



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

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

**PLANNING COMMISSION:**

James Lawson, Chairman	Ann Nielson
Phil Ponder, Vice Chairman	Victor Tyler
Stewart Clifton	James McLean
Judy Cummings	Councilman J. B. Loring
Tonya Jones	

**AGENDA  
OF THE  
METROPOLITAN PLANNING COMMISSION**

*September 28, 2006*

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*4:00 PM*

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

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF SEPTEMBER 14, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. ADOPT THE FOLLOWING PROPOSED PLAN: PARKWOOD – UNION HILL COMMUNITY PLAN: 2006 UPDATE**

**VIII. PREVIOUSLY DEFERRED ITEMS:**

**1. 2006SP-152U-11**

Nolensville Road Automart  
Map 119-09, Parcels 042, 062, 063  
Subarea 11 (1999)  
Council District 16 – Diane Neighbors

A request to change from CS to SP zoning properties located at 2721 and 2725 Nolensville Pike, and 2722 Grandview Avenue, at the northwest corner of Nolensville Pike and McClain Avenue, (0.82 acres), to permit the expansion of an existing used car sales business, requested by Ronald J. Haslip, applicant, for Ronald J. and Alfred J. Haslip, owners.

**STAFF RECOMMENDATION: Approve with conditions**

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

**ZONING MAP AMENDMENTS**

**2. 2006Z-008U-08**

Map 081-12, Parcel 328, 329  
Subarea 8 (2002)  
Council District 19 - Ludye N. Wallace

A request to change from OR20 and R6 to MUG zoning on properties located at Hume Street (unnumbered) and 8th Avenue North (unnumbered) (1.52 acres), requested by 2120 Partners LLC, applicant/owner.

**STAFF RECOMMENDATION: Approve**

**3. 2006Z-140U-10**

Map 117-02, Various Parcels  
Map 117-06, Various Parcels  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request to change from R10 to RS10 zoning various properties located south of Sharondale Drive on 22nd Avenue South (10.41 acres), requested by Councilmember Jim Shulman for various property owners.

**STAFF RECOMMENDATION: Approve**

4. **2006Z-143U-10**  
Map 117-09, Various Parcels  
Map 117-13, Various Parcels  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request to change from R20 to RS20 zoning various properties located east of Hilldale Drive on Sugartree Road, Sugartree Place, and Kenway Road (31.25 acres), requested by Councilmember Jim Shulman for various property owners.

**STAFF RECOMMENDATION: Approve**

5. **2006Z-144U-10**  
Map 131-12, Various Parcels  
Map 132-09, Parcel 023  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request to change from R40 to RS40 zoning various properties located north of Battery Lane, approximately 230 west of Lealand Drive (5.71 acres), requested by Councilmember Jim Shulman for various property owners.

**STAFF RECOMMENDATION: Approve**

#### **PLANNED UNIT DEVELOPMENTS**

6. **2005P-017G-06**  
Shoppes on the Harpeth, Lot 1  
Map 155, Parcels 114, 116, 27, 27.01 and 27.02  
Subarea 6 (2003)  
Council District 35 - Charlie Tygard

A request for final approval for Lot 1 of a Planned Unit Development district located between Highway 100 and Old Harding Pike, zoned CL, (1.09 acres), to permit the development of a 4,100 square foot bank, requested by Dale and Associates for Tampa Bay Briarwood Associates, owner.

**STAFF RECOMMENDATION: Defer until Stormwater has completed its technical review, and Stormwater Committee has made a recommendation on applicant's request to disturb area within storm water buffer.**

7. **2005P-017G-06**

Shoppes on the Harpeth, Lot 2  
Map 155, Parcels 114, 116, 27, 27.01 And 27.02  
Subarea 6 (2003)  
Council District 35 - Charlie Tygard

A request for final approval for Lot 2 of a Planned Unit Development district located between Highway 100 and Old Harding Pike, zoned CL, (1.28 acres), to permit the development of a 3,600 square foot restaurant, requested by Dale and Associates for Tampa Bay Briarwood Associates, owner.

**STAFF RECOMMENDATION: Defer until Stormwater has completed its technical review, and Stormwater Committee has made a recommendation on applicant's request to disturb area within storm water buffer.**

8. **2005P-017G-06**

Shoppes on the Harpeth, Lots 4 And 5  
Map 155, Parcels 114, 116, 27, 27.01 And 27.02  
Subarea 6 (2003)  
Council District 35 - Charlie Tygard

A request for final approval for lots 4 and 5 of the Planned Unit Development district located between Highway 100 and Old Harding Pike, zoned CL, (6.38 acres), to permit the development of a 12,000 square foot two-story office and retail building, and 32,000 square foot retail building, requested by Dale and Associates for Tampa Bay Briarwood Associates, owner.

**STAFF RECOMMENDATION: Defer until Stormwater has completed its technical review, and Stormwater Committee has made a recommendation on applicant's request to disturb area within storm water buffer.**

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

9. **2006SP-034G-06**

Traemoor Village  
Map 114-00, Parcels 127, 128, 269, 270  
Subarea 6 (2003)  
Council District 22 - Eric Crafton

A request for final development approval for property located at 7416 Old Charlotte Pike, Sawyer Brown Road (unnumbered) and Charlotte Pike (unnumbered) (22.98 acres), to construct 121 multi-family units, requested by Anderson, Delk, Epps & Associates, applicant, for Beazer Homes Corporation, owner.

