

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Planning Department Lindsley Hall 730 Second Avenue South Nashville, Tennessee 37201

PLANNING COMMISSION:

James Lawson, Chairman Doug Small, Vice Chairman Stewart Clifton Judy Cummings Tonya Jones Ann Nielson Victor Tyler James McLean Councilman J. B. Loring Phil Ponder, representing Mayor Bill Purcell

DRAFT

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

April 28, 2005 *******

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER
- II. ADOPTION OF AGENDA
- III. APPROVAL OF APRIL 14, 2005 MINUTES
- IV. RECOGNITION OF COUNCILMEMBERS
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN
- 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. BELLEVUE COMMUNITY PLAN: 2003 UPDATE

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

1. 2002Z-040U-10

Council Bill BL2005-555 Map 104-12, Various Parcels Map 104-16, 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.

PRELIMINARY SUBDIVISION PLATS

2. 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.

PLANNED UNIT DEVELOPMENTS

3. 103-79-G-14

Riverfront Shopping Center (Dollar General) (Old 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.

4. 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 Craigmeade Drive, classified OL, (18.9 Acres), to add 225 additional parking spaces for the existing office building, requested by Littlejohn Engineering Associates, for Boyle Craigmead, LP/Boyle Investments Company, owner.

5. 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.

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

6. 2004Z-005T

Council Bill BL2005-628

A council bill to amend various sections of the Zoning Code relative to requiring the undergrounding of utilities whenever a residential subdivision proposes a new public or private street, sponsored by Councilmember's Mike Jameson, Tommy Bradley, and Jim Shulman.

7. 2004Z-011T

Council Bill BL2005-629

A council bill to amend Section 17.40.120 of the Zoning Code requiring that all planned unit developments inactive for more than six years be submitted to the Metro Council for approval prior to the issuance of any building or grading permit, sponsored by Councilmember John Summers.

8. 2005Z-024U-10

Map 104-10, Parcels Various Subarea 10 (1994) District 25 (Shulman)

A request to apply the Neighborhood Conservation Overlay district to various properties located between West End Avenue and Richardson Avenue in the Elmington Place area, requested by the Metro Historical Commission.

9. 2005Z-025U-12

Maps Various, Parcels Various Subarea 12 (2004) District 26 (Adkins) District 27 (Foster)

A request to change from R10, R15, R20, and R40 to RS10, RS15, RS20, and RS40 districts properties located east of I-65 and west of Edmondson Pike, north of Hill Road and south of Briarwood Drive (1,359.61 acres), requested by Councilmember Greg Adkins for various property owners.

10. 2005Z-051T

Council Bill BL2005-630

A council bill to amend Sections 17.04.060 and 17.08.030 to create a definition for "animal hospital" and to allow animal hospitals in the IWD and IR zoning districts, sponsored by Councilmember Amanda McClendon.

11. 2005Z-052U-12

Map 161, Parcel a portion of 027 Subarea 12 (2004) District 27 (Foster)

A request to change from R10 to OL district property located at 5433 Edmondson Pike, approximately 850 feet south of Brentwood Place (0.43 acres), requested by John M. Smith, owner.

12. 2005Z-053U-08

Map 092-12, Parcel a portion of 18 Subarea 8 (2002) District 19 (Wallace)

A request to change from R6 to CS district a portion of property located at 1800 Charlotte Avenue, on the northwest corner of Charlotte Avenue and Dr. D.B. Todd, Jr. Boulevard (0.08 acres), requested by Phillip Piercy of Littlejohn Engineering, for William Witt, owner.

13. 2005Z-056T

Council Bill BL2005-633

A council bill to amend Table 17.32.130D of the Zoning Code regarding the maximum size of on-premises signs oriented to a controlled access highway, sponsored by Councilmember J. B. Loring.

14. 2005Z-057T

Council Bill BL2005-631

A council bill amending various sections of the Zoning Code relative to permitting the rebuilding of any non-conforming, single-family dwelling located in a non-residential zoning district if damaged or destroyed involuntarily, requested by the Metro Planning Department and Codes Department and sponsored by Councilmembers Ronnie Greer and Ludye Wallace.

