



**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

July 14, 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

**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WITHDRAWN**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 as amended (7-0)

VI. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING ZONING MAP AMENDMENTS

1. 2004Z-116G-06

Map 155, Parcels 208, 114, 116, 116.02

Map 156, Parcels 27, 27.01, 27.02

Subarea 6 (2003)

District 35 - Charlie Tygard

A request to change from RS40 to CL district properties located at 7751, 8042, 8050, and 8100 Highway 100, and 7821, 7749, and 7751 Old Harding Pike, (10.57 acres), requested by R. Chris Magill- Architects Incorporated, applicant, for William S. O'Neil, A.W. Duke, Harold E. Cunningham, Eva D. and Herman M. Allen, Raymond F. Pyburn, and E.C. Gossett, owners.

Action: Approved with conditions (6-1), including that the applicant work with Planning Department staff on forging connectivity between this development and the adjacent Harpeth Village development. Staff is also directed to determine if the land use policy for this area should be revised.

2. 2005P-017G-06

Shoppes On The Harpeth

Map 155, Parcels 208, 116, 114, 116.02

Map 156, Parcels 027, 27.02, 27.01

Subarea 6 (2003)

District 35 - Charlie Tygard

A request for preliminary approval for a planned unit development (10.57 Acres), located between Harding Pike and Highway 100 (7751, 8042, 8050, and 8100 Highway 100, and 7821, 7749, and 7751 Old Harding Pike) classified RS40, to permit a 3,000 sq. ft. bank, two restaurants totaling 9,300 sq. ft., 34,500 sq. ft. retail, and 12,000 sq. ft. of office space, requested by Chris Magill, applicant for William S. O'Neil, A.W. Duke, Harold E. Cunningham, Eva D. and Herman M. Allen, Raymond F. Pyburn, E.C. Gossett, property owners.

Action: Approved with conditions (6-1), including that the applicant work with Planning Department staff on forging connectivity between this development and the adjacent Harpeth Village development. Staff is also directed to determine if the land use policy for this area should be revised.

VII. PUBLIC HEARING: ZONING MAP AMENDMENTS

3. 2005Z-033U-03

Map 070-04, Parcel 150
Subarea 3 (2003)
District 2 - Jamie D. Isabel

A request to change from RS7.5 to RM9 district property located at East Nocturne Drive (unnumbered), at the southern terminus of Old Matthews Road (2.02 acres), requested by Kevin K. Hemphill, owner.

Action: Approved (7-0)

4. 2005P-020U-03

Hemphill Townhomes
Map 70-4, Parcel 150
Subarea 3 (2003)
District 2 - Jamie D. Isabel

A request for preliminary approval of a residential Planned Unit Development to be located at East Nocturne Drive (unnumbered) on the south side of East Nocturne Drive Road, east of Iloilo Street, classified RS7.5 and proposed for RM9 (2.02 acres), to permit the development of 14 townhomes, requested by Dale and Associates, applicant for Kevin Hemphill, owner.

Action: Approved with conditions (7-0)

5. 2005Z-061G-12

Map 180, Parcel 22
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from AR2A to RS10 district property located at 6503 Holt Road (5.8 acres), requested by Rick Blackburn, applicant for owner, Paul B. Campanis.

Action: Approved (7-0)

6. 2005P-022G-12

Rosedown II
Map 180, Parcel 22
Subarea 12 (2004)
District 31 - Parker Toler

A request for preliminary approval of a residential Planned Unit Development to be located at 6503 Holt Road, classified AR2A and proposed for RS10 (5.8 acres), to permit the development of 20 single-family lots, requested by Anderson Delk, Epps, and Associates, applicant for Paul B. Campanis, owner

Action: Approved with conditions (7-0), including a variance for street frontage.

7. **2005Z-092G-14**
Map 076-01, Parcel 115
Subarea 14 (2004)
District 12 - Jim Gotto

A request to change from R10 to CS district property located at Tulip Grove Road (unnumbered), approximately 150 feet south of the southeast intersection of Tulip Grove Road and Lebanon Pike (1.16 acres), requested by The Oaks of Lakeview, LLC, owner.