**STAFF RECOMMENDATION: Defer until Stormwater has approved plans**

**10. 2006SP-162G-04**

Myatt Drive Thornton's  
Map 043-07, Parcels 069, 070  
Subarea 4 (1998)  
Council District 9 - Jim Forkum

A request to change from RS7.5 to SP zoning properties located at 900 Anderson Lane and 317 Myatt Drive, at the southeastern corner of Anderson Lane and Myatt Drive (1.87 acres), to permit the development of a convenience store with gas service, requested by TRC International, applicant, for Richard Bobbo, owner.

**STAFF RECOMMENDATION: Disapprove**

**XI. FINAL PLATS**

**11. 2006S-296G-06**

Paul A. Justice, Minor Revision  
Map 156-00, Parcels 043, 116  
Subarea 6 (2003)  
Council District 35 - Charlie Tygard

A request for final plat approval to create 3 lots on property located at 7833 and 7837 Highway 100, approximately 1,150 feet north of Trace Creek Drive (5.03 acres), zoned RS40, requested by Joanne Justice King and Paul A. Justice, owners, Duclos Survey and Design Inc., surveyor.

**STAFF RECOMMENDATION: Approve, including a variance for depth to width**

**12. 2006S-297U-14**

Barton Lane Subdivision  
Map 062-00, Parcel 072  
Subarea 14 (2004)  
Council District 15 - J. B. Loring

A request for final plat approval to create 4 lots on property located at 109 Barton Lane, approximately 300 feet east of Pennington Bend Road (3.45 acres), zoned R15 and RS15, requested by Phillip Potter, owner, Dale & Associates surveyor.

**STAFF RECOMMENDATION: Approve with conditions**

**13. 2006S-298G-04**

Moore Family Trust Property  
Map 063-00 Parcel 002.02  
Subarea 4 (1998)  
Council District 9 - Jim Forkum

A request for final plat approval to create 2 lots on property located at 1448 Neely's Bend Road, approximately 950 feet north of Hidden Acres Drive (8.68 acres), zoned RS40, requested by Lucy F. and Bobby H. Moore, owners, Weatherfield & Associates LLC, surveyor.

**STAFF RECOMMENDATION: Approve with conditions**

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

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

Larchwood Commercial (Thornton's)121  
Map 097-13, Parcel 029  
Subarea 14 (2004)  
Council District 14 - Harold White

A request to revise a portion of the preliminary plan for a commercial Planned Unit Development located at 714 Stewarts Ferry Pike, at the northwest corner of Stewarts Ferry Pike and Blackwood Drive, classified CL (1.1 acres), to permit the development of a 4,634 square foot fuel station with 16 pumps, requested by TRC International, applicant, for Eller & Olsen Stone Company, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**15. 114-78-U-12**

Oak Hill Townhomes (Previously McMurray Townhomes)  
Map 161-00, Parcel 018  
Subarea 12 (2004)  
Council District 27 - Randy Foster

A request to revise the preliminary and for final approval for the residential Planned Unit Development located at McMurray Drive (unnumbered), east of Whitaker Drive , classified R8 (21.68 acres) to permit the development of a 206 unit townhome development, requested by Ragan-Smith Associates, applicant, for Gertrude T. Ezell, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**16. 64-85-P-05**

Greenfield Plaza Kroger  
Map 072-02, Parcels 148, 156  
Subarea 5 (1994)  
Council District 8 -Jason Hart

A request for final approval for a commercial Planned Unit Development District located at the southeast corner of Gallatin Pike and Greenfield Avenue, classified CL, (5.74 acres), to permit a new fuel center with 5 pumps and a service kiosk, requested by The Kroger Company, applicant for Walter Johnson, owner.

**STAFF RECOMMENDATION: Approve with conditions**

- 17. 2004P-013G-12**  
Mill Creek Towne Centre (Formerly Legg  
Development), Fifth Third Bank  
Map 181-00, Parcel 252  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request to revise a portion of the preliminary and for final approval for the commercial Planned Unit Development located along the east side of Nolensville Pike, at Concord Hills Drive, classified SCC, (1.1 acres) to permit a 4,117 square foot bank, requested by Stock & Associates, for Legg Development, owner.

**STAFF RECOMMENDATION: Approve with conditions**

### **XIII. MANDATORY REFERRALS**

- 18. 2006M-135U-09**  
Sole Mio Restaurant Aerial Encroachment  
Map 093-100, Parcel 403  
Subarea 9 (1997)  
Council District 6 – Mike Jameson

A request for an aerial encroachment of a double face illuminated sign on public right of way, located at 311 Third Avenue South, requested by Joslin & Son Signs.

**STAFF RECOMMENDATION: Disapprove**

### **XIV. OTHER BUSINESS**

- 19.** Employee contract renewals for Ryan Latimer, Bob Leeman, and Anita McCaig.
- 20.** 2007 Planning Commission meeting schedule and filing deadlines
- 21.** Contract between Metro and the State of Tennessee Department of Transportation for the provision of coordination and financial reimbursement of a comprehensive, cooperative, and continuing transportation process for the Nashville Urbanized area.

**22.** Executive Director Reports

**23.** Legislative Update

### **XV. ADJOURNMENT**

