



**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**

*January 13, 2005*

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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 DECEMBER 9, 2004 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. SUBAREA PLAN AMENDMENT FOR SOUTHEAST COMMUNITY PLAN**

**VIII. SUBAREA PLAN AMENDMENT FOR SUBAREA 7 PLAN: 1999 UPDATE**

**IX. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING ZONING MAP AMENDMENTS**

- 1. 2004Z-144G-06**  
Map114, Parcels 209.02, 213, and 329  
Subarea 6 (2003)  
District 23 (Whitson)

A request to change from R10 to RM9 district properties at 7301 Sonya Dr. and Sonya Dr. (unnumbered), east of Old Hickory Boulevard, (13.32 acres), requested by CCH Partners, G.P., applicant/owner. (See Planning Unit Development Proposal 2005P-001G-06)

- 2. 2005P-001G-06**  
Stoneridge Townhomes  
Map114, Parcel 209.02, 213 and 329  
Subarea 6 (2003)  
District 23 (Whitson)

A request for preliminary approval for a Planned Unit Development located at 301 Sonya Drive and Sonya Drive (unnumbered), northeast of Old Hickory Boulevard, classified R10 and proposed for RM9, (13.32 acres), to permit 115 townhomes, requested by CCH Partners, G.P., owner, and Civil Site Design, engineer. (See Zone Change Proposal 2004Z-144G-06)

- 3. 2004Z-161G-12**  
Map 187, Parcel 10  
Subarea 12 (2004)  
District 31 (Toler)

A request to change from AR2a to RS15 district property located at 6891 Burkitt Road, approximately 2,200 feet west of Wattemore Lane (70.76 acres), requested by Kevin F. Gangaware of Civil Site Design Group PLLC, applicant, for Gene K. Smith, owner. (See Subarea Plan Amendment request for the Southeast Community Plan)

**X. FINAL PLATS**

- 4. 2004S-355U-10**  
Hobbs Place  
Maps 131-01, Parcel 11  
Subarea 10 (1994)  
District 34 (Williams)

A request for final plat approval to create two lots on the north side of Hobbs Road, approximately 350 feet east of Trimble Road (0.93 acres), classified within the R20 district, requested by Haury & Smith Contractors, Inc., owner, Gresham Smith & Partners, surveyor.

**XI. PLANNED UNIT DEVELOPMENTS**

- 5. 154-73-G-14**  
Hermitage Woods - Raintree Village  
Map 86, Parcel 355  
Subarea 14 (1996)  
District 12 (Gotto)

A request to cancel a portion of a Commercial Planned Unit Development district located at Old Hickory Boulevard (unnumbered), north of Central Pike, classified RM9, (10.65 acres), where 74 multi-family units are approved, requested by Barge Waggoner Sumner and Cannon, for Davco O.H. Blvd, Properties, owner.

**XII. MANDATORY REFERRALS**

- 6. 2004M-092U-08**  
Map 092-10, Parcels 033, 034, 140, 164  
Subarea 8 (2002)  
District 21 (Whitmore)

A request to close an unbuilt 200-foot portion of 31st Ave., North, between Delaware Ave. and Georgia Ave., requested by Hella Temple, property owner.

**XIII. PUBLIC HEARING  
ZONING MAP AMENDMENTS**

- 7. 2004Z-150U-07**  
Map 102, Parcels 22, 23, and part of 24 (9.10 acres),  
and part of 26(14.25 acres)  
Subarea 7 (2000)  
District 20 (Walls)

A request to change from R6 and CL to SCR district properties located at 6806 and 6710 Charlotte Pike, and Charlotte Pike (unnumbered), between Charlotte Pike and I-40 at Old Hickory Boulevard, (53.10 acres), requested by Littlejohn Engineering Associates, for Nashville West Shopping Center, LLC, and Metro Govt., owners. (See Planned Unit Development Proposal 2004P-036U-07)

- 8. 2004P-036U-07**  
Nashville West Shopping Center (Revised)  
Map 102, Parcels 22, 23, and part of 24 (9.10 acres),  
and part of 26 (14.25 acres)  
Subarea 7 (2000)  
District 20 (Walls)

