



**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 23, 2005

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved agenda with changes (9-0)

**III. APPROVAL OF MAY 26, 2005 MINUTES
APPROVAL OF JUNE 9, 2005 MINUTES**

Action: Approved (9-0)

IV. RECOGNITION OF COUNCILMEMBERS

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WITHDRAWN**

Action: Approved (9-0)

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 (9-0)

6/24/2005 5:20:44 PM

VII. BELLEVUE COMMUNITY PLAN 2003 UPDATE

Action: Disapproved (6-2)

VIII. SOUTHEAST COMMUNITY PLAN 2004 UPDATE

Action: Approved (9-0)

IX. PROPOSED AMENDMENT TO THE METRO COLLECTOR STREET PLAN

Action: Approved (9-0)

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

ZONING MAP AMENDMENTS

1. **2005Z-041G-06**
Map 143, Parcel 007
Subarea 6 (2003)
District 35 (Tygard)

A request to rezone from R8 to RM9 property located at 11 Vaughns Gap Road (10.7 acres), requested by Jeff Zeitlin of Westside Lofts, LLC, applicant, for Westside Property Holdings, LLC, owner.

Action: Disapproved (6-2)

2. **2005P-011G-06**
Westside Lofts
Map 143-00, Parcel 7
Subarea 6 (2003)
District 35 (Tygard)

A request for preliminary approval for a Planned Unit Development district located at 11 Vaughns Gap Road, along the north side of Highway 100, classified R8 and proposed for RM9, (10.70 acres), to permit 72 condo units within 9 buildings, and to permit the existing 74,540 square foot recreational facility, requested by Westside Lofts LLC, for Westside Property Holdings, LLC, owner.

Action: Disapproved (6-2)

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

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

Action: Approved with conditions (9-0)

4. **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: Disapproved (8-0)

PRELIMINARY SUBDIVISION PLATS

5. **2005S-138G-12**
Jackson Valley
Map 18, 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 and proposed for RS5, requested by GSH Development, LLC, owner/developer, Alley & Associates, surveyor.

Action: Approved with conditions (9-0), including variance for length of dead-end street.

FINAL PLATS

6. **2005S-122G-06**
Hulan Heights
Map 142, Parcel 295, 367
Subarea 6 (2003)
District 22 (Crafton)

A request for final plat approval to create 3 lots on the south side of Bellevue Road, west of Wild Iris Drive (2.29 acres), classified within the RS15 district, requested by E.H. Evans, owner, Crawford Land Surveyors, surveyor.

Action: Approved with conditions (9-0), including a lot comparability exception.

7. **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: Disapproved (8-0)

PLANNED UNIT DEVELOPMENTS

8. **94-85-P-13**
Chinquapin
Map 149, Parcel 27
Subarea 13 (2003)
District 33 (Bradley)

A request to revise the preliminary plan for a planned unit development (2.32 Acres), located along the east margin of Una-Antioch Pike, within the R15 zoning district for 19 multifamily units, requested by MEC, Inc., applicant, for General Construction, owner.

Action: Approved (8-0)

XI. PUBLIC HEARING: ZONING MAP AMENDMENTS AND ZONING TEXT CHANGES

9. **2005Z-035G-12**
Map183, Parcels 11, 11.01, 12, 12.01, 60
Subarea 12 (2004)
District 31 (Toler)

A request to change from AR2a to RM15 district property located at 13153, 13159 and 13167 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), located at the eastern terminus of October Woods Drive (23.97 acres), requested by Tim Keach, purchaser, for Gene Allen Smith, Shirley Jones Smith, Walter L. Jones, Pamela Nell Jones, Bruce Gold and Joan Gold Cypress, owners.

Action: Disapproved (7-1)

10.

2005Z-062G-12

Map188, Parcels 4, 5, 8, 11, 13, 33, 34, 10,
Map190, Parcel 1
Subarea 12 (2004)
District 31 (Toler)

A request to change from AR2a to RM9 (303.56 acres) and MUL (216.24 acres) district properties located at Carothers Road (unnumbered), 7156, 7107, 7176, 7211, 7244 Carothers Road, and Battle Road (unnumbered), (519.80 acres), requested by Woodridge Investments, LLC, for Robert E. Carothers, etux, Steve and Janice Williams, Elizabeth Thomason, and David L. Copeland, etux, owners.

Action: Approved with conditions (9-0)

11.

2005UD-003G-12

Carothers Crossing
Map 188, Parcels 4, 5, 8, 11, 13, 33, 34, 10
Map 190, Parcels 1, 2, 3
Subarea 12 (2004)
District 31 (Toler)

A request to apply an Urban Design Overlay district at Carothers Road (unnumbered), 7156, 7107, 7176, 7211, 7244 Carothers Road, and Battle Road (unnumbered), classified AR2a, (519.80 acres), to permit a maximum of 2,300 units and 150,000 square feet of commercial uses, requested by Woodridge Development for Robert E. Carothers, etux, Steve and Janice Williams, Elizabeth Thomason, and David L. Copeland, etux, owners.

