



**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 27, 2005

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved (8-0)

III. APPROVAL OF JANUARY 13, 2005 MINUTES

Action: Approved (8-0)

IV. RECOGNITION OF COUNCILMEMBERS

**V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR
WITHDRAWN**

Action: Approved (8-0)

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.

Action: Approved (8-0)

**VII. SUBAREA PLAN AMENDMENT FOR SUBAREA 7 PLAN: 1999 UPDATE
(Deferred from January 13, 2005 Planning Commission Meeting)**

Action: Approved (8-1)

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

1. **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)

Action: Approved (8-1)

2. **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)

Action: Approved (8-1)

3. **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.

Action: Approved (8-1)

4. **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.

Action: Approved with conditions (9-0), including the condition that before a zoning ordinance is approved on third reading, the applicant must grant a conservation easement to Metro Government, which will allow the applicant to retain the right to develop a maximum of 150 units as per a site plan submitted to the Metro Planning and Parks Departments. The site plan is subject to design review by the Metro Planning and Parks Departments.

5. **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)

Action: Approved with conditions (8-0)

6. **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 Stanford Village Drive, classified AR2a and proposed for RS10, (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)

Action: Approved with conditions (8-0)

PRELIMINARY SUBDIVISION PLATS

7. **2005S-004G-03**
Carrington Place
Map 058, Parcel 078
Subarea 3 (1998)
District1 (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.

Action: Deferred (7-0) to the February 10, 2005, COMMISSION meeting
Commissioner Lawson abstained

8. **2004S-345U-13**
Keeneland Downs
Map 150, Parcels 129,130,131,132
Subarea 13 (2003)
District 33 (Bradley)

A request for preliminary plat approval for 161 cluster single-family lots on the south margin of Hamilton Church Road, approximately 1000 feet west of the Mount View Road intersection (44.73 acres), classified RS10, requested by Fischer/Ford LLC, owner/applicant, Anderson, Delk, Epps & Associates, Inc., surveyor.

Action: Approved with conditions (8-0), including the conditions that a paved pedestrian connection be provided from the end of cul-de-sac "E" or at some point along Road "B" to allow pedestrian access to Hamilton Church Road, and that the landscape plans for the required buffer yard be submitted to the urban forester for review prior to the issuance of the grading permit.

FINAL PLATS

9. **97S-014U-03**
Forest Vale Subd.
Maps 059-01, Parcels 28-34
Subarea 3 (1998)
District 1 (Gilmore)

A recommendation from the Metropolitan Department of Law to rescind the original approval of the preliminary and final approval for seven lots abutting the northeast corner of Briley Parkway and Buena Vista Pike, opposite Beal's Lane (3.52 acres), classified within the R15 District, requested by Howard Fisher, owner/developer, H & H Land Surveying, Inc., surveyor. The original plat was approved without the required sewer line extension being built or properly bonded.

Action: Deferred (8-0) to the February 24, 2005, COMMISSION meeting

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

10. **2005Z-014U-05**
Maps 083-13, Parcel 379
Subarea 5 (1994)
District 6 (Jameson)

A request to change from R6 to MUN district at property located at 1521 Russell Street, on the northwest corner of Russell Street and 16th Street (0.16 acres), requested by Charles Crawford, applicant/owner.

Action: Approved (7-1)

X. FINAL PLATS

11. **2004S-278U-10**
Sneed Estates, Resub. of Lot No. 45
Maps 130-08, Parcel 71
Subarea 10 (1994)
District 34 (Williams)

A request for final plat approval to create 2 lots at the southwest corner of Colewood Drive and Wallace Lane (0.91 acres), classified within RS20 district, requested by A. R. Sharp, Jr., owner, Campbell,McRae and Assoc. Surveying, Inc., surveyor.

Action: Disapproved (8-0)

12. **2005S-023U-12**
Barbara Battle Property
Maps 147-08, Parcel 17.02
Subarea 12 (2004)
District 30 (Kerstetter)

A request for final plat approval to create two lots abutting the southwest corner of Taylor Road and Flora Maxwell Drive, (0.32 acres), classified within the R6 District, requested by Meridian Construction, owner/developer, John Franklin, surveyor.

Action: Approved (8-0) subdivision, deferred action on sidewalk variance to the February 10, 2005, COMMISSION meeting

13. **2005S-025G-14**
Hadley's Bend City, Block 1, Lots 1-4
Maps 064-05, Parcels 28, 29, 30, 77
Subarea 14 (1996)
District 11 (Brown)

A request for final plat approval to create 2 lots abutting the southeast corner of Main Street and Capitol Street, (0.46 acres), classified within the R8 District, requested by Day B. Winters, owner, C & K Surveying, surveyors.

Action: Approved with conditions (8-0)

14. **2005S-026U-05**
Burkett Subdivision
Map 072-07, Parcels 100, 105
Subarea 5 (1994)
District 7 (Cole)

A request for final plat approval to subdivide 1 lot into 2 lots abutting the north margin of Kenmore Place at the north terminus of Oxford Street, with a variance request for sidewalks (2.31 acres), classified within the RS7.5 District, requested by Todd Burkett, owner, Tommy Smith surveyor.

