



**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

ACTION AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

February 24, 2005

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved (9-0)

III. APPROVAL OF FEBRUARY 10, 2005 MINUTES

Action: Approved (9-0)

IV. RECOGNITION OF COUNCILMEMBERS

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WITHDRAWN**

Action: Approved (9-0)

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 (9-0)

VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS

FINAL PLATS

1. **97S-014U-03**
Forest Vale Subd.
Map 059-01, Parcels 28-34
Subarea 3 2003
District1 (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 (9-0) to the March 24, 2005, COMMISSION meeting

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

2. **2002Z-040U-10**
Map 104-12, Various Parcels
Map104-16, Various Parcels
Map 105-09, Various Parcels
Subarea 10 (1994)
District 18 (Hausser)

A request to apply an Institutional Overlay (IO) district on various properties along Belmont Boulevard, Acklen Avenue, Compton Avenue, Delmar Avenue, Bernard Avenue, Wedgewood Avenue, and Ashwood Avenue (74.95 acres), requested by Alfred Raby of RM Plan Group, Inc., applicant, for Belmont College and Belmont Heights Baptist Church, and Councilmember Ginger Hausser.

Action: Deferred (9-0) to the April 28, 2005, COMMISSION meeting

3. **2005Z-018G-12**
Map 182, Parcel 044
Subarea 12 (2004)
District 31 (Toler)

A request to change from AR2a to RS10 district property located at 13877 Old Hickory Boulevard, located along the southern margin of Old Hickory Boulevard at the intersection of Legacy Drive (4.88 acres), requested by Lay Sayasack, owner.

Action: Approved with conditions (9-0)

4. **2005Z-019G-03**
Map 068, Parcel 030
Subarea 3 (1998)
District 1 (Gilmore)

A request to change from AR2a to IR district property located at Ashland City Highway (unnumbered), located on the southern margin of Ashland City Highway at the intersection of Amy Lynn Drive (1.71 acres), requested by Ray Bell, owner.

Action: Deferred (9-0) to the April 14, 2005, COMMISSION meeting

5. **2005Z-020T**
Council Number: BL2005-552

An ordinance amending the Zoning Code, Section 17.32.040 "Exempt Signs," to prohibit temporary signs affixed to storefront windows from covering more than twenty-five percent of the total storefront window area, sponsored by Councilmembers Tommy Bradley, Rip Ryman, and Buck Dozier.

Action: Approved (9-0)

6. **2005Z-021U-05**
Map 083-13, Parcels 40, 41, 42, 43
Subarea 5 (1994)
District 6 (Jameson)

A request to change from R6 to RM15 district properties located at 1111, 1115, 1117 Fatherland and Fatherland (unnumbered), located on the north margin of Fatherland Street, approximately 275 feet east of South 11th Street (0.80 acres), requested by Richard McCoy, architect, for Martin Corner G.P., owner.

Action: Approved (9-0)

7. **2005Z-023U-10**
Maps Various Parcels Various
Subarea 10 (1994)
District 18 (Hausser)

A request to apply the Neighborhood Conservation Overlay district to various properties located between Ferguson Avenue and Magnolia Boulevard in the Belmont-Hillsboro area, (175.86 acres), requested by Metro Historical Commission for various property owners.

Action: Approved (8-0)

- 8.** **2005Z-026G-04**
Map 051-06, Parcel 032
Subarea 4 (1998)
District 4 (Craddock)

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

Action: Disapproved (8-0)

- 9.** **2005Z-028U-10**
Map 117-13, Parcels 001-029, 031-060
Map 131-01, Parcel 001-004
Subarea 10 (1994)
District 34 (Williams)

A request to change from R20 to RS20 district properties located at various parcels on Skyline Drive, Boview Lane and Vailwood Drive (31.42 acres), requested by Lynn Williams, Councilmember, for various owners.

Action: Approved (9-0)

- 10.** **2005NL-001G-10**
Map118-09, Parcel 015
Subarea 10 (1994)
District 25 (Shulman)

A request to apply a Neighborhood Landmark Overlay to an R10 district property located at 1100 Clifton Lane, approximately 700 feet east of Granny White Pike (0.72 acres), requested by Catherine Snow and Douglas Knight, owners.

Action: Approved (9-0)

IX. PRELIMINARY SUBDIVISION PLATS

11. **2005S-034U-10**
Richland Woods
Map 159, Parcels 054, 126, 127
Subarea 10 1994
District 34 (Williams)

A request for preliminary plat approval to create 12 lots abutting the east margin of Granny White Pike, approximately 1,000 feet south of Radnor Glen Drive (12.66 acres), classified within the R40 District, requested by John C. Farren, owner, Clifton & Kingille, surveyor.

Action: Approved with conditions (8-0), including that the applicant coordinate with Metro Stormwater and Public Works Departments, that the final plat be approved by the Planning Commission, that no grading be permitted prior to final plat approval, and that final plat must be approved by the Planning Commission, not administratively by staff.

12. **2005S-050G-12**
Brentwood Knoll
Map172, Parcel 172
Subarea 12 (2004)
District 31 (Toler)

A request for preliminary plat approval for 15 lots abutting the southeast corner of Mt. Pisgah Road and Bryce Road (5.0 acres), classified within the RS10 District, requested by Dean Baxter & Mark Sarmadi, owners, Roger Harrah, surveyor.

Action: Approved with conditions (9-0), including a variance for street offset distance.

X. FINAL PLATS

13. **2005S-046G-06**
Williams Hicks Subdivision
Map142, Parcels 106, 107
Subarea 6 (2003)
District 35 (Tygard)

A request for final plat approval to create 3 lots abutting the south margin of Highway 70 South, approximately 850 feet east of Old Hickory Boulevard, (15.29 acres), classified within the R15 District, requested by Bess O. Hicks, owner, Weatherford & Associates, surveyor.

Action: Approved with conditions (9-0), for 2 times the base zoning, a flag lot, and variance for the 4:1 ratio.

14. **2005S-039U-07**
West End Annex, Resubdivision Of Lot 90
Map103-04, Parcel 185
Subarea 7 (2000)
District 24 (Summers)

A request for final plat approval to create 2 lots abutting the south margin of Utah Avenue, approximately 300 feet east of 44th Avenue North, (0.36 acres), classified within the RS7.5 district, requested by Charlotte A. Donahey, owner, Volunteer Surveying, surveyor.

Action: Approve (6-2) the subdivision, but disapprove the sidewalk variance.

XI. OTHER BUSINESS

15. Executive Director Reports

16. Legislative Update

XII. ADJOURNMENT

