

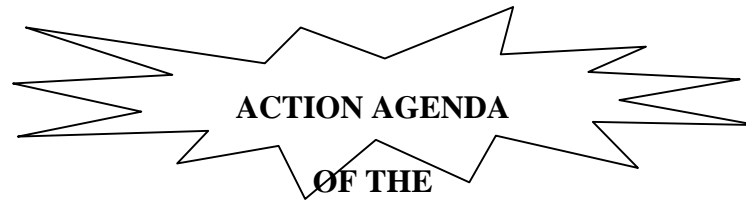


**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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



METROPOLITAN PLANNING COMMISSION

July 28, 2005

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved as corrected (7-0)

APPROVAL OF JUNE 23, 2005 MINUTES

III. APPROVAL OF JULY 14, 2005 MINUTES

Action: Approved (7-0)

IV. RECOGNITION OF COUNCILMEMBERS

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WITHDRAWN**

Action: Approved (8-0)

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 as amended (9-0)

VII. PUBLIC HEARING : GREEN HILLS-MIDTOWN COMMUNITY PLAN: 2005 UPDATE AND THE EDGEHILL, ELLISTION PLACE, WEST END PARK AND CENTENNIAL DETAIL NEIGHBORHOOD DESIGN PLAN

Action: Approved (9-0)

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

1. 2005Z-103G-06

Map 155, Parcel 219, 224
Subarea 6 (2003)
District 35 - Charlie Tygard

A request to change from AR2a to RS20 district property located at 8779 McCrory Lane and McCrory Lane (unnumbered) (58.38 acres), requested by John P. & Jane B. Chaffin, and A.W. & Edna Chaffin, owners.

Action: Approval of RS20 zoning on parcel 219, Approval with a condition of RS20 zoning on the portion of parcel 224 that has RLM policy, and Approval with a condition of RS80 zoning on the portion of parcel 224 that has Natural Conservation policy (9-0). The condition of approval is that a survey of the exact boundary between the requested zoning districts be provided before the Council Public Hearing. The survey must be generally consistent with the sketch showing the proposed boundary between the zoning districts that the applicant has provided to staff.

FINAL PLATS

2. 2005S-185U-05

Cumberland Meadows, Phase 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 Indefinitely (8-0)

3. **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: Approved with conditions (9-0)

MANDATORY REFERRALS

4. **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: Approved (9-0)

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

5. **2005Z-059G-12**
Map 174, Parcel 13, 126, 127, and part of 220
Subarea 12 (2004)
District 32 - Sam Coleman

A request change from AR2a to RS15 district property located at Pettus Road (unnumbered), Preston Road (unnumbered), Preston Road (unnumbered), and 5814 Pettus Road (26.34 acres), requested by Charlie B. Paul of C. Paul & Sons, Development Co., Inc., applicant for Glenda and Joseph Wiggins, Gene Tucker et ux, and Neal Hufford, owners.

Action: Deferred to the August 11, 2005, Commission meeting (8-0)

6. **2005P-018G-12**
Preston Estates PUD
Map 174, Parcels 13, 126, 127, P/O 220
Subarea 12 (2004)
District 32 - Sam Coleman

A request for preliminary approval for a Planned Unit Development district located at 5814 Pettus Road, Pettus Road (unnumbered), and Preston Road (unnumbered), (26.34 acres), classified AR2a and proposed for RS15, to permit 39 residential lots, requested by Ingram Civil Engineering, engineer, Charlie Paul, applicant for Glenda and Joseph Wiggins, Gene Tucker et ux, and Neal Hufford, owners.

Action: Deferred to the August 11, 2005, Commission meeting 8-0)

7. **2005Z-104U-10**
Map 117-11, Parcel 061
Subarea 10 (1994)
District 25 - Jim Shulman

A request to change from R40 to RS20 district property located at 1809 Graybar Lane (1.02 acres), located at the southeast corner of Graybar Lane and Benham Avenue, requested by Jian Huang, owner.

Action: Approved (9-0)

8. **2005Z-108U-10**
Map 132-01, Parcels 024, 025, 028, 029, 042, 167, 168, 169
Subarea 10 (1994)
District 25 - Jim Shulman

A request to change from R20 to RS20 district property located at 4031, 4036, 4043, 4101, 4102, 4105, 4106, and 4108 Lealand Lane (6.19 acres), requested by Councilman Jim Shulman for various property owners.

Action: Approved (9-0)

9. **2005Z-109U-10**
Map 132-05, Parcel 005, 023, 024, 025, 026, and 030
Subarea 10 (1994)
District 25 - Jim Shulman

A request to change from R20 to RS20 district property located at 900, 902, 906, 908, 916 and 1002 Tower Place (3.03 acres), requested by Councilman Jim Shulman for various property owners.

Action: Approved (9-0)

- 10. 2005Z-110U-13**
Map136, Parcel 046
Subarea 13 (2003)
District 29 - Vivian Wilhoite

A request to change from R10 to MUN district property located at 2643 Smith Springs Road (0.21 acres), requested by Jerry Ward, owner.

Action: Deferred Indefinitely (8-0)

- 11. 2005Z-111G-13**
Map 175, Parcel 077
Subarea 13 (2003)
District 32 - Sam Coleman

A request to change from AR2A to MUN district property located at 4162 Murfreesboro Pike (1.3 acres), requested by Edward Meadows, owner.

Action: Deferred to the August 25, 2005, Commission meeting (5-4)

- 12. 2005Z-112U-10**
Map131-02, Parcel 156
Subarea 10 (1994)
District 25 - Jim Shulman

A request to change from R15 to RS7.5 district property located at 4211-A Farrar Avenue (.45 acres), requested by Adam Epstein, President of Castleman Partners, owner.

