcel 021, 128
Subarea 13 (2003)
District 28 - Jason Alexander

A request for final plat approval to create 4 lots located on the east side of Bakertown Road, approximately 260 feet south of Ezell Road (2.6 acres), classified within the R10 District, requested by Gary Armstrong, owner, Campbell, McRae and Associates, surveyor.

Staff Recommendation: Approve with conditions

XIII. PLANNED UNIT DEVELOPMENTS (revisions)

28. **21-76-U-07**
Post Square Shopping Center
Map103-14, Parcel 114
Subarea 7 (2000)
District 24 - John Summers

A request to revise the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development District on the south side of White Bridge Road, classified SCC district, (1.02 acres), to permit the construction of a 4,000 Sq. Ft. bank, requested by ETI Corporation representing First Tennessee Bank, applicant for Post Square Shopping Center, owner.

Staff Recommendation: Approve with conditions

29. **28-79-G-13**
Cambridge Forest, Phase 3, Lot 327
Map 149-15-0-A, Parcel 244co
Subarea 13 (2003)
District 28 - Jason Alexander

A request for a variance in year yard requirements from 20 feet to 11 feet, for a lot in the residential Planned Unit Development district located at 1601 Bridgecrest Drive, along the west side of Rural Hill Road, (0.14 acres), requested by Equity Builders Group, owner.

Staff Recommendation: Disapprove

- 30. 74-79-G-13**
Nashboro Village - Tract 3
Map 135-00, Parcel 309
Subarea 13 (2003)
District 29 - Vivian Wilhoite

A request for final approval for a portion of a residential Planned Unit Development located on the east side of Murfreesboro Road and south side of Nashboro Boulevard (unnumbered), classified (11.52 acres), to permit the development of 73 town homes, requested by Wamble and Associates, applicant for Vastland Nashboro Development, LLC, owner.

Staff Recommendation: Approve with conditions

- 31. 18-84-U-10**
Covenant Presbyterian Church
Map 131-06-0-A, Parcel 011
Subarea 10 (2005)
District 25 - Jim Shulman

A request to revise a portion of the preliminary site development plan and for final approval of the Residential Planned Unit Development located abutting the northeast margin of Hillsboro Pike and Harding Place, classified R-15 and R-40, (12.28 acres), to permit a 1,200 seat sanctuary, an additional 38,789 square feet of church associated classroom and storage space within the footprint of the previously approved sanctuary and a playground, requested by Barge Cauthen and Associates, Inc., applicant for Covenant Presbyterian Church, owner.

Staff Recommendation: Approve with conditions

- 32. 43-87-P-14**
Truxton Village
Map 064-16, Parcel 53, 55
Subarea 14 (2004)
District 11 - Feller Brown

A request for final approval for a portion of a commercial and residential Planned Unit Development located at Lebanon Pike (unnumbered), and Windsor Chase Way (unnumbered), classified RM9 (17.62 acres), to permit the development of 118 residential units, requested by Anderson, Delk, Epps and Associates, applicant, for Eddie Phillips Development, owner.

Staff Recommendation: Approve with conditions

- 33. 91P-006U-12**
Thompson Station Commercial PUD
Map 147-11, Parcel 031
Subarea 12 (2004)
District 27 Randy Foster

A request to revise a portion of the approved preliminary site development plan, and for final approval for a Commercial Planned Unit Development abutting the west margin of Nolensville Pike, and the north margin of Cotton Lane (1.81 acres), classified CL, to permit the development of a 9,000 square foot restaurant, requested by Azimtech Engineering, applicant for Mt. View, owner.

Staff Recommendation: Approve with conditions

- 34. 2003P-002G-02**
Cobblestone Creek (Amendment)
Map 041-00, Parcel Various
Subarea 2 (1995)
District 3 - Carolyn Baldwin Tucker

A request to amend the preliminary plan for a Planned Unit Development located at various properties along the north side of Old Hickory Boulevard, 1,700 feet east of Hickory Hills Boulevard, classified R8, (38.50 acres), to add a condition to the PUD that 50% of the cladding on each house shall be of brick and the required brick shall be distributed as follows: the entire building front shall be clad with brick; the remaining required brick shall be placed on the building sides and back, distributed in whatever manner is chosen by the homebuilder. In addition, all foundations shall have brick, stone or split-faced block to grade. After the effective date of this amendment, no building permit shall be issued for a house within the PUD that is not compliant with these provisions, requested by Councilmember Carolyn Baldwin Tucker.