Action: Approved with conditions (9-0), adding the following to “Parking Requirements” in “Neighborhood Edge” zone:

“Front facing garages, with the exception of those associated with the Ridge House Type, shall be recessed from the façade of the principal building a minimum of 20 feet.”

12.

2005Z-085U-13

Map 163, Parcel 172
Subarea 13 (2003)
District 33 (Bradley)

A request to change from AR2a to RM20 district property located at 1396 Rural Hill Road, approximately 1,000 feet north of Mt. View Road (4.71 acres), requested by Coleman Lake Partners, LLC, applicant, for James Andrew Layne, owner.

Action: Approved with conditions (9-0)

13. **2005Z-086G-12**
Map 181, Parcel 095
Subarea 12 (2004)
District 31 (Toler)

A request to change from AR2a to CS district property located at 6433 Nolensville Pike, approximately 300 feet north of Bluff Road (9.61 acres), requested by Roy Dale, applicant, Robert Morris, owner.

Action: Disapproved (8-0)

14. **2005Z-087U-08**
Map 091-04, Parcels 035, 036, 038, 039
Map 091-08, Parcels Various
Map 091-12, Parcels 197, 198, 199, 301
Subarea 8 (2002)
District 21 (Whitmore)

A request to change from R6 to RS5 district property located at various addresses south of Centennial Boulevard, west of 40th Street (37.35 acres), requested by Councilman Whitmore, for various property owners.

Action: Approved (9-0)

15. **2005Z-088U-10**
Map, Parcel Various
Subarea 10 (1994)
District 34 (Williams)

A request to change from R40 to RS40 district properties located south of Harding Place, north of Tyne Boulevard (271.06 acres), requested by Councilmember Lynn Williams, applicant, for various owners.

Action: Approved (8-0)

16. **2005Z-089U-05**
Map 083-13, Parcels 004, 005, 007-009, 030-032, 034,
072, 073, 091-095
Subarea 5 (1994)
District 6 (Jameson)

A request to change from CN, CS, OR20 and R6 to MUL district property located at 1004, 1006, 1008, 1009, 1011, 1012, 1015, 1017, 1100 Fatherland Street, Fatherland Street (unnumbered) 1100, 1104, 1106, 1108 Russell Street, 301 S. 10th Street, 306 A S. 11th Street, 214 S. 11th Street (3.42 acres), requested by Whitney Kemper, owner.

Action: Approved MUL zoning for all parcels except for 091 and 030, for which the recommendation is to disapprove MUL. The recommendation of approval also includes the condition that the Notice of Violation issued by Metro Stormwater for 1012 Fatherland Street must be resolved prior to third reading at Council. If the violation is not resolved prior to third reading at Council, the recommendation is to

disapprove MUL zoning on all parcels.

- 17.** **2005Z-091T**
BL2005-701
District 11 (Brown)

A council bill to amend Chapters 17.16, 17.36 and 17.40 of the Zoning Code to add Historic Bed and Breakfast Homestay (HB) as a classification of the historic overlay districts, rather than as a Special Exception (SE) use, sponsored by Councilmember Feller Brown.

Action: Disapproved (7-1)

- 18.** **2005Z-097T**
BL2005-702
District 25 (Shulman)

A council bill to amend Section 17.36.300 (Permitted Land Uses) and Section 17.36.320 (Variation of Conventional Standards) to permit alternative development standards for specific land uses within Urban Design Overlay Districts, requested by the Metropolitan Planning Department, sponsored by Councilmember Jim Shulman.

Action: Approved (9-0)

- 19.** **2005Z-098T**
BL2005-704
District 16 (McClendon)

A council bill amending Section 17.080.030 of the Zoning Code to allow animal hospitals in certain zoning districts, sponsored by Councilmember Amanda McClendon.

Action: Approved (9-0)

- 20.** **2005UD-005U-10**
Bedford Avenue UDO
Map117, Parcel Various
Subarea 10 (1994)
District 25 (Shulman)

A council bill to amend the Bedford Avenue Urban Design Overlay district to eliminate floor area ratio exemptions, to limit the size of restaurants, and to eliminate maximum building footprints, requested by Metro Planning Department.

Action: Approved (9-0), with additional condition to change the restaurant size standard to limit all commercial establishments to 5,250 square feet of gross floor area per establishment.

21. **2005UD-006U-10**
31st Avenue/Long Boulevard
Map 92, Parcels Various
Map 104, Parcels Various
Subarea 10 (1994)
District 21 (Whitmore)

A council bill to amend the 31st Avenue/Long Boulevard Urban Design Overlay district to vary the setbacks for particular building types and to provide opportunities for additional building types, requested by Metro Planning Department.

Action: Approved with conditions (8-0), with additional condition adding language that disallows parking to be located within the central open space of the Bungalow Court type.

