



**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

June 9, 2005

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved agenda as corrected (7-0)

III. APPROVAL OF MAY 12, 2005 MINUTES

Action: Approved (7-0)

IV. RECOGNITION OF COUNCILMEMBERS

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WITHDRAWN**

Action: Approved (7-0)

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 (7-0)

VII. PROPOSED AMENDMENT TO THE SUBAREA 4 PLAN: 1998 UPDATE
Action: Deferred Indefinitely (7-0)

VIII. PROPOSED AMENDMENT TO THE SOUTHEAST COMMUNITY PLAN: 2004 UPDATE
Action: Opened public hearing and continued the hearing and consideration until the June 23, 2005, Commission meeting. (7-0)

IX. PROPOSED AMENDMENT TO THE COLLECTOR STREET PLAN
Action: Opened public hearing and continued the hearing and consideration until the June 23, 2005, Commission meeting. (7-0)

X. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING

ZONING MAP AMENDMENTS AND TEXT CHANGES

- 1. 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 (7-0) to the September 8, 2005, Planning Commission meeting

- 2. 2005Z-058U-05**
Map 083-10, Parcel 10
Subarea 5 (1994)
District 6 (Jameson)

A request to change from CN to MUL district zoning located at 1516 Ordway Place, on the southwest corner of Ordway Place and N. 16th Street, (0.12 acres), requested by Donelson Construction and Development, applicant for Gary Lee Tussing, owner.

Action: Deferred Indefinitely (7-0)

PRELIMINARY SUBDIVISION PLATS

3. **2005S-084G-14**
Hay's Hamlet
Map 064, Part of Parcel 032
Subarea 14 (2004)
District 11 (Brown)

A request for preliminary approval for 39 lots abutting the east side of Shute Lane, approximately 600 feet south of Saundersville Road, (10.79 acres), classified with the R10 District, requested by National Heritage of Tennessee, Inc., owner Craighead Development, LLC, owner/developer, Volunteer Surveying, surveyor.

Action: Approved with conditions (7-0), including the condition that no grading be allowed until after obtaining final plat approval by the Planning Commission, and a condition requiring the installation of a six-foot shadow box cedar fence at the rear of Lots 21, 22 and 23, which are adjacent to Caleb Chase, and also to plant spruce trees approximately 20-25 feet apart at the rear of these lots. If the developer does not have room to place these trees on his development, if permitted, he will plant the trees at the rear of adjacent lots in Caleb Chase.

FINAL PLATS

4. **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: Disapproved sidewalk variance (6-1)

5. **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: Approved with conditions (7-0)

PLANNED UNIT DEVELOPMENTS

6. **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: Approved with conditions (7-0)

XI. PUBLIC HEARING: ZONING MAP AMENDMENTS AND TEXT AMENDMENTS

7. **2005Z-026G-04**
Map 051-06, Parcel 032
Subarea 4 (1998)
District 4 (Craddock)

A request to change from OR20 to MUN district property located at 1202 South Graycroft Avenue, located on the east side of Briarville Road and the west side of South Graycroft Avenue (0.88 acres), requested by Catherine A. and Marion J. Hoormann, applicant/owners.

Action: Deferred Indefinitely (7-0)

8. **2005Z-060G-02**
Map 050, Parcel Part of 33 and 134
Subarea 2 (1995)
District 3 (Tucker)

A request to change from R10 to CS district a portion of property located at 3564 and 3570 Dickerson Pike, south of Bellshire Drive (6.12 acres), requested by Charles D. Lowe, P.E., of Ragan Smith Associates, Inc., applicant for Chambliss & Denney Properties LLC, owners.

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

9. **2005Z-080T**
Council Bill BL2005-658

A council bill to amend Section 17.32.070 of the Zoning Code to require permanent on-premises signs to be constructed of rigid materials, sponsored by Councilmember Tommy Bradley.

Action: Approved with amendment (7-0)

10. **2005Z-081G-14**
Map 087, Parcel 5, 6, 7, 164
Subarea 14 (2004)
District 12 (Gotto)

A council bill to change from RS15 district to RS40 district property located at 818 and 840 Old Lebanon Dirt Road and 6340 and 6344 North New Hope Road, on the west side of North New Hope Road, (13.2 acres), owned by William A. Wright, Jr. Trustee, Thomas Barry Wright, etux and Pamela Evetts, sponsored by Councilmember Jim Gotto.

