



**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

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*May 26, 2005*

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*4:00 PM*

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

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. RECOGNITION OF COUNCILMEMBERS**
- IV. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- V. 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.
- VI. BELLEVUE COMMUNITY PLAN: 2003 UPDATE**

**VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING**

**PRELIMINARY SUBDIVISION PLATS**

- 1. 2005S-051G-06**  
Avondale Park  
Map 141 Parcel 10  
Map 140, Parcels 016, 069, 074, 075  
Subarea 6 (2003)  
District 35 (Tygard)

A request for preliminary approval to create 564 lots on the south side of I-40 east, on the west side of Coley Davis Road (262 acres), classified within the AR2a and RS15 districts, requested by Avondale Park Partnership, owners, Civil Site Design Group, engineer.

- 2. 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 side of Mt. Pisgah Road, at the northern end of Bryce Road, (2.06 acres), classified within the RS10 District, requested by Genady Prutianov & Kanneth Chumbley et all, owners, Walter H. Davidson, surveyor.

**FINAL PLATS**

- 3. 2005S-125G-10**  
Richland Woods  
Map 159, Parcel 54, 126, 127  
Subarea 10 (1994)  
District 34 (Williams)

A request for final plat approval to create 12 lots located along the east side of Granny White Pike, (12.66 acres), classified within the R40 district, requested by J. Mack Cantrell, applicant, for Mildred B. Carter, owner.

## **PLANNED UNIT DEVELOPMENTS**

- 4. 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.

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

- 5. 2004Z-020U-14**  
Map 96-01, Parcel 18  
Subarea 14 (2004)  
District 14 (White)

A request to change from R10 to CS property at 115 Benson Road, approximately 285 feet north of Old Lebanon Pike, (0.53 acres), requested by John Harwell, applicant/owner.

- 6. 2004P-007U-14**  
Benson Road Parking  
Map 096-01, Parcel 18  
Subarea 14 (2004)  
District14 (White)

A request for preliminary approval for a Planned Unit Development located abutting the east margin of Benson Road north of Old Lebanon Pike, classified R10 and proposed for CS, (0.53 acres), to permit a paved 67 space parking area for the automobile dealership on an adjacent parcel of land, requested by Dale and Associates for John Harwell, owner.

- 7. 2005Z-056BT**  
Council Bill BL2005-648  
Changeable Text & Graphic Signs

A council bill to amend Section 17.32.050 of the Zoning Code to permit signs with graphics or electronic displays along a four-lane or controlled access highway, sponsored by Councilmember-at-Large Buck Dozier.

- 8.** **2005Z-074T**  
Council Bill BL2005-650  
Accessory Building Size Increase

A council bill to amend Chapter 17.12 of the Zoning Code to increase the size of accessory buildings permitted in a required setback from 600 square feet to 700 square feet, sponsored by Councilmember Mike Jameson.

- 9.** **2005Z-076U-12**  
Map133-15, Parcel 106  
Subarea 12 (2004)  
District 26 (Adkins)

A request to change from RM20 to CL district property located at 326 Travis Drive, north side of Welch Road (2.31 acres), requested by Adam Alger, CB Richards Ellis, Inc., applicant for South Central Bell Telephone Company, owner.

- 10.** **2005Z-077G-12**  
Map 173, Parcel 64  
Subarea 12 (2004)  
District 31 (Toler)

A request to change from AR2a to MUL district property located at 6220 Nolensville Pike, south of Lenox Village Drive (3.33 acres), requested by Anderson, Delk, Epps & Associates, applicant for Grover R. Dunn et ux, owner.

- 11.** **2005Z-078U-09**  
Map 82-13, Parcel 346, 341, 342, 343  
Map 82-14, Parcel 10, 11, 94  
Subarea 9 (1997)  
District 19 (Wallace)

A request to change from IG to MUI district property located at 714, 722, and 726 4th Avenue North, 315 Harrison Street, Criddle Street (unnumbered), 705 and 709 3rd Avenue North (1.72 acres), requested by William R. Hostettler, Craighead Development, Inc., applicant for Fakir Khan, Sue A. Andrews, and Carter N. Andrews, Jr., owner/trustee.

