



**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 28, 2005*

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*4:00 PM*

*Howard School Auditorium, 700 Second Ave., South*

**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**Action: Approved (10-0)**

**III. APPROVAL OF APRIL 14, 2005 MINUTES**

**Action: Approved (10-0)**

**IV. RECOGNITION OF COUNCILMEMBERS**

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WITHDRAWN**

**Action: Approved (10-0)**

**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 Indefinitely (10-0)**

**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.

**Action: Approved (10-0) with conditions and a recommendation that the Council consider additional conditions requested by Councilmember 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.

**Action: Deferred to the May 12, 2005, COMMISSION meeting (10-0)**

**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.

**Action: Deferred to the May 12, 2005, COMMISSION meeting (10-0)**

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.

**Action: Approved with conditions (10-0)**

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.

**Action: Deferred to the May 12, 2005, COMMISSION meeting (10-0)**

**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.

**Action: Approved (10-0)**

**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.

**Action: Approved (10-0)**

**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.

**Action: Approved (9-0)**

**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.

**Action: Approved (9-0)**

**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.

**Action: Approved (10-0)**

**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.

**Action: Approved with conditions (10-0)**

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.

**Action: Disapproved CS, but Approved OR20 as amended by the applicant (10-0)**

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.

**Action: Disapproved (8-1)**

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.

**Action: Approved (10-0) with amendment to delete requirement that structure be destroyed by “involuntary means” before it can be rebuilt.**

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.

**Action: Approved with conditions (9-0), including a condition that prior to or in conjunction with the approval of this zone change on third reading at Council, the**

associated Harding-White Bridge Town Center Urban Design Overlay (the “Harding Town Center UDO”), or another design overlay containing the requirements of that UDO, is approved. If such an overlay is not adopted, then the recommendation is to disapprove.

**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 al, owners, Walter H. Davidson, surveyor.

**Action: Deferred to the May 12, 2005, COMMISSION meeting (10-0)**

**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.

**Action: Approved (8-1), including sidewalk variance on Kenmore Place, but disapprove sidewalk variance request for property frontage on Kirkland Avenue.**

- 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.

**Action: Approved with conditions (10-0), including a variance for lot frontage and**

**that the applicant fully comply with the Stormwater Department's technical review comments.**

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.

**Action: Disapproved (8-1)**

**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.

**Action: Deferred Indefinitely (10-0)**

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.

**Action: Approved with conditions (10-0)**

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,.

**Action: Approved with conditions (10-0)**

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.

**Action: Deferred to the May 12, 2005, COMMISSION meeting (10-0)**

### **XIII. OTHER BUSINESS**

24. Contract renewal for Cynthia Wood and new contract for Leslie Thompson

**Action: Approved (10-0)**

25. Adoption of revised Planning Commission rules.

**Action: Deferred to May 12, 2005, Commission meeting.**

26. Executive Director Reports

27. Legislative Update

### **XIV. ADJOURNMENT**