Staff Recommendation: Approve

- 35. 2004P-004U-13**
Carrolton Station
Map 149-00, Parcels 178, 226, 348
Map 162-00, Parcels 24, 187, 249
Subarea 13 (2003)
District 28 - Jason Alexander

A request to revise the preliminary site plan and for final approval of a mixed use Planned Unit Development located abutting the north margin of Una-Antioch Pike opposite Hickory Hollow Parkway, classified RM6, (27.4 acres), to permit the development of 126 town homes and 8 single family lots, requested by Civil Site Design Group, applicants for Dial Properties, LLC, owner.

Staff Recommendation: Approve with conditions

36. **2004P-005U-10**
Hillsboro Circle PUD
Map 131-02, Parcel 12
Subarea 10 (1994)
District 25 - Jim Shulman

A request for final approval for a commercial Planned Unit Development located 4103 Hillsboro Circle, classified MUL with the exception of bar and night club uses, (.17 acres), to permit a 2,459 square foot office building and 1,459 square feet of storage, requested by Barge Cauthern and Associates, applicant for Wentworth Coldwell, owner.

Staff Recommendation: Approve with conditions

37. **2004P-018G-14**
Heritage Hills
Map 076-10, Parcel 82, 83
Subarea 14 (2004)
District 12 - Jim Gotto

A request for revision to preliminary and final approval for a residential Planned Unit Development district located at Lebanon Pike (unnumbered), east of Tulip Grove Road, at the Wilson County Line, classified RS10 and CS, and proposed for RS10 and RM6, (52.24 acres) , to permit 82 town homes (approved for 90) and 76 single-family lots (approved for 90) , requested by Lose and Associates, applicant for Rusco Company, owner.

Staff Recommendation: Approve with conditions

38. **2005P-009U-11**
Auto Masters PUD
Map 133-01, Parcel 102, 103
Subarea 11 (1999)
District 16 - Amanda McClendon

A request for final approval of a commercial Planned Unit Development located on the west side of Nolensville Pike, classified CS (1.12 acres), to permit an existing 1,547 square foot used vehicular sales facility and for additional vehicular sales area and parking, requested by Dale & Associates, applicant for and JMM, LLC, owner

Staff Recommendation: Disapprove

39. 2005P-021U-13

Townhomes at Southridge
Map 163-00, Parcels 136, 137, 138
Subarea 13 (2003)
District 33 - Tommy Bradley

A request for preliminary approval for a Planned Unit Development district located at 5505, 5515 and 5525 Mt. View Road, west of Old Franklin Pike, classified AR2a and proposed for RM15, (7.55 acres), to permit 79 multi-family units, requested by Dale and Associates, Inc., for John Begley, Patsy Hedgepath, Mary Wilson, etal, and Lester Mercer, etux, owners.

Staff Recommendation: Approve with conditions

40. 2005P-035U-10

J. Alexander's
Map104-03, Parcel 066
Subarea 10 (1994)
District 18 - Ginger Hausser

A request for preliminary approval for a Planned Unit Development located at 2609 # 101 West End Avenue, to permit an existing restaurant an exemption from the minimum distance requirement included in the beer provisions of the Metro Code, (1.56 acres), requested by J. Alexander's Restaurant, Inc., applicant for Natchez West, LLC, owner.

Staff Recommendation: Approve with conditions

41. 2001UD-001G-12

Lenox Village, Phase 8
Map 172, Parcel 89
Map 173, Parcel 72, 220, 224
Subarea 12 (2004)
District 31 - Parker Toler

A request for final approval for a phase of the Urban Design Overlay district located along the east side of Nolensville Pike, classified RM9, (49.57 acres) to permit 193 townhomes, 12 single-family rear access homes, and 43 single-family street access homes, requested by Anderson Delk Epps and Associates, for Lenox Village I, LLC, owner.

Staff Recommendation: Approve with conditions

XIV. OTHER BUSINESS

42. Cato Road Annexation Plan of Services

43. Contract between Regional Transportation Authority (RTA) and the Nashville Davidson County Metropolitan Planning Commission on behalf of the Nashville Area Metropolitan Planning Organization (MPO) for Commuter Rail Planning"

44. Employee Contract Renewal for Jennifer Carlat
 45. Amended employee contract for Brenda Bernards
 46. Correction to the minutes of September 22, 2005 and October 27, 2005.
 47. Executive Director Reports
 48. Legislative Update
- XV. ADJOURNMENT**

