



**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

March 10, 2005

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

III. APPROVAL OF FEBRUARY 24, 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WITHDRAWN**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 (10-0)

VII. BELLEVUE COMMUNITY PLAN: 2003 UPDATE

Action: Deferred (10-0) to March 24, 2005, COMMISSION meeting

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

PRELIMINARY SUBDIVISION PLATS

1. **2005S-004G-03**
Carrington Place
Map 058, Parcel 078
Subarea 3 (2003)
District1 (Gilmore)

A request for preliminary plat approval for 115 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: Approved with conditions (9-0-1), Commissioner Lawson abstained.

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

2. **2004Z-055G-13**
Map 175, Parcel 36
Subarea 13 (2003)
District 32 (Coleman)

A request to change from IR to IG district property at 12761 Old Hickory Boulevard, approximately 300 feet north of Logistics Way, (3.26 acres), requested by Saeed Sassan, 101 Construction Company, Inc., owner/applicant.

Action: Approved (9-0)

3. **2004Z-113G-02**
Map 50, Parcels 49, 50, 52, 53 and portions
of 45, 47, 51, 49.01,
Subarea 2 (1995)
District 3 (Tucker)

A request to change from RS7.5, IWD, and CS to SCR district properties at Dickerson Pike (unnumbered), 3466 and 3446 Dickerson Pike, abutting the west side of Dickerson Pike, (81.71 acres), requested by Gresham Smith and Partners for Sallier Hicks Family, LLC, Alice Cranford and Corolene Bandy, Jenkins Properties L.P. et al, Jack L. Jenkins, and Pegasus Properties, owners.

Action: Deferred Indefinitely (7-0) and keep public hearing open

4. **2004Z-115G-02**
Map 50, Parcel a portion of 47.01
Subarea 2 (1995)
District 3 (Tucker)

A request to change from RS7.5 to SCR district a portion of property at Dickerson Pike (unnumbered), approximately 1,500 feet west of Dickerson Pike, (6.82 acres), requested by Gresham Smith and Partners for Sallie Hicks, et al, co-trustees.

Action: Deferred Indefinitely (7-0) and keep public hearing open

5. **2005P-010G-02**
Nashville Commons at Skyline
Map 50, Parcel 49, 49.01, 50, 51, 52, 53,
140, and part of 45, 47, 47.01
Subarea 2 (1995)
District 3 (Tucker)

A request for Preliminary approval for a Planned Unit Development district located at Dickerson Pike (unnumbered), and 3438, 3446, 3466 Dickerson Pike, north of Doverside Drive, (126.01 acres), classified RS7.5, CS, IWD and proposed for SCR, to permit 763,181 square feet of retail and restaurant uses, requested by Gresham Smith and Partners, applicant for Sallier R. Hicks Family LLC, Bandy, Carolene and Alice Cranford, Pegasus Properties, and Jenkins Properties L.P. and Jack Jenkins, owners.

Action: Deferred Indefinitely (7-0) and keep public hearing open

6. **88P-056G-02**
Mulberry Downs (Formerly Apple Valley)
Map 50, Parcel part of 47.01
Subarea 2 (1995)
District 3 (Tucker)

A request to cancel a 19.75 acre portion of an existing Residential Planned Unit Development district located at the terminus of Mulberry Downs Cr, and approximately 1,500 feet west of Dickerson Pike, classified RS7.5 and SCR, to remove a 19.75 acre portion from the PUD, requested by Gresham Smith and Partners for George Hicks Family Trust, owner.

Action: Deferred Indefinitely (7-0) and keep public hearing open

7. **2004Z-158G-06**
Map 155, Parcel 56
Subarea 6 (2003)
District 35 (Tygard)

A request to change from AR2a to RS15 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.

Action: Disapproved (7-0)

8. **2005Z-006U-12**
Map 161, 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.

Action: Deferred (10-0) to the March 24, 2005, COMMISSION meeting

9. **2005Z-015U-12**
Map 161, Parcel 258
Subarea 12 2004
District 31 (Toler)

A request to change from SCN to CL district property, located at 5843 Nolensville Pike, approximately 1200 feet south of Swiss Avenue, (1.08 acres), requested by Patricia Embree, owner.

Action: Approved (10-0)

10. **78-86-P-12**
Southmark Commercial
Map 161, Parcel 258
Subarea 12 (2004)
District 31 (Toler)

A request to amend a portion of the Residential and Commercial Planned Unit Development district located at 5843 Nolensville Pike, approximately 1200 feet south of Swiss Avenue, classified SCN and requested for CL (1.08 acres), to permit a 10,200 square foot, 2-story, retail and office building, replacing a 2,800 square foot food service use, requested by Civil Site Design Group, applicant for Patricia Embree, owner.

