



**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 24, 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 MARCH 10, 2005 MINUTES

Action: Approved (8-0)

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WITHDRAWN**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 AND ITEMS ON PUBLIC HEARING ZONING MAP AMENDMENTS

PRELIMINARY SUBDIVISION PLATS

- 1. 2005S-051G-06**
Avondale Park
Map 140, Parcels, 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 (9-0) to the April 28, 2005, COMMISSION meeting

FINAL PLATS

- 2. 97S-014U-03**
Forest Vale Subd.
Map 059-01, Parcels 28-34
Subarea 3 (2003)
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 (9-0) to the April 28, 2005, COMMISSION meeting

- 3. 2005S-058U-05**
Joywood 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: Approved (8-1)

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

4. **2005Z-034U-09**
Map 082-15, Parcels 141, 154
Subarea 9 (1997)
District 6 (Jameson)

A request to change from IWD to MUG district property located at 501 and 537 Main Street (6.57 acres), requested by Allen Ramsey, P.E., for Affordable Housing Resources and Rice Enterprises, LLC,

Action: Approved with conditions (9-0), including all Public Works conditions listed in the Staff Report except numbers 5 and 9 , and the replacement of condition number 10 with: A MTA bus stop pull-off is to be provided on Main Street or other provisions to accommodate MTA services is to be approved with the final site plan design.

5. **2005Z-038U-11**
Map 105-04, Parcels 208, 396
Subarea 11 (1999)
District 17 (Greer)

A request to rezone from R6 to OL district properties located at 36 Hart Street and Hart Street (unnumbered) (.28 acres), and within the Urban Zoning Overlay, requested by Vickel Cawthon of Morningstar Baptist Church, applicant/owner

Action: Approved (9-0) OL zoning with a PUD that limits the use to parking for the applicant church, and Disapproved OL zoning with no PUD.

6. **2005Z-042U-12**
Map 133, Parcel 014
Subarea 12 (2004)
District 26 (Adkins)

A request to change from SCC to CS district property located at 3901 Nolensville Pike, on the southwest corner of Nolensville Pike and Elysian Fields Court (0.61 acres), requested by Mohsen Ghiassi, owner.

Action: Disapproved (9-0)

7. **2005Z-043U-08**
Map 082-09, Parcel 151
Subarea 8 (2002)
District 19 (Wallace)

A request to change from IG to MUG district property located at 96 Taylor Street, at the northeast corner of Taylor Street and 1st Avenue North (0.84 acres), requested by Brett Massey, owner.

Action: Approved (9-0)

8. **2005Z-044U-08**
Map 082-05, Parcel 30, 31
Subarea 8 (2002)
District 19 (Wallace)

A request to change from R6 to MUL district property located at 1700 and 1702 5th Avenue North (.40 acres) on the northeast corner of Garfield Avenue and 5th Avenue North, requested by John N. Kawinzi, owner.

Action: Disapproved MUL, but Approved MUN (9-0)

9. **2005Z-045U-10**
Map 132-01, Parcel 30
Subarea 10 (1994)
District 25 (Shulman)

A request to rezone from R20 to RS10 district property located at 4109 Lealand Land (1.65 acres), approximately 550 feet north of Outer Drive, requested by Scott Morgan, applicant, for Horton G. Gangwer, owner.

Action: Motion to Approve RS10 failed (3-6); Approved RS15 (8-1)

10. **2005UD-002U-09**
Gateway Boulevard UDO
Map 93-06, Various Parcels
Subarea 9 (1997)
District 6 (Jameson)
District19 (Wallace)

A request to apply an Urban Design Overlay District to various properties located between 1st Avenue South and 8th Avenue South and between Demonbreun Street/Molloy Street and Peabody Street, and along the south side of Lafayette Street, classified CF, (40.59 acres), to permit a mixture of uses, including office, residential, and commercial uses with detailed design standards, requested by the Metro Planning Department and the Metropolitan Development and Housing Agency.