Action: Approved (7-0)

11. **2005Z-082G-13**
Map175, Parcel 126, 137, 181
Subarea 13 (2003)
District 32 (Coleman)

A request to change from AR2a to IWD district property located at Old Hickory Boulevard (unnumbered), approximately 2,300 feet north of I-24 West (64.23 acres), requested by Harry Burkitt, owner.

Action: Approved (7-0)

XII. PRELIMINARY SUBDIVISION PLATS

12. **2004S-257G-01**
Falls Subdivision
Map 15, Parcel 7
Subarea 1 (2003)
District 1 (Gilmore)

A request for preliminary plat approval for a cluster lot subdivision for 77 single family lots, 2 multi-family lots and 6 commercial lots located on the east margin of Whites Creek Pike and the north margin of I-24 (73.03 acres), located in the RS15, RM6 and CL districts, requested by Joe Smith, representative for Joseph Falls, and Robert McKinney, engineer.

Action: Deferred Indefinitely (7-0)

XIII. FINAL PLATS

- 13.** **2005S-083G-14**
Monticello
Map 087, Parcel 009
Subarea 14 (2004)
District 12 (Gotto)

A request for final plat approval to create 39 lots abutting the south margin of Old Lebanon Dirt Road, approximately 280 feet west of Chesney Glen Drive (13.7 acres), classified within the RS15 District, including a sidewalk variance along Old Lebanon Dirt Road, requested by Corrinthean Custom Homes, owner/developer, Crouch Engineer, surveyor/engineer.

Action: Approved with conditions (7-0), and no action taken on sidewalk variance request, as a variance was found to not be required.

- 14.** **2005S-154U-12**
Beverly Heights
Map 147-04, Parcel 057
Subarea 12 (2004)
District 30 (Kerstetter)

A request for final plat approval to create three lots located at the southeast corner of Wallace Road and Humber Drive (0.94 acres), classified within the RS10 District, requested by Naim Abulabam, owner, Jeff Leopard, surveyor.

Action: Deferred to June 23, 2005, Planning Commission meeting (7-0)

- 15.** **2005S-157U-10**
M.N. Youngs Parkview Sub-Resub Lot 29 and part of 30
Map 131-04, Parcel 175
Subarea 10 (1994)
District 25 (Shulman)

A request for final plat approval to create two lots located on the south margin of Frances Avenue, approximately 425 feet east of Parkview Circle (0.57 acres), classified within the RS10 District, requested by Glen D. & Jennifer Tackett, owners, Campbell, McRae & Associates, surveyor.

Action: Disapproved (5-2)

16. **2005S-159U-12**
Brentwood Marketplace
Map 161, Parcel 044, 285, 286
Subarea 12 (2004)
District 31 (Toler)

A request for final plat approval to revise a public utility easement located on 3 lots on the south margin of Old Hickory Boulevard, approximately 800 feet west of Edmondson Pike (3.11 acres), classified within the SCC District, requested by Alliant Partners I, G.P., owner/developer, Gresham, Smith & Partners, surveyor.

Action: Approved (7-0)

XIV. PLANNED UNIT DEVELOPMENTS (revisions)

17. **155-79-U-11**
Sidco Drive PUD
Map132-15, Parcel 58
Subarea 11 (1999)
District 16 (McClendon)

A request to amend a portion of the preliminary plan for the Commercial Planned Unit Development district located along the west side of Sidco Drive, north of Harding Place, and along the west side of Interstate 65, classified CL, (1.33 acres), to permit a 8,656 square foot addition to the existing 8,837 square foot retail use, requested by MFS3 Designs, P.C., for Richard A. Epperson and Timothy Causey, owners.

Action: Approved with conditions (7-0)

18. **89P-018G-12**
Gillespie Meadows
Map 172, Parcel 87
Subarea 12 (2004)
District 31 (Toler)

A request to revise the preliminary plan for a portion of the Commercial Planned Unit Development district located along the west side of Nolensville Pike, north of Bradford Hills Drive, (4.89 acres), classified SCN, to permit a 9,000 square foot building containing restaurant and retail uses and to permit a 19,000 square foot building containing general office, retail, and restaurant uses, replacing 38,000 square feet of undeveloped retail and office uses, requested by Anderson Delk, Epps and Associates, for Yazdin Construction, owner.

Action: Approved with conditions (7-0)

XV. OTHER BUSINESS

19. Corrections to Commission Minutes for October 28, 2004, and March 10, 2005.

Action: Minutes for October 28, 2004 Approved (7-0)

Action: Minutes for March 10, 2005 Deferred to June 23, 2005 Planning Commission Meeting (7-0)

20. Executive Director Reports

21. Legislative Update

XIV. ADJOURNMENT

