



**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

May 26, 2005

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved (6-0)

III. RECOGNITION OF COUNCILMEMBERS

Action: Approved (7-0)

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WITHDRAWN**

Action: Approved (7-0)

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.

Action: Approved (7-0)

VI. BELLEVUE COMMUNITY PLAN: 2003 UPDATE

Action: Approved (7-0)

5/27/2005 4:15:52 PM

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.

Action: Approved with conditions (4-3), including a condition that CSX must approve assignment of the access easement for vehicular emergency access.

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.

Action: Approved with conditions (6-1), including a condition that a revised plat be submitted with a shared access driveway between proposed lots 1 and 2 and lots 3 and 4.

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.

Action: Deferred Indefinitely (7-0)

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.

Action: Approved (7-0), with a recommendation to the Board of Zoning Appeals (BZA) to approve a variance to allow a C-5 buffer outside the Urban Zoning Overlay, and that the BZA consider a wooden wall with masonry columns, or other alternatives in lieu of the standard masonry wall required for a C-5 buffer.

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.

Action: Disapproved (5-2)

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

Action: Disapproved (5-2)

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.

Action: Deferred to the June 9, 2005, Commission Meeting (7-0)

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.

Action: Approved (7-0)

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.

Action: Deferred to the June 23, 2005, Commission Meeting (7-0)

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.

Action: Deferred to the July 28, 2005, Commission Meeting (7-0)

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.

Action: Deferred Indefinitely (7-0)

- 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.

Action: Deferred Indefinitely (7-0)

X. FINAL PLATS

- 16. 2005S-105G-12**
Brentwood Knoll
Map172, Parcel 172
Subarea 12 (2004)
District31 (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.

Action: Deferred to the June 9, 2005, Commission Meeting (7-0)

17. **2005S-135U-10**
Belmont Park Condos
Map131-03, 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 Terrance, approximately 200 feet south of Shackelford Road, (0.90 acres), classified within the R10 District, requested by Vossland Development, LLC, owner, John Kohl, surveyor.

Action: Deferred Indefinitely (7-0)

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.

Action: Approved (7-0)

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.

Action: Approved (7-0)

XII. OTHER BUSINESS

20. Adoption of revised Planning Commission rules.
(Deferred from May 12, 2005)

Action: Withdrawn (7-0)

21. Election of Officers
22. Executive Director Reports

23. Legislative Update

XIII. ADJOURNMENT