A request for preliminary approval for a Planned Unit Development located at Charlotte Pike (unnumbered), 6710 and 6806 Charlotte Pike, Annex Ave (unnumbered), abutting the north margin of Charlotte Pike and the south margin of I-40, classified R6, CS and CL, (53.1 acres) to permit the development of 474,484 square feet of retail, restaurant and office use and 24 residential units, requested by Littlejohn Engineering Associates for Nashville West Shopping Center LLC, owners. (See Zone Change Proposal 2004Z-150U-07)

- 9. 211-73-U-07**  
Charlotte Pike PUD  
Map 102, Parcel 22  
Subarea 7 (2000)  
District 20 (Walls)

A request to cancel an Commercial Planned Unit Development district located at Charlotte Pike (unnumbered), opposite Templeton Drive, classified CL, (10.91 acres), requested by Nashville West Shopping Center, owner.

- 10.**                           **2004Z-158G-06**  
Map155, Parcel 56  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from AR2a to RS10 district property located at 8872 McCrory Lane, approximately 160 feet north of Spring Ridge Drive (4.92 acres), requested by Michael Hartley, Landmark Realty Services Corp., applicant, Roger Brown, owner. (See Planned Unit Development Proposal 2005P-004G-06)

- 11.**                           **2005P-004G-06**  
Brown Property PUD  
Map 155, Parcel 56  
Subarea 6 (2003)  
District 35 (Tygard)

A request for preliminary approval for a Planned Unit Development district located at 8872 McCrory Lane, north of Spring Ridge Drive, classified AR2a and proposed for RS10, (4.92 acres), to permit 16 single-family lots, requested by Walter Davidson and Associates, for Roger Coleman Brown, owner. (See Zone Change Proposal 2004Z-158G-06).

- 12.**                           **2004Z-160G-06**  
Maps 101 and 102, Parcel 6 and 161  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from R80 to RM4 district properties located at River Road (unnumbered) and 5820 River Road, west of Charlotte Pike (57.42 acres), requested by William E.Kantz, Jr., applicant, Mary O'Neil, Catherine Grose, and David Finney, owners.

- 13.**                           **2005Z-004G-13**  
Map164-00, Parcel portion of 201  
Subarea 13 (2003)  
District 32 (Coleman)

A request to change from R8 to CS district a portion of property located on Hobson Pike, 560 feet east of Murfreesboro Pike (.34 acres), requested by Brian Hamilton of Civil Site Design Group, PLLC, applicant for Belz/Becker-Lewis-Shlenkon Properties, owner.

- 14. 2005Z-005G-08**  
Map 070-15, Parcel 39  
Subarea 8 (2002)  
District 2 (Isabel)

A request to change from IWD to MUG district property located at 2200 MetroCenter Boulevard, at the intersection of Metrocenter Boulevard and Athens Way (20.88 acres), requested by Amulet Associates LP, applicant and owner.

- 15. 2005Z-006U-12**  
Map161, Parcel 108  
Map172, Parcel 160  
Subarea 12 (2004)  
District 31 (Toler)

A request to change from AR2a to CL district property located at Nolensville Road (unnumbered), south of Swiss Avenue (10.76 acres), requested by Michael Cochrane of Gresham Smith & Partners, applicant, for Thomas H. and Ruby Smith and Lucy Ann Hardy, owners.

- 16. 2005Z-007G-12**  
Map173-00, Parcels 107, 184, 189  
Subarea 12 (2004)  
District 31 (Toler)

A request to change from AR2a to RS10 district properties located at 1015 Barnes Road and Barnes Road (unnumbered), east of Nolensville Pike (50.26 acres), requested by David Coode of Lose & Associates, applicant, for Mayles B. Owens, Amy D. Ruggles, Clyde Delvin IV, Clyde Delvin III, Cynthia A. Delvin, owners. (See Planned Unit Development Proposal 2005P-003G-12)

- 17. 2005P-003G-12**  
Delvin Downs  
Map 173, Parcel 107, 184, 189  
Subarea 12 (2004)  
District 31 (Toler)

