



**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

April 14, 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 MARCH 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WITHDRAWN**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.

VII. ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE

Action: Disapproved (9-0)

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

1. **2005Z-006U-12**
Map 161, Parcel 108
Map 172, 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: Approved with Public Works Conditions (7-2)

2. **2005Z-039U-11**
Map 133-01, Parcel 102
Subarea 11 (1999)
District 16 (McClendon)

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: Disapproved (9-0)

3. **2005P-009U-11**
Auto Masters
Map 133-01, 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: Disapproved (9-0)

PRELIMINARY SUBDIVISION PLATS

4. **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: Approved with conditions (8-1)

FINAL PLATS

5. **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: Approved with conditions (9-0)

PLANNED UNIT DEVELOPMENTS

6. **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: Approved with conditions (9-0)

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

- 7. 2004Z-139G-12**
Map 181, Parcel 44
Subarea 12 (2004)
District 31 (Toler)

A request to change from AR2a to RS5 district property at 6614 Nolensville Pk., approximately 140 feet south of Autumn Oaks Drive, (7.7 acres), requested by John Hays, applicant for Jesse M. Roland, owner.

Action: Approved (9-0)

- 8. 2005Z-046T**
Council Bill Number BL2005-572
Elimination of Zoning Application Fee

An ordinance amending Section 17.40.740 of the Metro Zoning Code by eliminating application fees for certain zoning applications, sponsored by Councilmember Ludy Wallace.

Action: Approved (9-0) staff recommendation that the Commission take no official position on the bill.

- 9. 2005Z-047T**
Council Bill Number BL2005-573
Waiver of Zoning Application Fees

An ordinance amending Section 17.40.740 of the Metro Zoning Code by providing a waiver of application fees for certain zoning applications, sponsored by Councilmember Ludy Wallace.

Action: Approved (9-0) staff recommendation that the Commission take no official position on the bill.

- 10. 2005Z-048T**
Council Bill Number BL2005-574
Calculation of Sign Area for Canopies

An ordinance amending Section 17.32.160 of the Metro Zoning Code regarding the calculation of sign area, height and placement on canopies, sponsored by Councilmember Tommy Bradley.

Action: Approved (9-0)

11. **2005Z-049G-06**
Map 114, Parcel 107
Subarea 6 (2003)
District 22 (Crafton)

A request to change from R15 to RM4 district zoning at 7510 Sawyer Brown Road, approximately 300 feet south of Charlotte Pike (2.58 acres), requested by Mark Yarbrough, purchaser, for Steve Smith, executor of N. Freds estate, owner.

Action: Disapproved (9-0)

12. **2005Z-050U-03**
Map 058, Parcel a portion of 137
Subarea 3 (2003)
District 1 (Gilmore)

A request to change from RS15 to CL district a portion of property at 4121 Clarksville Pike, approximately 325 feet north of Cedar Circle (0.5 acres), requested by Bob Hickman, agent, for Temple Baptist Church, Inc., owner.

Action: Approved (9-0)

X. PRELIMINARY SUBDIVISION PLATS

13. **2005S-073G-04**
Twin Hills
Map 034-07, Parcel 057
Subarea 4 (1998)
District 10(Ryman)

A request for preliminary plan approval for 34 lots at the east terminus of Twin Hills Drive, approximately 1,800 feet east of Myatt Drive (18.51 acres), classified within the R20 District, requested by Coleman Lake Partners, owner, Batson & Associates, surveyor.

Action: Approved with conditions (9-0), including approval of an alternative footpath in lieu of a portion of the required sidewalk and a variance for cul-de-sac length. This approval also includes: Removal of condition #3 in the staff report and amend condition #6, to read: A roundabout or other traffic calming device approved by Planning and Public Works must be included on the final plat, or the cul-de-sac must be shortened to 750 feet, which may result in a loss of lots.