- 12. 2005Z-079G-06**  
Map 140, Parcel 10, 11, 12, 21, 22, 23, 24, 26-29, and  
portions of 18 (46 acres) and 20 (24.7 acres)  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from CS, MUL, R10, R80, and OL to SCR (59.69 acres), RM6 (41.3 acres), RS40 (535.3 acres), RM2 (414.7 acres) district properties located at 8101 McCrory Lane, McCrory Lane (unnumbered), and Newsom Station Road (unnumbered) (1050.99 acres), requested by Ragan Smith Associates, Inc., applicant for Branstetter Family Partners, L.P. and Cecil D. Branstetter, owner.

- 13. 84-85-P-06**  
Biltmore PUD Amendment  
Map 140, Parcel 10 -12, 21- 29, 39, 40, 45, 68 a  
portion of 20 (24.7 acres)  
and 18 (46 acres)  
Subarea 6 (2003)  
District 35 (Tygard)

A request to amend a portion of the existing Commercial and Residential Planned Unit Development district located at McCrory Lane (unnumbered), Newsom Station Road (unnumbered), 8101, 8161, 8171 McCrory, (1151.53 acres), to add 180.58 acres to the PUD, and to permit 441 single-family lots, 576 townhomes, 380 apartments, 900,000 square feet of retail, restaurant, office, and hotel uses, replacing 1,851,100 square feet of commercial uses, 380 single-family lots, 110 duplex lots, and 800 multi-family units, requested by Ragan Smith Associates, for Branstetter Partners, LP, and Cecil D. Branstetter, Willis Farris, Mary Jetton and Mark Levan, owners.

## **IX. PRELIMINARY SUBDIVISION PLATS**

- 14. 2005S-136U-10**  
Trimble Terraces  
Map131-05, Parcel 036  
Subarea 10 (1994)  
District 34 (Williams)

A request for preliminary plan approval to create two lots abutting the northeast corner of Trimble Road and LaVista Drive (0.99 acres), classified within the R20 District, requested by William Burns, owner, John Kohl, surveyor.

- 15. 2005S-138G-12**  
Jackson Valley  
Map 181, Parcel 044  
Subarea 12 (2004)  
District 31 (Toler)

A request for preliminary plan approval for 44 lots abutting the east margin of Nolensville Road, approximately 200 feet south of Autumn Oaks Drive (7.7 acres), classified within the AR2a District, requested by GSH Development, LLC, owner/developer, Alley & Associates, surveyor.

**X. FINAL PLATS**

- 16. 2005S-105G-12**  
Brentwood Knoll  
Map 172, Parcel 172  
Subarea 12 (2004)  
District 31 (Toler)

A request for final plat approval to create 15 lots abutting the southeast corner of Bryce Road and Mt. Pisgah Road (5.0 acres) including a sidewalk variance request, classified within the RS10 District, requested by Dean Balding Baxter and Mark Sarmadi, owners, Roger H. Harrah, surveyor.

- 17. 2005S-135U-10**  
Belmont Park Condos  
Map 131-03, Parcel 217  
Subarea 10 (1994)  
District 25 (Shulman)

A request for final plat approval to create 2 lots abutting the east margin of Belmont Park Terrace, approximately 200 feet south of Shackelford Road, (0.90 acres), classified within the R10 District, requested by Vossland Development, LLC, owner, John Kohl, surveyor.

**XI. PLANNED UNIT DEVELOPMENTS (revisions)**

- 18. 295-84-G-14**  
The Park at Hermitage Apartments  
Map 97, Parcel 135  
Subarea 14 (2004)  
District 12 (Gotto)

A request for a sign variance within an existing Residential Planned Unit Development district located along the east side of Old Hickory Boulevard, south of Interstate 40 in Hermitage, classified RM15, to permit a variance to section 17.32.080 of the Zoning

Code requiring a minimum setback of 15 feet, requested by Rising Creek Signs, for America First Tennessee REIT, owner.

- 19.**                                    **2004P-027G-06**  
Bellevue KFC  
Map 142, Parcel 368  
Subarea 6 (2003)  
District 22 (Crafton)

A request for a variance in front setback for a monument sign in a Planned Unit Development district located abutting the south side of Highway 70 S, and the north side of Old Harding Pike, classified CL, (1.10 acres), associated with a 3,125 square foot fast-food restaurant, requested by T Square Engineering, for AJS Associates, owner.

**XII. OTHER BUSINESS**

- 20.** Adoption of revised Planning Commission rules.  
(Deferred from May 12, 2005)
- 21.** Election of Officers
- 22.** Executive Director Reports
- 23.** Legislative Update

**XIII. ADJOURNMENT**

