



**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**

*March 9, 2006*

\*\*\*\*\*

*4:00 PM*

*Howard School Auditorium, 700 Second Ave., South*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF FEBRUARY 9 AND FEBRUARY 23, 2006, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. AMEND THE ADOPTED MAJOR STREET PLAN BY REDESIGNATING THE SEGMENT OF OLD HICKORY BOULEVARD BETWEEN I-40 AND OLD CHARLOTTE PIKE FROM S4 SCENIC 4-LANE ARTERIAL TO U4 URBAN 4-LANE ARTERIAL**

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

**TEXT AMENDMENTS**

**1. 2006Z-017T**

A request to amend various sections of the Metro Zoning Code relative to landscaping and tree protection requirements, requested by the Codes Department.

**PRELIMINARY SUBDIVISION PLATS**

**2. 2006S-068U-03**

Fairview Subdivision, Portion of Tract 8  
Map 069-08, Parcel Part Of 001  
Subarea 3 (2003)  
District 1 - Brenda Gilmore

A request for final plat approval to create 5 lots located on the south side of West Hamilton Road, approximately 200 feet west of Clarksville Pike (1.85 acres), zoned RS15, requested by Vincent T. Scalf, owner, Hart Freeland & Roberts, surveyor.

**IX. PUBLIC HEARING:  
ZONING MAP AMENDMENTS AND TEXT AMENDMENTS**

**3. 2006Z-014T**

Amend Zoning Code sections 17.04.060B and 17.24.070 and adopting Zoning Code section 17.12.120 to implement conservation subdivisions requested by Councilmember David Briley.

**4. 2005Z-139G-12**

Map 173-00, Parcel 005  
Subarea 12 (2004)  
District 31 - Parker Toler

A request to change from AR2a to RS10 district property located at 1160 Barnes Road (19.33 acres), requested by Hickory Holdings, LLC, owner.

**5. 2006Z-024U-12**

Map 147-07, Parcel 107  
Subarea 12 (2004)  
District 27 - Randy Foster

A request to change from R6 to CL district property located at 4416 Bass Avenue, approximately 300 feet west of Nolensville Pike (0.12 acres), requested by Dana A. Moore, owner.

6. **2006Z-028G-12**  
Map 172-00, Parcel 023  
Subarea 12 (2004)  
District 31 - Parker Toler

A request to apply a Neighborhood Landmark Overlay District to the Oglesby Community Club located at 5724 Edmondson Pike, approximately 565 feet south of Old Hickory Boulevard (1.47 acres), requested by Councilmember Parker Toler, for Oglesby Community Club, owner.

7. **2006Z-031U-11**  
Map 093-16, Parcels 025, 027, 028  
Subarea 11 (1999)  
District 17 -Ronnie E. Greer

A request to change from OR20 and MUN to MUL district, property located at 101, 103, and 107 Charles E. Davis Boulevard, northeast corner of Charles E. Davis Boulevard and Cannon Street (.48 acres), requested by M.D.H.A. and United Neighborhood Health Services, owners.

8. **2006Z-032U-05**  
Map 072-13, Parcel 459  
Subarea 5 (1994)  
District 5 - Pam Murray

A request to apply a Historic Landmark Overlay District to property located at 1220 Gallatin Pike, approximately 155 feet south of Douglas Avenue, zoned CL District and within a Planned Unit Development District (.28 acres), requested by Metro Historical Commission, applicant, Wal-Mart Real-Estate Business Trust, owner.

9. **2006Z-033U-05**  
Map 082-03, Parcels 229, 230  
Subarea 5 (1994)  
District 5 - Pam Murray

A request to apply a Historic Landmark Overlay District to property located at 908 and 914 Meridian Street, zoned RS5 District (1.23 acres), requested by Metro Historical Commission, applicant, Woodbine Community Organization and Ray of Hope Community Church, owners.

**10. 2006SP-034G-06**

Map 114, Parcels 127, 128, 269, 270  
Subarea 6 (2003)  
District 22 - Eric Crafton

A request to change from CS, OR20 and AR2a to SP district property located at 7416 Old Charlotte Pike, Sawyer Brown Road (unnumbered) and Charlotte Pike (unnumbered) (22.98 acres), to construct 122 multi-family units, requested by Anderson, Delk, Epps and Associates, applicant, for Louis McRedmond Investment Group L.P., owner.