XI. FINAL PLATS

- 14.** **2005S-077U-05**
Fischer Subdivision
Map 083-02, Parcel 318
Subarea 5 (1994)
District 6 (Jameson)

A request for final plat approval to create two lots abutting the west margin of Scott Avenue, approximately 300 feet north of Benjamin Street (0.58 acres), classified within the R6 Urban Zoning Overlay District, requested by Susan L. Fischer, owner, Jeff Leopard, surveyor.

Action: Approved (9-0), including a lot width variance and Lot Comparability waiver

- 15.** **2005S-080G-04**
Fillmore Place
Map 042-08, Parcel 18
Subarea 4 (1998)
District 4 (Craddock)

A request for final plat approval to create 6 lots abutting the north margin of Nesbitt Lane, approximately 235 feet east of Grayland Drive (2.98 acres), classified within the R10 District, requested by Cloister Investments II, LLC, owner, Tommy E. Walker, surveyor.

Action: Approved (9-0), including a Lot Comparability waiver

- 16.** **2005S-085U-10**
Caldwell Square
Map 118-14, Parcel 044
Subarea 10 (1994)
District 34 (Williams)

A request for final plat approval to create 3 lots abutting the northwest corner of Caldwell Lane and Caldwell Court (1.33 acres), classified within the R10 District, requested by Stephen T. Church, owner, Dale & Associates, surveyor.

Action: Disapproved (9-0) the 3-lot subdivision; but Approved with conditions (9-0) a 2-lot subdivision that combines the proposed lots 2 and 3 as one lot, and the proposed lot 1 as a second lot.

XII. PLANNED UNIT DEVELOPMENTS (revisions)

- 17. 103-79-G-14**
Riverfront Shopping Center (Dollar General) (Hickory Centre)
Map 53, Parcel part of 42
Subarea 14 (2004)
District 11 (Brown)

A request for final approval for a portion of a commercial Planned Unit Development district located along the south side of Robinson Road, classified R10, (3 Acres), to permit the extension of infrastructure, as well as, grading to a remaining portion of undeveloped property, requested by Wastewater Engineers for Old Hickory Centre, owner.

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

- 18. 99-85P-14**
Briley Corners
Map 95-03, Parcel 23, part of 128
Subarea 14 (2004)
District 15 (Loring)

A request to revise the preliminary and for final approval for a portion of the Commercial Planned Unit Development district located along the south side of Lebanon Pike at Craigmear Drive, classified OL, (18.9 Acres), to add 225 additional parking spaces for the existing office building, requested by Littlejohn Engineering Associates, for Boyle Craigmear, LP/Boyle Investments Company, owner.

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

- 19. 2004P-024G-12**
Christiansted Valley
Map 172, Parcel 150,154
Subarea 12 (2004)
District 31 (Toler)

A request for final approval for a residential Planned Unit Development located on the eastern terminus of Christiansted Lane, and Palomar Court, classified RS15, (20 Acres), to permit 49 single-family lots requested by Lose and Associates for Turnberry Homes, owner.

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

20.

2005P-007U-08

John Henry Hale Homes
Map 92-8, Parcel 160
Subarea 8 (2002)
District 19 (Wallace)

A request to revise the preliminary for a residential Planned Unit Development located on the southeast corner of Jo Johnston Avenue and 17th Avenue North, classified R6 and RM9, (31.75 Acres), to permit the construction of 228 multi-family units, including a community building and management office, replacing 498 existing units, requested by Barge, Waggoner, Cannon and Sumner, Inc. for MDHA owner.

Action: Approved with conditions (9-0), including a revised condition #1 which will read: "All Public Works Conditions as listed in the staff report, except as follows: a) A roadway connection in the vicinity of 14th Ave. North, as shown on the site plan, shall be allowed with the condition that it be designated as right-in, right-out only."

XIII. OTHER BUSINESS

21. Recommended 2005-06 Capital Improvements Budget

Action: Approved (9-0)

22. Executive Director Reports

23. Legislative Update

XIV. ADJOURNMENT