A request for preliminary approval for a Planned Unit Development district located at 1015 Barnes Road and Barnes Road (unnumbered), west of Standford Village Drive, classified AR2a and proposed for RS 10, (50.26 acres), to permit 154 single-family lots, requested by Lose and Associates, for Mayles B. Owens, Amy D. Ruggles, Clyde Delvin IV, Clyde Delvin III, Cynthia A. Delvin, owners. (See Zone Change Proposal 2005Z-007G-12)

- 18.**                            **2005Z-008U-10**  
Map 092-10, Parcel 391  
Map 092-14, Parcel 82  
Subarea 10 (1994)  
District 21 (Whitmore)

A request to change from IR to MUG district properties located at 350 28th Avenue North and Charlotte Pike (unnumbered), west of Park Plaza (9.44 acres), requested by Seth T. McDowell of Agilitas Property Development, applicant, for PLC Properties LLC and the Industrial Development Board of Nashville, owners.

- 19.**                            **2005Z-010G-06**  
Map155, Parcel 121,122  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from CL (0.42 acres) and OL (5.9 acres) to RM9 district a portion of property located at Route 5 Highway 100, south of Collins Road (6.33 acres total), requested by Craighead Patten Properties, applicant, for Mary and James Johnson and Betty French, owners.

- 20.**                            **2005Z-011G-06**  
Map 142-00, Parcel portion of 280  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from R15 to CS district a portion of property located at 2940 Old Hickory Boulevard, approximately 850 feet south of Highway 70 (1.44 acres), requested by Ryan Lovelace of Civil Site Design Group, PLLC, applicant, for Linda Mauk et al, owners.

- 21.**                            **2005Z-012U-07**  
Map130-01, Parcel 53  
Subarea 7 (2000)  
District 23 (Whitson)

A request to change from CS to RM40 district property located at 112 Harding Place, approximately 360 east of Harding Pike (.83 acres), requested by Kevin Gangaware of Civil Site Design Group, PLLC, applicant, for SCJ Realty Partners LLC, owner. (See Planned Unit Development 2005P-005U-07).

- 22.** **2005P-005U-07**  
Harding Place Condominiums  
Map130-01, Parcel 53  
Subarea 7 (2000)  
District 23 (Whitson)

A request for preliminary approval for a Planned Unit Development district located at 112 Harding Place, east of Harding Pike, classified CS and proposed for RM40, (0.83 acres), to permit 14 condominium units, requested by Civil Site Design Group, PLLC, for SCJ Realty Partners, LLC, owner. (See Zone Change 2005Z-012U-07)

**XIV. PRELIMINARY SUBDIVISION PLATS**

- 23.** **2005S-004G-03**  
Carrington Place  
Map 058, Parcel 078  
Subarea 3 (1998)  
District 1 (Gilmore)

A request for preliminary plat approval for 129 lots abutting the east margin of Eaton's Creek Road and the south margin of Briley Parkway (52.3 acres), classified within the RS15 District, requested by Elsie Carrington, owner, Anderson, Delk & Associates, Inc., surveyor.

**XV. FINAL PLATS**

- 24.** **2000S-026G-14**  
Cole's Retreat, First Revision  
Maps 076-13, Parcels 005-007  
Map 087-10, Parcels 32 And 33  
Subarea 14 (1996)  
District 12 (Gotto)

A request to revise a final plat approval for five lots to include a sidewalk variance, abutting the east terminus of Wonderland Pass, approximately 100 feet east of Tulip Grove Road (2.08 acres), classified within the RS15 District, requested by Arnold A. and Alice Faye Cole, developers, Michael Moran, surveyor.



- 25. 2004S-195U-07**  
 West Meade Farms, Section 6, Resubdivision of Lot 45  
 Maps 129-07, Parcel 40  
 Subarea 7 (2000)  
 District 23 (Whitson)

A request for final plat approval to subdivide 1 lot into 2 lots, north side of Melinda Drive, west of Groome Drive, (2.02 acres), classified RS40, requested by John Kohl & Co., surveyor, for William and Evelyn Rodgers, owners.