**11. 2006Z-036G-14**

Map 086-14, Parcels 011, 012  
Subarea 14 (2004)  
District 14 - Harold White

A request to apply a Neighborhood Landmark Overlay District to two properties located at 400 and 404 Wisteria Lane, at the northwest corner of Wisteria Lane and Central Pike (0.46 acres), zoned R8 District, requested by Jane Gardner, owner.

**12. 2006SP-041U-13**

Map 163, Parcel 278  
Subarea 13 (2003)  
District 32 - Sam Coleman

A request to change from R10 to SP zoning, and approve a final development plan, property located at 5433 Mt. View Parkway (2.07 acres), to permit a 3,812 sq. ft. bank, requested by ETI Corporation, applicant for First Tennessee Bank, owner.

**13. 37-79-U-13**

The Crossing at Hickory Hollow  
Map 163, Parcel 278  
Subarea 13 (2003)  
District 32 - Sam Coleman

A request to cancel a portion of a Planned Unit Development located at 5433 Mt. View Parkway, classified R10 (2.07 acres), requested by ETI Corporation applicant for First Tennessee Bank, owner.

**X. PRELIMINARY SUBDIVISION PLATS**

**14. 2006S-007G-13**

Edge-O-Lake Meadows  
Map 149-00, Parcel part of 078, 079, 081, 082, and 83  
Map 149-04, Parcel 272  
Map 149-03, Parcel 140  
Subarea 13 (2003)  
District 29 - Vivian Wilhoite

A request for preliminary plat approval to create 32 single-family lots located at Willowbranch Drive and Murfreesboro Pike, (5.75 acres), zoned RS3.75, requested by Marshall Development, owner/developer, Cherry Land Surveying, surveyor.

**15. 2006S-096U-05**

Solon Court  
Map 083-04, Parcel 285  
Map 084-01, Parcel 022  
Subarea 5 (1994)  
District 7 - Erik Cole

A request for preliminary plat approval to create 12 lots located on the south side of Solon Drive, approximately 370 feet west of Rosebank Avenue (4.23 acres), zoned R10, requested by Curtis Stewart, owner, Dale & Associates, surveyor.

**XI. FINAL PLATS**

**16. 2006S-082G-03**

Carrington Place, Phases 1-5  
Map 058, Parcel 078  
Subarea 3 (2003)  
District 1 - Brenda Gilmore

A request for final plat approval to create 115 cluster lots located on the east side of Eatons Creek Road, approximately 200 feet south of Briley Parkway (73.17 acres), zoned RS15, requested by Elsie Carrington, owner, H&H Land Surveying, surveyor.

**17. 2006S-090U-12**

Forest Acres Estates, Resub. Lot 33, Sec. 2  
Map 172-08, Parcel 050  
Subarea 12 (2004)  
District 31 - Parker Toler

A request for final plat approval to create two lots located on the south side of Kinhawk Drive, approximately 2,300 feet west of Nolensville Pike, zoned R15, requested by Martin Champ et ux, owners, Campbell, McRae & Associates, surveyor.

- 18. 2006S-097U-13**  
Stonebridge, 1st Revision  
Map 150-06, Parcel 268  
Subarea 13 (2003)  
District 33 - Tommy Bradley

A request for final plat approval to remove the reserve parcel status from parcel "B" and to create 3 lots located on the south side of Anderson Road(unnnumbered), approximately 165 feet south of Towne Village Drive (.95 acres), zoned RS7.5, requested by Rick and Karen Blackburn, owners, H & H Land Surveying, surveyor.

**XII. PLANNED UNIT DEVELOPMENTS (revisions)**

- 19. 206-69-G-13**  
Drury Inn Amended Preliminary PUD  
Map 134, Parcels 103.01, 212, 174  
Subarea 13 (2003)  
District 28 - Jason Alexander

A request to amend a portion of the Commercial Planned Unit Development district located at 343, 347 Harding Place, and 309 South Perimeter Park Drive, (8.26 acres), zoned CL, to permit 207,689 square feet of hotel and restaurant uses, requested by Ragan Smith Associates for Drury Inns, Inc.