Action: Disapproved (9-0)

X. PRELIMINARY SUBDIVISION PLATS

- 13. 2005S-162G-12**
Old Hickory Hills, Ph 5
Map 182, Parcel 207, 208, and part of 209
Subarea 12 (2004)
District 32 - Sam Coleman

A request for preliminary plat approval to create a 121 cluster-lot subdivision on the east terminus of Legacy Drive, approximately 3,000 feet north of Old Hickory Boulevard (34 acres), classified within the RS10 District, requested by Cane Ridge, LLC, owner/developer, Dale & Associates, surveyor.

Action: Approved with conditions (8-1)

- 14. 2005S-211G-14**
Hermitage Hills
Map 074-12, Parcel 173
Subarea 14 (2004)
District 14 - Harold White

A request for preliminary plat approval to create one lot located at the southern terminus of Bonnalawn Drive, approximately 400 feet south of Jacksonian Drive (0.85 acres), classified within the AR2a District, requested by Lydell and Sherry F. Mullins, owners, Michael Williams, surveyor.

Action: Disapproved (9-0)

XI. FINAL PLATS

- 15. 2005S-201A-10**
Tyne Meade, Section 4Q, Lot 3
Map 130-11, Parcel 094
Subarea 10 (1994)
District 34 - Lynn Williams

A request to amend the side setback line from 37.5 feet to 25 feet on one lot located at the northwest corner of Wayland Drive and Beacon Drive (1.2 acres), classified within the R40 District, requested by Thomas W. Molteni, owner.

Action: Approved (9-0)

- 16. 2005S-205U-10**
Hillmont Commons, Resubdivision of Lots A and B
Map 117-11-H, Parcel 001, 002
Subarea 10 (1994)
District 25 - Jim Shulman

A request for final plat approval to create two lots located on the north side of Hillmont Drive, approximately 500 feet north of Glen Echo Road (0.94 acres), classified within the R10 District, requested by Monte G. Turner, owner, H & H Land Surveying, surveyor.

Action: Approved with conditions (7-2)

- 17. 2005S-208U-05**
Brownsville, Resubdivision of Lot 51
Map 083-03, Parcel 254
Subarea 5 (1994)
District 7 - Erik Cole

A request for final plat approval to create two lots on the north side of Rosebank Avenue at the northern terminus of Crescent Hill Road (1.33 acres), classified within the R10 District, requested by Natalie Cothron, owner, Mark D. Devendorf, suveyor.

Action: Disapproved (9-0)

- 18. 2005S-212G-14**
C.U.D. I Subdivision
Map 086, Parcel 017
Subarea 14 (2004)
District 14 - Harold White

A request for final plat approval to create 3 lots on the south side of Panama Drive, approximately 750 feet west of Baltic Drive (18.01 acres), classified within the IWD and RS7.5 Districts, requested by Metro Government, owner, Stanley K. Draper, surveyor.

Action: Approved with conditions (8-0)

XII. PLANNED UNIT DEVELOPMENTS (revisions)

- 19. 89-67-G-13**
Travel Centers of America
Map 183, Parcel 25
Subarea 13 (2003)
District 32 - Sam Coleman

A request for final approval for a Commercial Planned Unit Development district located abutting the east side of Old Hickory Boulevard at I-24 South, (21.03 acres), classified IR, to develop a 3,870 square foot addition to the existing 24,355 square foot convenience market/truck stop facility which includes access to Old Hickory Boulevard and Firestone Parkway, requested by Quality Project Management, applicant, for Travel Centers of America, owner.

Action: Approved with conditions (8-0)

- 20. 2004P-009G-14**
Bridgewater, Phase 2
Map 98, Parcel 34
Subarea 14 (2004)
District 12 Jim Gotto

A request for final approval for a phase of a Residential Planned Unit Development located on the west side of Earhart Road and the north side of John Hager Road, classified R15, (43.20 acres), to develop 106 single-family lots, requested by Lose and Associates, applicant, for Bridgewater, LLC

Action: Approved with conditions (9-0)

- 21. 2004P-036U-07**
Nashville West Shopping Center, Revision to Preliminary and Final PUD
Map 102, Parcel 22, 23, 26, and part of 24 and 25
Subarea 7 (2000)
District 20 - Billy Joe Walls

A request for revision to preliminary and final approval for a Planned Unit Development located at along the north side of Charlotte Pike and the south margin of I-40, classified SCR, (53.15 acres) to permit the development of 504,169 square feet of retail, restaurant, and office, and 24 residential units, replacing 474,484 square feet of retail, restaurant and office use and 24 residential units, requested by Littlejohn Engineering Associates for Nashville West Shopping Center LLC, owner.

Action: Approved with conditions (9-0)

XIII. MANDATORY REFERRALS

- 22. 2005M-104U-08**
Map 92-04, Parcel 150, 151, 152, 153, 154
Subarea 8 (2002)

A request to abandon a portion of the right of way on Alley #549, from 12th Avenue North southwestwardly to Alley #572, and Alley #572, from Jackson Street southwestwardly to Alley #549, requested by Jackson Street Missionary Baptist Church, applicant.

Action: Deferred to the August 25, 2005, Commission meeting (8-0)

XIV. OTHER BUSINESS

- 23. Amended contracts for Adetokunbo Omishakin and Patricia Brooks**

Action: Approved (9-0)

24. Nashville Metropolitan Planning Organization (MPO) FY-2005 contract obligating FHWA PL funds, amendment 1

Action: Approved (9-0)

25. Clarification of the common open space requirement in cluster lot subdivision

Action: Approved (8-0)

26. Executive Director Reports

27. Legislative Update

XIV. ADJOURNMENT

