



**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**

*October 12, 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 28, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. PROPOSED AMENDMENT TO THE SUBAREA 4 PLAN: 1998 UPDATE CHANGE THE LAND USE POLICY FROM OFFICE CONCENTRATION TO NEIGHBORHOOD CENTER FOR 1202, 1208, AND 1212 SOUTH GRAYCROFT AVENUE AND 1221 BRIARVILLE ROAD**

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

**ZONING MAP AMENDMENTS**

- 1. 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: Approve with conditions**

- 2. 2006Z-130G-06**  
Map 155-00, Parcel 267  
Subarea 6 (2003)  
Council District 35 - Charlie Tygard

A request to change from AR2a to RM15 zoning property located at 8921 Collins Road, approximately 275 feet west of Collinswood Drive (2.5 acres), requested by A.W. Chaffin, applicant, for A.W. Chaffin, Edna L. Chaffin, R.S. Chaffin, Melissa L. Chaffin, Don Einwag, and Sherrill D. Einwag, owners.

**STAFF RECOMMENDATION: Disapprove**

**PLANNED UNIT DEVELOPMENTS**

- 3. 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: Approve with conditions**

4. **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: Approve with conditions**

5. **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 12,600 square foot two-story office and retail building, and 26,400 square foot retail building, requested by Dale and Associates for Tampa Bay Briarwood Associates, owner.

**STAFF RECOMMENDATION: Approve with conditions**

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

6. **2005Z-026G-04**  
Map 051-06, Parcel 032  
Subarea 4 (1998)  
Council District 4 - Michael Craddock

A request to change from OR20 to MUN district property located at 1202 South Graycroft Avenue, located on the east side of Briarville Road and the west side of South Graycroft Avenue (0.88 acres), requested by Catherine A. and Marion J. Hoormann, applicant/owners.

**STAFF RECOMMENDATION: Approve if the associated Subarea Plan Amendment is approved by the Planning Commission.**

7. **2006SP-115U-13**  
Moayeddi Car Sales  
Map 149-00, Parcel 170  
Subarea 13 (2003)  
Council District 33 - Robert Duvall

A request to change from CS to SP zoning to permit "Automobile Sales, Used" on property located at 2739 Murfreesboro Pike, approximately 680 feet north of Morris Gentry Boulevard (.45 acres), requested by D. Joe Conrad, owner.

**STAFF RECOMMENDATION: Approve with conditions**

8. **2006Z-164T**  
Sidewalk In Lieu Fee - Establishing Cost Per Foot

An ordinance to amend Section 17.20.120 of Title 17 of the Metropolitan Code, Zoning Regulations, by modifying the basis for calculating a financial contribution in lieu of sidewalk construction. Introduced by Councilman Eric Crafton.

**STAFF RECOMMENDATION: Disapprove**

9. **2006SP-166U-13**  
Hickory Woods Town Center SP  
Map 175, Parcels 078, 079, 080, 081, 124, 170, 190, 154, 166, 167, 173, 191, 197  
Map 176, Parcels 033, 035, 051  
Subarea 13 (2003)  
Council District 32 - Sam Coleman

A request to change from AR2a, CL, R10, RS10, CS, and IR to SP zoning various properties located on Murfreesboro Pike between Hickory Woods Drive and Hurricane Creek Boulevard (55.84 acres), requested by the Metro Planning Department, applicant, for various property owners.

**STAFF RECOMMENDATION: Approve with conditions**

10. **68-86-P-13**  
Hickory Woods West  
Map 175, Parcels 079, 167  
Subarea 13 (2003)  
Council District 32 - Sam Coleman

A request to cancel a Commercial Planned Unit Development district located at 4198 Murfreesboro Pike and Murfreesboro Pike (unnumbered), along the northeast corner of Murfreesboro Pike and LaVergne Couchville Pike, classified RS10 zoning and proposed for SP zoning, (8.91 acres), approved for 72,500 square feet of office, retail, and restaurant uses, requested by the Metro Planning Department for Harold and Hermena Holigan, owners.

**STAFF RECOMMENDATION: Approve with conditions**

- 11. 72-86-P-13**  
Hickory Woods East  
Map 175, Parcels 166, 154  
Subarea 13 (2003)  
Council District 32 - Sam Coleman

A request to cancel a Commercial Planned Unit Development district located at Murfreesboro Pike (unnumbered) and LaVergne Couchville Pike (unnumbered), along the east side of Murfreesboro Pike, classified R10 zoning and proposed for SP zoning, (11.24 acres), approved for a 108,600 square feet of retail, requested by the Metro Planning Department for F&D Development, Inc, et al., owner.