- 20. 28-79-G-13**  
Cambridge Forest Phase 6  
Map 149-00, Parcel Part of 371  
Subarea 13 (2003)  
District 28 - Jason Alexander

A request for final approval of a Planned Unit Development located west of Bridge Crest Drive, zoned R15 (6.88 acres), for the development of 26 single-family lots, requested by Batson and Associates, applicant, for Danco Development Incorporation, owner.

- 21. 170-79-U-07**  
Vernon Avenue Homes  
Map 091-05, Parcels 189, 147, 148  
Subarea 7 (2000)  
District 20 - Billy Walls

A request to revise the preliminary plan and for final approval for a Residential Planned Unit Development located on the east side of Vernon Avenue, south of James Avenue (3.7 acres), classified R8, to allow the development of 35 townhomes, requested by Snyder Williams, Engineering, applicant, for Vernon Avenue Partners, LLC, owner.

- 22. 12-87-P-10**  
Chandler Square PUD  
Map 105-10, Parcel 115  
Subarea 10 (2005)  
District 17 - Ronnie E. Greer

A request to cancel a Commercial Planned Unit Development district located at 750 Wedgewood Avenue, along the north side of Wedgewood Park, zoned ORI, (0.26 acres), requested by Peggy Krebs, owner/applicant.

- 23. 89P-003G-06**  
Still Spring Ridge, Phase II  
Map 128, Parcel 156  
Subarea 6 (2003)  
District 22 - Eric Crafton

A request to revise the approved preliminary plan for a residential Planned Unit Development, located on the north east side of Hicks Road (unnumbered), classified RS20 (81.90 acres), to allow for a 12,000 sq. ft. Center for Jewish Awareness to replace a previously approved 10,000 square feet. private recreation facility, requested by Barge, Waggoner, Sumner and Cannon, applicant for Greater Middle Tennessee Development, owner.

- 24. 2006P-003U-10**  
Parkview Towers Beer PUD  
Map 092-150, Parcel 045  
Subarea 10 (2005)  
District 21 - Edward Whitmore

A request for preliminary approval for a Planned Unit Development, located at 212 25th Avenue North, zoned ORI (1.22 acres) to permit an existing building an exemption from the minimum distance requirement included in the beer provisions of the Metro Code, requested by Barge Cauthen and Associates, applicant for West End Properties LLC, owners.

- 25. 2006P-004U-12**  
Benzing Townhomes  
Map 162, Parcel 055  
Subarea 12 (2004)  
District 32 - Sam Coleman

A request for preliminary approval of a residential Planned Unit Development, located at 91 Tusculum Road, classified AR2A and proposed for RM9 (4.4 acres), to allow 40 townhomes, requested by Batson Engineering, applicant for Ken and Jamie Broadhead, owners.

- 26. 2006IN-001U**  
David Lipscomb University  
Map 117, Parcel  
Subarea 10 (2005)  
District 25 - Jim Shulman

A request to revise a portion of the preliminary master plan for the Institutional Overlay district located between Granny White Pike and Belmont Boulevard, to relocate a 440 car parking structure, including above-ground tennis courts on top of the parking structure, requested by Tuck Hinton Architects for David Lipscomb University, owner.

- 27. 2005UD-003G-12**  
Carother's Crossing Phase 1  
Map 188, Parcel 011  
Subarea 12 (2004)  
District 31 - Parker Toler

A request for final approval of an Urban Design Overlay, located at 7244 Carothers Road, classified RM9 and MUL (15.4 acres), to permit the development of 20 detached single family lots, requested by Wood Ridge Development LLC, owner.

**XIII. PUBLIC HEARING: ADOPTION OF THE EXPANDED SUBDIVISION REGULATIONS**

**XIV. OTHER BUSINESS**

- 29.** Adopt revision to the Rules and Procedures of the Metropolitan Planning Commission regarding notification for Public Hearings for amendments to the Subdivision Regulations.

- 30.** Executive Director Reports

- 31.** Legislative Update

**XV. ADJOURNMENT**

