



**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

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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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

- 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.

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.

XIV. ADJOURNMENT