22. **2005UD-007G-12**
Lenox Village (2005 Amendment)
Map172, Parcels Various
Map173, Parcels Various
Subarea 12 (2004)
District 31 (Toler)

A request to amend the Urban Design Overlay district located along the east side of Nolensville Pike at Lenox Village Drive, classified MUL and RM9, to clarify variations to the conventional standards of the underlying zoning, requested by Councilmember Toler.

Action: Approved (9-0)

XII. PRELIMINARY SUBDIVISION PLATS

23. **2005S-142G-01**
Timberwood
Map 050, Parcel 025
Subarea 2 (1995)
District 3 (Tucker)

A request for preliminary plat approval for 111 lots at the south terminus of Heartdale Drive and the west terminus of Rainwood Drive (25.18 acres), classified within the RS7.5 District, requested by Robert Earheart, owner, MEC, Inc., surveyor.

Action: Approved (7-1)

24. **2005S-158U-10**
Morgan Hall
Map132-01, Parcel 030, 031
Subarea 10 (1994)
District 25 (Shulman)

A request for preliminary plan approval to create 10 lots abutting the west margin of Lealand Lane, approximately 270 feet south of Greenland Drive (3.4 acres), classified within the RS10 and R20, proposed for RS10 district, requested by Scott Morgan, owner, MEC, Inc., surveyor.

Action: Approved subdivision without stub street (8-0).

XIII. FINAL PLATS

25. **2005S-115U-10**
Belmont Heights
Map 104-16, Parcel 389
Subarea 10 (1994)
District 18 (Hausser)

A request for final plat approval to create 2 lots, located at the southeast corner of Belmont and Elmwood (0.40 Acres), classified within the R8 zoning district, requested by Daniels and Associates, Inc., surveyor, for Bebe Willis, owner.

Action: Approved with conditions (9-0)

26. **2005S-156U-10**
Petty Subdivision
Map 131-03, Parcel 154
Subarea 10 (1994)
District 25 (Shulman)

A request for final plat approval to create two lots on the southwest corner of Shackelford Road and Belmont Park Terrace (0.53 acres), classified within the R10 District, requested by Camellia Petty, owner, John Kohl & Company, P.C., surveyor.

Action: Deferred Indefinitely (9-0)

XIV. PLANNED UNIT DEVELOPMENTS (revisions)

- 27. 97P-004G-13**
Nashboro Village Retail Center
Map 135, Parcel 249
Subarea 13 (2003)
District 29 (Wilhoite)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development district located along the east side of Murfreesboro Pike, north of Nashboro Boulevard, classified SCC, (9.42 acres), to permit a drive-thru pharmacy in the parking area for the retail shopping center, requested by CEI Engineering, for Regency Centers, L.P.

Action: Approved with conditions (9-0)

- 28. 98P-007U-12**
Seven Springs (Office Building, Parcel H)
Map 160, Parcel 242
Subarea 12 (2004)
District 31 (Toler)

A request to revise a portion of the preliminary and for final approval for a portion of the Commercial Planned Unit Development district located along the north side of Old Hickory Boulevard, opposite Cloverland Drive, classified OR20, (1.77 acres), to permit a 24,000 square foot office building, replacing a 20,000 square foot office building, requested by Barge Cauthen and Associates, for Seven Springs Associates, owner.

Action: Approved with conditions (9-0), including that all Stormwater conditions be met.

- 29. 2004P-032G-02**
Chadwell Retreat
Map 51, Parcel 3
Subarea 2 (1995)
District 4 (Craddock)

A request for final approval for a Planned Unit Development located on the south margin of Chadwell Drive and abutting the west side of Interstate 65, classified RS20 and proposed for RM4, (9.8 acres), to permit the development of 36 townhouses, requested by Dillard Holdings, developer and Dale and Associates, applicant.

Action: Approved with conditions (9-0), including that prior to the issuance of any building permits, the following must be added to the plans per Metro Stormwater:

1. Notice of Coverage from the Tennessee Department of Environment and Conservation.

2. 1-foot freeboard over 100-year event for the detention pond

30.

2004P-035G-12

Burkitt Place, Phase 1
Map 186, Parcel Part of 015, Part of 21
Subarea 12 (2004)
District 31 (Toler)

A request for final approval for a phase of the Residential Planned Unit Development district located on the south side of Burkitt Road, approximately 1,000 feet east of Nolensville Pike, classified R8 and RS10, (37.7 acres), to permit 100 single-family lots, requested by Ramsey McMurray, James N. McFarlin, William T. McFarlin, and Civil Site Design Group, applicant.

Action: Approved with conditions (9-0)

XV. OTHER BUSINESS

31. Contract renewals for Jennifer Higgs, Nicholas Lindeman, Lee Jones, Jennifer Regen and Patricia Brooks.

Action: Approved (9-0)

32. Corrections to Commission minutes from March 10, 2005.

Action: Approved (9-0)

33. Resolution RS2005-475, a resolution requesting a report on Council's Plan of Services for annexing part of Councilman Coleman's District 32 into the Urban Services District.

Action: Approved (9-0)

34. Executive Director Reports

35. Legislative Update

XVI. ADJOURNMENT