**STAFF RECOMMENDATION: Approve**

- 12. 2006Z-167U-11**  
Map 105-08, Parcel 238  
Subarea 11 (1999)  
Council District 17 - Ronnie E. Greer

A request to change from IWD to CS zoning property located at 1518 4th Avenue South, north of the intersection of Nolensville Pike, Ensley Boulevard, and 4th Avenue South (1.67 acres), requested by Dale & Associates, applicant, for Paul, Susan, and Lucy Freeman, owners.

**STAFF RECOMMENDATION: Approve**

- 13. 2006Z-168U-08**  
Map 091-08, Parcel 047  
Subarea 8 (2002)  
Council District 21 - Edward Whitmore

A request to change from CS to RS5 zoning property located at 1006 44th Avenue North, approximately 210 feet north of Albion Street (0.16 acres), requested by Levi Faulkner, owner.

**STAFF RECOMMENDATION: Approve**

**X. CONCEPT PLANS**

**14. 2006S-308G-04**

Pierce Road Subdivision  
Map 043-02, Parcels 032, 033  
Map 043-06, Parcel 001  
Subarea 4 (1998)  
Council District 9 Jim Forkum

A request for concept plat approval to create 26 lots on property located at 1000 Pierce Road, Pierce Road (unnumbered) and Park Avenue (unnumbered), approximately 115 feet south of Park Avenue (5.5 acres), zoned RS7.5, requested by Robert Z. Mayo et ux, Peggy S. Mayo and B.M. Patterson, owners, Batson & Associates, surveyor.

**STAFF RECOMMENDATION: Approve with conditions**

**XI. FINAL PLATS**

**15. 2006S-310G-12**

Schott Subdivision  
Map 180-00, Parcel 038  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request for final plat approval to create 2 lots on property located at 1026 Redmond Court, approximately 680 feet east of Redmond Lane (4.4 acres), zoned AR2a, requested by Linda Gayle Schott, owner, James Terry & Associates, surveyor.

**STAFF RECOMMENDATION: Approve with conditions**

**16. 2006S-311U-10**

Sunnybrook Lane Subdivision  
Map 130-07, Parcels 097, 148  
Subarea 10 (2005)  
Council District 34 - Lynn Williams

A request for final plat approval to shift the existing lot line 8 feet to the south between lots 2 and 3, located at 4414 and 4416 Sunnybrook Drive, approximately 145 feet south of Iroquois Avenue (1.87 acres), zoned R20 and RS20, requested by Nashville Property Managers LLP and Frank and Gwen Gordon, owners, Dale & Associates, surveyor.

**STAFF RECOMMENDATION: Approve with conditions**

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

**17. 2005P-008G-06**

Harpeth Village (Advance Auto Parts)  
Map 156-00, Parcel 029  
Subarea 6 (2003)  
Council District 35 - Charlie Tygard

A request for final site approval for a portion of a Planned Unit Development district located at 8020 Highway 100, (1.028 acres), classified CL, to permit the development of a 6,889 square foot Advance Auto Parts store, requested by Dale and Associates for Kimco Barclay Harpeth, LP, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**XII. OTHER BUSINESS**

**18. Request to extend expired preliminary plat for Rivendell Subdivision**

**2003S-074G-12**

Preston Road Subdivision (Now Rivendell Woods)  
Map 174-00, Parcels 001, 002, 192  
Subarea 12 (2004)  
Council District - 31 Parker Toler

A request for preliminary plat approval for a 443 lot cluster subdivision abutting the west margin of Preston Road, approximately 1,346 feet southwest of Cane Ridge Road, (145 acres), classified within the RS10 and RM15 districts, requested by Charlie B. Paul, owner/developer, Dale and Associates, Inc.,

**19. 2006SP-134G-01 – Family Foundation Fund -Rejection of request for rehearing (No vote required)**

**20. Approve a grant agreement between Metropolitan Planning Commission of Nashville/Davidson County for benefit of the Metropolitan Planning Organization, and the Tennessee Department of Environment and Conservation, in the amount of \$18,978 to provide assistance in matching funds to support the Clean Air Grant Program".**

**21. Employee contract renewals for Adriane Harris and Kathryn Withers.**

**22. Executive Director Reports**

**23. Legislative Update**

**XIII. ADJOURNMENT**