Action: Deferred to the August 11, 2005, Commission meeting (7-0)

8. **2005Z-098U-07**
Map 102-08, Parcel 012
Subarea 7 (2000)
District 24 - John Summers

A request to change from RS40 to SCN district property located at 6465 Charlotte Pike, at the southeast intersection of Charlotte Pike and Russleo Drive (0.57 acres), requested by Loc D. Nguyen, owner.

Action: Disapproved (7-0)

9. **2005Z-100G-12**
Map 174, Parcel 075
Subarea 12 (2004)
District 32 - Sam Coleman

A request to change from AR2a to RS10 district property located at Pettus Road (unnumbered), approximately 475 feet south of Blairfield Drive (10.0 acres), requested by Dale & Associates, engineer, from R.J. Rentals, owner.

Action: Deferred Indefinitely (7-0)

10. **2005Z-101G-06**
Map 126, Parcel part of 060, part of 142
Subarea 6 (2003)
District 35 - Charlie Tygard

A request to change from AR2a to RS10 a portion of district properties located at McCrory Lane (unnumbered), on the east margin of McCrory Lane, approximately 800 feet north of Newsom Station Road (43.70 acres), requested by Civil Site Design Group, engineer, for William and Robert Travis, owners.

Action: Disapproved RS10, Approved RS20 (7-0)

- 11. 2005Z-103G-06**
Map 155, Parcel 219
Subarea 6 (2003)
District 35 - Charlie Tygard

A request to change from AR2a to RS20 district property located at 8779 McCrory Lane (5.1 acres), requested by John P. and Jane B. Chaffin, owners.

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

VIII. PRELIMINARY SUBDIVISION PLATS

- 12. 2005S-187G-04**
Spring Branch Subdivision
Map 034-03, Parcel 064
Subarea 4 (1998)
District 10 - Rip Ryman

A request for preliminary plan approval to create 24 clustered lots located at the northern terminus of Spring Branch Drive, approximately 690 feet north of Twin Hills Drive (12.11 acres), classified within the R20 District, requested by Glenn Nabors, owner, Batson & Associates, surveyor.

Action: Deferred Indefinitely (7-0)

- 13. 2005S-188G-06**
Woodland Forest, Section 4, Preliminary Plat
Map128, Parcel 151
Subarea 6 (2003)
District 22 - Eric Crafton

A request for preliminary plat approval to create 9 lots located at the eastern terminus of Forrest Valley Drive, along the western margin of I-40W (7.34 acres), classified with the R15 Planned Unit Development District, requested by Eagle Crest Partners, owner/developer, Kevin L. Birdwell of Ragan Smith and Associates.

Action: Deferred Indefinitely (7-0)

IX. FINAL PLATS

14. 98S-351U

Jocelyn Hills, Sec.1
Map 129-02, Parcel 045
Map129-06, Parcel 050, 051, 057 &
Map129-06, Parcel part of 010 & 011
Subarea 7 (2000)
District 23 - Chris Whitson

A request for final plat approval to create eight lots abutting the northwest margin of Clearbrook Drive and the northeast margin of Baskin Drive (20.44 acres), classified within the RS40 District, requested by Allen Cargile, owner/developer, Turner Engineering Company, surveyor.

Action: Deferred to the August, 11, 2005, Commission meeting (7-0)

15. 2005S-183G-04

Rock of Ages Sub
Map 042, Parcel 026
Subarea 4 (1998)
District 4 - Michael Craddock

A request for final plat approval to create two lots located on the west margin of East Campbell Road, at the western terminus of Woods Lake Drive (3.24 acres), classified within the RS20 District, requested by Rock of Ages Evangelical Lutheran Church, owner, Steven D. Delle, surveyor.