Action: Approved with conditions (10-0)

15. 2005Z-031T

An ordinance amending Title 17 of the Metropolitan Code, zoning regulations, by amending Section 17.40.120 to require that district councilmembers be notified by the planning commission upon the filing of a master development plan application, requested by Councilmember Jim Gotto.

Action: Approved (10-0)

16. 2005Z-033U-03
Map 070-04, Parcel 150
Subarea 3 (2003)
District 2 (Isabel)

A request to change from RS7.5 to RM9 district property located at East Nocturne Drive (unnumbered), at the southern terminus of Old Matthews Road (2.02 acres), requested by Kevin K. Hemphill, applicant/owner

Action: Disapproved (6-1) RM9. but Approved RM6

17. 2005Z-035G-12
Map 183, Parcel 11, 11.01, 12, 12.01, 60
Subarea 12 (2004)
District 31 (Toler)

A request to change from AR2a to MUL district property located at 13153, 13159 and 13167 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), located at the eastern terminus of October Woods Drive (23.97 acres), requested by Tim Keach, purchaser, for Gene Allen Smith, Shirley Jones Smith, Walter L. Jones, Pamel Nell Jones, Bruce Gold and Joan Gold Cypress, owners.

Action: Deferred Indefinitely (10-0)

18. 2005Z-036G-14
Map 64-16, Parcel 53, 55
Subarea 14 (2004)
District 11 (Brown)

A request to rezone from R10 to RM9 district property located at Lebanon Pike (unnumbered) and Windsor Chase Way (unnumbered) (17.62 acres), requested by Mike Anderson of Anderson-Delk-Epps& Associates, applicant, for Gilbert S. Merritt, owner.

Action: Approved (10-0)

19.

43-87-P-14

Oakwood Commons
Map 64-16, Parcel 53, 55
Subarea 14 (2004)
District 11 (Brown)

A request to amend a portion of a Commercial Planned Unit Development district located at Lebanon Pike (unnumbered), and Windsor Chase Way (unnumbered), east of Andrew Jackson Parkway, classified R10 and proposed for RM9, (17.62 acres), to permit 118 townhomes, replacing 150,800 square feet of undeveloped office uses, requested by Anderson, Delk, Epps and Associates, for Gilbert S. Merritt, owner.

Action: Approved with conditions (10-0)

20.

2005Z-037G-06

Map 156, Parcels 4, 5, 76, 113, 26, 28, 29, 30
Subarea 6 (2003)
District 35 (Tygard)

A request to change from RS40 to RM6 (17.68 acres) and CL (16.92 acres) district properties at 7727, 7745, 7739 Old Harding Pike, 8024, 8020 8036 Highway 100, Highway 100 (unnumbered), Old Harding Pike (unnumbered)(34.6 total acres), requested by Vanessa Santo of Barclay Group, applicant, for Alma D. P. Hooper, Daniel Stephen, R. V. Lineweaver et ux, James M. Cook et ux, Timothy L. Pendergrass et ux, Maxie L. Greer, Wayne & Maxie Greer. (See also PUD No.2005P-008G-06).

Action: Approved (7-0)

21.

2005P-008G-06

Harpeth Village
Map 156, Parcel 4, 5, 26, 28, 29, 30, 76, 113
Subarea 6 (2003)
District 35 (Tygard)

A request for Preliminary approval for a Planned Unit Development district located at 7727, 7739, 7745 Old Harding Pike, 8020, 8024, 8036 Highway 100, Old Harding Pike (unnumbered), and Highway 100 (unnumbered), (34.6 acres), classified RS40 and proposed for CL and RM6, to permit 74 townhomes, 26,700 square feet of office/library, 87,900 square feet of retail/restaurant/bank uses, requested by Dale and Associates for Alma and Daniel Hooper, Robert Lineweaver, etux, James Cook, etux, Timothy Pendergrass, etux, Maxie Greer, owners.

Action: Approved with conditions (7-0), including that the applicant work with Planning Department staff to improve the plan.

22. **2005Z-039U-11**
Map 133-01, Parcel 102
Subarea 11 (1999)
District 15 (Loring)

A request to change from RS7.5 to CS district property located at 401 McIver Street (0.45 acres), on the west margin of Nolensville Pike, requested by Mark Janbakhsh, owner.