- 26. 2005S-010U-03**  
 Orbie D. Nelson Estate Final Plat  
 Map 081-01, Parcel 085 and 086  
 Subarea 3 (1998)  
 District 2 (Isabel)

A request for final plat approval to create 2 lots abutting the south margin of Doak Avenue at the southern terminus of Hailey Avenue (2.80 acres), classified within the RS10 District, requested by the Estate of Orbie D. Nelso, owner, Elkins Surveying Company, surveyor.

- 27. 2005S-016U-05**  
 Talley Subdivision  
 Map 072-06, Parcel 342  
 Subarea 5 (1994)  
 District 7 (Cole)

A request for final plat approval to create 3 lots abutting the northeast corner of Kenmore Place and McGavock Pike (0.75 acres), classified within the RS7.5 district, requested by James W. Talley, owner, Wamble & Associates, surveyor.

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

- 28. 103-79-G-14**  
 Vanguard Secure Storage-Phase 2  
 Map 53, Parcel 36  
 Subarea 14 (1996)  
 District 11 (Brown)

A request to revise a portion of the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development District abutting the southwest margin of Robinson Road, north of Merritt Street (2.23 acres), classified R10, to permit the development of 32,000 square foot storage facilities, requested by Richard Williams, Williams Inc., applicant for Charles Byrd, Jr, owner.

- 29.** **23-85-P-13**  
Hamilton Creek Apartments  
Map 150, Parcel 236  
Subarea 13 (2003)  
District 29 (Wilhoite)

A request to cancel a portion of a Residential Planned Unit Development located at 3140 Hamilton Church Road, abutting the north margin of Hamilton Church Road east of Murfreesboro Pike, classified R10, (8.45 acres), to cancel a portion of the plan approved for 116 multi-family units, requested by Councilmember Wilhoite and owned by Hamilton Church Apartment, L.P. owners.

- 30.** **2004P-009G-14**  
Bridgewater, Phase 1  
Map 98, Parcel 34  
Subarea 14 (1996)  
District 12 (Gotto)

A request for final approval for a phase of the Planned Unit Development located abutting the west margin of Earhart Road and the north margin of John Hager Road, classified R15, (72.36 acres), to develop 150 single-family lots, requested by Frank C. Batson Homes for Neal Smith, owner.

## **XVII. MANDATORY REFERRALS**

- 31.** **2005M-001U-10**  
Map 97, Parcel 129  
Subarea 10 (1994)  
District 19 (Wallace)

A Council bill ordinance authorizing the Director of Public Property, or his designee, to grant an easement and accept \$7,000 in consideration, to install a fiber optic switching station at 1 Music Square East, requested by Real Property Services.

- 32.** **2005M-002U-10**  
Map104-4, Parcel 100  
Subarea 10 (1994)  
District 19 (Wallace)

A request for an easement acquisition at 2215 Garland Avenue , requested by Metro Water Services, Project No. 04-DL-0757.

- 33.** **2005M-003G-04**  
Map 42, Parcel 44  
Subarea 4 (1998)  
District 4 (Craddock)

A request for an easement acquisition at 726 Old Hickory Boulevard, for a 20' wide access and drainage easement acquisition, requested by Metro Water Services, Project No. 04-DL-058.

- 34.** **2005M-004U-07**  
Map 79, Parcel 5  
Subarea 7 (2000)  
District 20 (Walls)

A request for an easement acquisition at 6750 Centennial Boulevard, requested by Metro Water Services, Project No. 04-DL-0760.

- 35.** **2005M-005U-08**  
Map 81-16, Parcel 294-300  
Subarea 8 (2002)  
District 19 (Wallace)

A request for an easement acquisition at 1015, 1017, 1021, 1023, 1025, 1027, and 1031 Scovel Street, requested by Metro Water Services, Project No. 04-DL-0759.

- 36.** **2005M-006U-14**  
Map 96, Parcel 61  
Subarea 14 (1996)  
District 14 (White)

A request for an easement acquisition at Elm Hill Pike (unnumbered), requested by Metro Water Services, Project No. 04-DL-0761.