15. 2005Z-067U-10

Map 103-15, Parcels 36, 54 Subarea 10 (1994) District 24 (Summers)

A request to change from CS, OR20, and RM40 to MUL district property located at 4301 Harding Pike, and 4313 Harding Pike (3.95 acres), requested by Tony Giarratana of BMT Holdings, LLC, for owner, Ridgefield Properties.

X. PRELIMINARY SUBDIVISION PLATS

16. 2005S-095G-12

Mt. Pisgah Hills Map 172, Parcel 064 Subarea 12 (2004) District 31 (Toler)

A request for preliminary approval for 5 lots abutting the north margin of Mt. Pisgah Road, at the northern terminus of Bryce Road, with a variance request for sidewalks (2.06 acres), classified within the RS10 District, requested by Genady Prutianov & Kanneth Chumbley et all, owners, Walter H. Davidson, surveyor.

XI. FINAL PLATS

17. 2005S-026U-05

Burkett Subdivision

Map 072-07, Parcel 100, 105

Subarea 5 (1994) District 7 (Cole)

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

18. 2005S-048U-08

Hallmark at Fisk Apartments Map 092-08, Parcel 003, 003.01, 004 Subarea 8 (2002) District 19 (Wallace)

A request for final plat approval to create 2 lots abutting the east margin of 17th Avenue North, approximately 240 feet south of Herman Street (3.44 acres), classified within the MUL Urban Zoning Overlay District, requested by Hallmark at Fisk Apartments, LP, owner, Ros Ashe, surveyor.

19. 2005S-096U-10

Lindawood Corner Map 131-01, Parcel 088 Subarea 10 (1994) District 34 (Williams)

A request for final plat approval to create 2 lots abutting the southeast corner of Lindawood Drive and Castleman Drive (0.91 acres), classified within the R20 District, requested by HR Properties, owner, Cherry Land Surveying, surveyor.

XII. PLANNED UNIT DEVELOPMENTS (revisions)

20. 122-83-U-12

The Woodlands, Phase 1B, 2 & 3 Map 172, Parcel 179 Subarea 12 (2004) District 31 (Toler)

A request for final approval for a residential Planned Unit Development located at the southern terminus of Woodlands Avenue, classified R15, (52.62 Acres), to permit 112 single-family lots, requested by Civil Site Designs for Prestige Homes, owner.

21. 310-84-G-03

Hemphill Brothers Coach Map 40, Parcels 30, 31, and 165 Subarea 3 (2003) District 3 (Tucker)

A request to cancel the Commercial (General) Planned Unit Development located abutting the north margin of Old Hickory Boulevard and the west margin of Interstate 24, classified CS, (8.98 acres), approved for the development of a 14,400 square foot motor coach conversion shop, requested by Dale and Associates, applicant for Hemphill Brothers Coach Co., owners.

22. 60-86-P-14

North Lake Village Shopping Center Map 86, Parcels 89, 316, 332, 336 Subarea 14 (2004) District 12 (Gotto)

A request to revise the preliminary and for final approval for a Commercial Planned Unit Development district located along the east side of Old Hickory Boulevard, classified SCC, (21.60 acres), to permit an 4,305 square foot bank, a 6,097 square foot restaurant, and 3,600 of new retail space replacing an existing restaurant in the existing shopping center, which includes 164,528 square feet of floor area, requested by Civil Site Design Group, for North Lake Village Shopping Center, LCC,.

23. 2004P-021U-12

Presidents Reserve at Brentwood PUD Map 160, Parcels 81, 83, and 84 Subarea 12 (2004) District 31 (Toler)

A request to revise the preliminary and for final approval for a Planned Unit Development district located along the south side of Old Hickory Boulevard, and the east side of Cloverland Drive, classified MUN, (3.88 acres), to permit 16 condominium units and 12,960 square feet of office uses, requested by Daniel Burton, owner.

XIII. OTHER BUSINESS

- **24.** Contract renewal for Cynthia Wood and new contract for Leslie Thompson
- **25.** Adoption of revised Planning Commission rules.
- **26.** Executive Director Reports
- **27.** Legislative Update

XIV. ADJOURNMENT