Action: Deferred (10-0) to the April 14, 2005, COMMISSION meeting

23. **2005P-009U-11**
Auto Masters
Map133-01, Parcel 102, 103
Subarea 11 (1999)
District 16 (McClendon)

A request for preliminary approval for a Planned Unit Development district located at 3101 and 401 McIver Street (1.1 acres), classified CS and RS7.5 proposed for CS, to permit an existing 1,547 square foot used vehicular sales facility and for additional vehicular sales area and parking, requested by Dale & Associates and Mark Janbakhsh, owner.

Action: Deferred (10-0) to the April 14, 2005, COMMISSION meeting

X. PRELIMINARY SUBDIVISION PLATS

24. **2005S-051G-06**
Avondale Park
Map 140, Parcels 009, 010, 016, 069, 074, 075
Subarea 6 (2003)
District 35 (Tygard)

A request for preliminary approval to create 564 lots on the south margin I-40 east, on the west margin Coley Davis Road (261.66 acres), classified within the AR2a and RS15 districts, requested by Avondale Park Partnership, owners, Civil Site Design Group, engineer.

Action: Deferred (10-0) to the March 24, 2005, COMMISSION meeting

XI. FINAL PLATS

- 25. 2005S-058U-05**
Jaywood Subdivision
Map 071-12, Parcels 22, 23
Subarea 5 (1994)
District 5 (Murray)

A request for final plat approval to create 3 lots abutting the east margin of Lischey Avenue at the east terminus of Marshall Street (0.91 acres), classified within the RS5 District, requested by Mutual Contractors, LLC, owner, John Hood, surveyor.

Action: Deferred (10-0) to the March 24, 2005, COMMISSION meeting

XII. PLANNED UNIT DEVELOPMENTS (revisions)

- 26. 89-67-G-13**
Travel Centers of America
Map 183, Parcel 25
Subarea 13 (2003)
District 32 (Coleman)

A request to amend the preliminary plan for a Commercial Planned Unit Development district located abutting the east side of Old Hickory Boulevard at I-24 South, (21.03 acres), classified IR, to permit a 3,870 square foot addition to the existing 24,355 square foot convenience market/truck stop facility with access to Old Hickory Boulevard, and Firestone Parkway requested by Quality Project Management, applicant, for Travel Centers of America, owner.

Action: Approved with conditions (7-0)

- 27. 103-79-G-14**
Riverfront Shopping Center (Dollar General)
Map 53, Parcel part of 42
Subarea 14 (2004)
District 11 (Brown)

A request to revise a portion of the preliminary plan for the Commercial Planned Unit Development district located along the south side of Robinson Road, classified R10, (13.48 acres), to permit 92,941 square feet of retail/restaurant uses, requested by Waste Water Engineering, applicant, for Old Hickory Partnership, LTD, owner.

Action: Approved with conditions (10-0)

28. **64-85-P-05**
Greenfield Plaza Kroger
Map 072-02, Parcel 148
Subarea 5 (1994)
District 8 (Hart)

A request for final approval for a Commercial Planned Unit Development District located at the southeast corner of the intersection of Gallatin Pike and Greenfield Avenue, classified CL, (5.2 acres), to add 21,229 square feet to the existing grocery store, requested by CEI Engineering, for Cargill Incorporated, owner.

Action: Approved with conditions (10-0), including conditions listed below:

1. **Add NPDES # on plans.**
2. **Note on plans to install a suntree insert into each side of double catch basins.**
3. **Make the inlet located farthest west of the entrance to a double catch basin with a suntree insert installed on each side.**
4. **If there is available pavement on Greenfield and on-street parking can be removed without causing hardship on the neighboring properties, then the developer shall lengthen the Westbound left turn lane storage length from Gallatin Rd to access driveway on Greenfield and install approximate 50 ft of a 2 way left turn lane at project access driveway on Greenfield with transition per AASHTO standards.**
5. **If there is available pavement on Shelton and on-street parking can be removed without causing hardship on the neighboring properties, then the developer shall install a separate westbound left turn lane with 125 ft of storage on Shelton at Gallatin Rd. with transition per AASHTO standards.**
6. **Show Metro ST-324 driveway ramp for access from public streets.**
7. **Replace detail ST-314 with Metro ST-324 Commercial Driveway Ramp dated 5/12/03. Replace detail ST-210 with Metro ST-210 Sidewalk Construction, dated 7/15/04. Replace detail ST-270 with Metro ST-270 Trench Repair Within and Outside Roadway dated 7/15/04.**
8. **Show updated standard details from the Engineering Division of Public Works, as applicable.**
9. **A licensed Fire Sprinkler Contractor shall submit shop drawings for approval.**

XIII. OTHER BUSINESS

29. Executive Director Reports

30. Legislative Update

XIV. ADJOURNMENT