- 37.** **2005M-007G-12**  
Map 181, Parcel 11  
Subarea 12 (2004)  
District 31 (Toler)

A request to abandon and relocate an easement at 6601 Sugar Valley Drive, requested by Metro Water Services, Project No. 04-DL-0762.

- 38.** **2005M-008G-06**  
Map 142-6-A, Parcel 100  
Subarea 6 (2003)  
District 22 (Crafton)

A request for an easement acquisition at 810 Bellevue Road, requested by Metro Water Services, Project No. 03-D-0351.

- 39.**                               **2005M-009U-10**  
Map132-05, Parcel 26  
Subarea 10 (1994)  
District 25 (Shulman)

A request for an easement acquisition at 908 Tower Place, requested by Metro Water Services, Project No. 03-D-365A.

- 40.**                               **2005M-010U-10**  
Maps 104-12, Parcel 352  
Subarea 10 (1994)  
District 18 (Hausser)

A request for an easement acquisition at 1515 Wedgewood Avenue, requested by Metro Water Services, Project No. 04-DL-0743.

- 41.**                               **2005M-011U-14**  
Map106, Parcel 41  
Subarea 14 (1996)  
District 15 (Loring)

A request for an easement acquisition at 813 Massman Drive, requested by Metro Water Services, Project No. 04-DL-0736.

- 42.**                               **2005M-012U-07**  
Map 129, Parcel 007  
Subarea 7 (2000)  
District 23 (Whitson)

A request for an easement acquisition at 801 Percy Warner Boulevard, requested by Metro Water Services, Project No. 04-SG-172.

- 43.**                               **2005M-013U-13**  
Map148, Parcel 213  
Subarea 13 (2003)  
District 28 (Alexander)

A request for an easement acquisition at 1700 Antioch Pike, requested by Metro Water Services, Project No. 04-DL-0746.

- 44.**                               **2005M-014U-07**  
Map 103-01, Parcel 81,82,83  
Subarea 7 (2000)  
District 24 (Summers)

A request for an easement acquisition at 6007 Neighborly Avenue and Neighborly Avenue (unnumbered), requested by Metro Water Services, Project No. 04-DL-0732.

- 45. 2005M-015U-12**  
Map 161, Parcel 98  
Subarea 12 (2004)  
District 31 (Toler)

A request for an easement acquisition at 14985 Old Hickory Boulevard, requested by Metro Water Services, Project No. 04-DL-0737.

- 46. 2005M-016G-13**  
Map 183, Parcel 100  
Subarea 13 (2003)  
District 32 (Coleman)

A request for an easement acquisition at 1551 Heil Quaker Boulevard, requested by Metro Water Services, Project No. 04-DL-0733.

- 47. 2005M-017G-12**  
Map 181, Parcel 11  
Subarea 12 (2004)  
District 31 (Toler)

A request for an easement acquisition at 6601 Sugar Valley Drive, requested by Metro Water Services, Project No. 04-D-365A.

- 48. 2005M-018G-02**  
Map 40, Parcels 148,199, 208, 209 and 221  
Subarea 2 (1995)  
District 3 (Tucker – At Large)

A request for an aerial encroachment to place fiber optic cable in the right-of-way on existing utility poles for a distance of approximately 394 feet, on the west side of Hickory Hills Boulevard, north of the intersection of Westcap Road, requested by MTA Distributors, applicant.

## **XVIII. OTHER BUSINESS**

- 49.** Administrative approval of mandatory referrals
- 50.** Contract renewal for Lou Edwards
- 51.** Amended Employee Contract for John Broome.
- 52.** A request to rehear the Planning Commission’s approval of a final plat to subdivide 1 existing lot into 2, located at the southeast corner of Davidson Road and Bresslyn Road (2.13 acres), classified within RS40 district, requested by Joan B. Hager, owner and John Hood, surveyor.

**53.** Executive Director Reports

**54.** Legislative Update

**XIX. ADJOURNMENT**