Action: Deferred indefinitely (8-0)

15. **2005S-029U-10**
Belle Meade Annex, Subdivision of Part of Lot 29
and all of Lot 30
Maps 130-04, Parcel 066
Subarea 10 (1994)
District 34 (Williams)

A request for final plat approval to create three lots abutting the southeast corner of Hobbs Road and Sneed Road, (2.06 acres), classified within the RS20 District, requested by G. W. Weesner, owner, Barge, Waggoner, Sumner & Cannon, surveyor.

Action: Deferred (8-0) to the February 10, 2005, COMMISSION meeting

XI. PLANNED UNIT DEVELOPMENTS (revisions)

16. **90P-018U-12**
Nippers Corner (Publix)
Map 161, Parcel 264, 265
Subarea 12 (2004)
District 27 (Foster)

A request to revise a portion of the preliminary and for final approval for a portion of the Commercial Planned Unit Development district located abutting the north side of Old Hickory Boulevard, east of Edmondson Pike, classified SCC, (5.69 acres), to permit the development of a 46,031 square foot grocery store, and 8,000 square feet of retail replacing 40,500 square feet of retail, restaurant and movie theater uses, requested by Littlejohn Engineering, for BSM Nippers, LLC, owner.

Action: Approved with conditions (8-0)

17. **2004P-017U-10**
Parkview Circle
Map 131-04, Parcel 172
Subarea 10 (1994)
District 25 (Shulman)

A request for final approval for a Planned Unit Development district located at 4302 Parkview Circle, south of Frances Avenue, classified RS7.5, (0.42 acres), to develop two single-family lots, requested by Dale and Associates for Parkview Partners, owner.

Action: Approved with conditions (8-0)

- 18.** **2004P-027G-06**
Bellevue KFC
Map 142, Parcel Part of 57
Subarea 6 (2003)
District 22 (Crafton)

A request for Final approval for a Planned Unit Development district located abutting the south side of Highway 70 S, and the north side of Old Harding Pike, classified CL, (1.10 acres), to permit a 3,125 square foot fast-food restaurant, requested by T Square Engineering, for AJS Associates, optionee, and Suntrust Bank, owner.

Action: Approved with conditions (8-0)

XII. MANDATORY REFERRALS

- 19.** **2005M-019G-14**
Various Parcels
Subarea 14 (1996)
District 12 (Gotto)

An ordinance to amend the Official Street and Alley Acceptance and Maintenance Map for The Metropolitan Government of Nashville and Davidson County, by renaming John Hager Road as “John Hagar Road,” requested by Councilmember Jim Gotto, 12th District.

Action: Approved (8-0)

- 20.** **2005M-021U-09**
Map 093-02-3, Parcel 155
Subarea 9 (1997)
District 6 (Jameson)

An ordinance approving a parking agreement between the Metropolitan Government and Stahlman Redevelopment Partners, LLC, for the use of up to 175 parking spaces for a fee in the new courthouse parking garage currently under construction, requested by MDHA.

Action: Approved (8-0)

- 21.** **2005M-022G-14**
Maps 44-5, Parcel 192
Subarea 14 (1996)
District 11 (Brown)

A request for an easement acquisition at 345 Swinging Bridge Road, requested by Metro Water Services, Project No. 04-DL-0775.

Action: Approved (8-0)

22. **2005M-023U-14**
Map 107-01, Parcel 7
Subarea 14 (1996)
District 15 (Loring)

A request for an easement acquisition at 1654 Elm Hill Pike, requested by Metro Water Services, Project No. 04-DL-0771.

Action: Approved (8-0)

23. **2005M-024U-11**
Maps 132-15, Parcel 28.01
Subarea 11 (1999)
District 16 (McClendon)

A request for an easement acquisition at 4285 Sidco Drive, requested by Metro Water Services, Project No. 04-DL-0772.

Action: Approved (8-0)

24. **2005M-025U-10**
Maps 104-02, Parcel 402, 408
Subarea 10 (1994)
District 21 (Whitmore)

A request for an easement acquisition at Park Drive (unnumbered) and West End Avenue (unnumbered), requested by Metro Water Services, Project No. 04-DL-0773.

Action: Approved (8-0)

25. **2005M-026U-12**
Map 162, Parcel 74
Subarea 12 (2004)
District 32 (Coleman)

A request for an easement acquisition at 1631 Bell Road, requested by Metro Water Services, Project No. 04-DL-0774.

Action: Approved (8-0)

26. **2005M-027G-06**
Map 142, Parcel 57
Subarea 6 (2003)
District 22 (Crafton)

A request for an easement acquisition at 7121 Highway 70 South, requested by Metro Water Services, Project No. 04-DL-0781.

Action: Approved (8-0)

27. **2005M-028U-07**
Maps 91-07, Parcel 7
Subarea 7 (2000)
District 20 (Walls)

A request for an easement acquisition at 5302 Pennsylvania Avenue, requested by Metro Water Services, Project No. 03-D-0554.

Action: Approved (8-0)

XIII. OTHER BUSINESS

28. New Employee Contract for Jason Swaggart

Action: Approved (8-0)

29. Administrative approval of mandatory referrals

Action: Approved (8-0)

30. An ordinance approving Amendment No. 2 to the Five Points Redevelopment Plan, requested by MDHA (2005M-033U-05).

Action: Approved (8-0)

31. Grant Agreement between the State of Tennessee Department of Transportation and the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area Metropolitan Planning Organization for FY2005 Transit Planning Coordination.

Action: Approved (8-0)

32. 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.

No action taken

33. Executive Director Reports

34. Legislative Update

XIV. ADJOURNMENT