Action: Approved (9-0)

IX. PRELIMINARY SUBDIVISION PLATS

- 11. 2005S-070G-03**
Whites Creek Manor
Map 040, Parcel 204
Subarea 3 (2003)
District 3 (Tucker)

A request for preliminary plan approval for 26 lots abutting the west margin of Whites Creek Pike, approximately 200 feet south of Knight Drive (9.97 acres), classified within the R15 District, requested by Richard Binkley, owner, William T. Smith, surveyor.

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

X. FINAL PLATS

- 12. 2005S-024G-14**
Hadley's Bend City
Map 064-09, Parcel 020, 021
Subarea 14 (2004)
District 11 (Brown)

A request for final plat approval to create four lots abutting the northeast corner of Commerce Street and Main Street, (0.90 acres), classified within the R8 District, requested by Ozzie Winters, owner, C & K Surveying, surveyors.

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

- 13. 2005S-061U-12**
Super Wal-Mart on Nolensville
Map 147, Parcel 038, 044
Subarea 12 (2004)
District 26 (Adkins)

A request for final plat approval to create 6 lots abutting the northeast corner of Harding Place and Nolensville Pike (21.51 acres), classified within the SCR District, requested by Tennessee-Florida Investors, LLC, owner/developer, Gresham, Smith & Partners, surveyor.

Action: Approved with conditions (8-0)

14. **2005S-068U-05**
Pine Ridge, Subdivision of Lot 1
Map 060, Parcel 117
Subarea 5 (1994)
District 2 (Isabel)

A request for final plat approval to create 2 lots abutting the south margin of Pine Ridge Drive, approximately 270 feet west of Dickerson Pike, with a variance request for sidewalks (0.68 acres), classified within the RS7.5 District, requested by Allison & Betty Dawkins, owners, Dividing Line Surveying Services, surveyor.

Action: Approved with conditions (8-0), but disapproved sidewalk variance.

XI. PLANNED UNIT DEVELOPMENTS (revisions)

15. **97P-005U-11**
Bhomar PUD (Import Specialty Service)
Map 119-01, Parcel 496
Subarea 11 (1999)
District 16 (McClendon)

A request for final approval for the Commercial Planned Unit Development located at 375 Glenrose Avenue, at Hester Avenue, classified CS, (1.67 acres), to develop a 7,200 square foot, 8 bay, automotive repair facility, requested by Dale and Associates, for Bhomar, LLC, owner.

Action: Deferred to the April 14, 2005, COMMISSION meeting

16. **2004P-013G-12**
Legg Development PUD
Map 181, Parcel 49
Subarea 12 (2004)
District 31 (Toler)

A request to revise the preliminary and for final approval for a Planned Unit Development located abutting the north side of Nolensville Pike, opposite Concord Road, classified SCC, RM9 and RS15, (75.29 acres), to develop 45 single-family lots, 248 townhomes, and 236,851 square feet of retail, restaurant, and grocery store uses, requested by Sain Associates, Inc, for Hoover Inc., owner.

Action: Approved with conditions (9-0)

- 17.** **2004P-033G-06**
Loveless Café
Map 169, Parcel 14
Subarea 6 (2003)
District 35 (Tygard)

A request for a revision to preliminary and final approval for a Planned Unit Development district located at 8400 Highway 100, along the north side of Highway 100 and the west side of Westhaven Drive, classified CL, (4.43 acres), to permit 1,540 square feet of new retail uses (replacing 1,350 sq. ft.), a 10,000 square foot banquet hall with 142 parking spaces with 66 deferred spaces, a 2,304 square foot motel with 6 executive suites, requested by Tuck Hinton Architects, for Loveless Properties, LLC, owner.

Action: Approved with conditions (9-0)

XII. OTHER BUSINESS

- 18.** Executive Director Reports
- 19.** Legislative Update

XIV. ADJOURNMENT