Action: Approved with conditions, including an exception to lot comparability (7-0)

16. 2005S-185U-05

Cumberland Meadows, Ph 1, Revision
Map 084-05, Parcel 072-074
Subarea 5 (1994)
District 7 - Erik Cole

A request for final plat approval with a variance request for sidewalk requirement along three lots located on the east margin of Eastland Avenue, approximately 435 feet south of Tiffany Drive (0.95 acres), classified within the R10 District, requested by B.I.G. Development, owner/developer, Dale & Associates, surveyor.

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

17. 2005S-193G-10

High Ridge, Phase 2 Critical Lot #17
Map 159-03, Parcel 029
Subarea 10 (1994)
District 34 - Lynn Williams

A request for critical lot approval with a variance request for driveway slope of 16%, on one lot located at the eastern terminus of Camelot Road, approximately 2,500 feet east of Granny White Pike (2.38 acres), classified within the R40 District, requested by Telfer Investments, owner, Alley & Associates, surveyor.

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

X. PLANNED UNIT DEVELOPMENTS

18. 103-79-G-14

Old Hickory Centre (Formerly Riverfront Shopping Center)
Map 53, Parcel Part of 42
Subarea 14 (2004)
District 11 - Feller 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 develop 24,341 square feet of retail in one building and 9,800 square feet of retail in a second attached building, requested by Neuhoff Taylor Architects, for Old Hickory Centre, owner.

Action: Approved with conditions (7-0), including Stormwater conditions of approval

19. 154-79-U-07

Lions Head Village West
Map 103-14, Parcel 115
Subarea 7 (2000)
District 24 - John Summers

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 north side of White Bridge Road, opposite Brookwood Terrace, classified SCC, (9.24 acres), to permit a 2,438 square foot expansion to the existing 123,403 square foot retail building, requested by CEI Engineering, for the Dayton Hudson Corporation, owner

Action: Approved with conditions (7-0)

- 20. 2004P-029U-11**
Nolensville Center
Map118-04, Parcel 081
Map119-01, Parcel 044
Subarea 11 (1999)
District 16 - Amanda McClendon

A request for preliminary approval for a Planned Unit Development district located at 2204 Nolensville Pike, and Hester Avenue (unnumbered), 250 feet south of Glenrose Avenue, classified CS and R6, (.45 acres), to permit an expansion of the existing car sale operation with a proposed 1,350 square foot building, requested by Shaun Shirzad Etemadi, owner.

Action: Deferred to the August 11, 2005, Commission meeting (7-0)

XI. TEXT AMENDMENTS

- 21. 2004Z-020T**

A request to amend various sections of the Metro Zoning Code relative to facilitating the appropriate placement and design of two-family dwelling units, requested by Councilmembers Edward Whitmore, Mike Jameson, and Lynn Williams.

Action: Approved (5-2)

- 22. 2005Z-073T**

A request to amend the Zoning Regulations to establish submittal requirements and review process for the Specific Plan district, a new zoning district, requested by Councilmember Sam Coleman.

Action: Approved (7-0)

- 23. 2005Z-107T**
Council Bill BL2005-713

A council bill to amend Section 17.40.060 to prohibit the acceptance of a zoning application if the Metro Government has a lien on the property or if the property owner is delinquent in the payment of property taxes, sponsored by Councilmember Vivian Wilhoite.

Action: Approved (7-0)

XII. MANDATORY REFERRALS

24. 2005M-109U-08

Map 81-6, Parcels 281, 283, 285, 286, 287, 288
District 2 - Jamie Isabel

A request to abandon a portion of the right of way and easements on Alley #1609, from 24th Avenue North Northwest to the dead end, requested by Raggedy, Inc, applicant.

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

XIII. OTHER BUSINESS

25. Contract Renewal for Brenda Bernards

Action: Approved (7-0)

26. Approval of new applications and checklists for subdivisions and PUD's.

Action: Approved (7-0)

27. Contract for the Ozone Action Program

Action: Approved (7-0)

28. Amendment #1 for the Ozone Action Program Contract

Action: Approved (7-0)

29. Executive Director Reports

30. Legislative Update

XIV. ADJOURNMENT

