



**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

September 8, 2005

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved as corrected (6-0)

III. APPROVAL OF AUGUST 25, 2005 MINUTES

Action: Approved (6-0)

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WITHDRAWN**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. ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE FOR PROPERTY ON THE NORTH SIDE OF MT. VIEW ROAD IN THE VICINITY OF BABY RUTH LANE

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

VIII. BORDEAUX-WHITES CREEK COMMUNITY PLAN: 2003 UPDATE FOR PROPERTY ON THE SOUTH SIDE OF ASHLAND CITY HIGHWAY OPPOSITE DRAKES BRANCH ROAD

Action: Approved (7-0)

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

ZONING MAP AMENDMENTS

1. 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 Mufreesboro Pike (1.3 acres), requested by Edward Meadows, owner.

Action: Approved with condition (7-0)

**X. PUBLIC HEARING:
ZONING MAP AMENDMENTS**

2. 2005Z-065U-13

Map 149, part of Parcel 200
Subarea 13 (2003)
District 33 - Tommy Bradley

A request to change from R15 to CS district on a portion of property located at 519 Bell Road, south of Murfreesboro Pike (1.06 acres), requested by Terry D. Stevens of the Stevens Group, applicant for Barbara C. Dobson, et. al, owner (see PUD #2005P-025U-13).

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

3. **2005P-025U-13**
Jeric Commercial PUD
Map 149, part of Parcel 200
Subarea 13 (2003)
District 33 - Tommy Bradley

A request for preliminary approval of a Planned Unit Development located on a portion of property on the west side of Bell Road, south of Murfreesboro Pike (1.06 acres), classified R15 and proposed for CS, to allow for the development of a 5,301 Sq. Ft. car wash, requested by Fulghum, Macindoe and Associates, applicants, for Barbara Dobson et al, owner.

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

4. **2005Z-068U-13**
Map 163, Parcels 137, 138
Subarea 13 (2003)
District 33 - Tommy Bradley

A request to change from AR2a to RM15 district property located at 5505 and 5515 Mt. View Road, approximately 450 feet east of Baby Ruth Lane (4.8 acres), requested by Gary Whaley, Signature Homes, applicant for Patsy Hedgepath, Mary E. Wilson et al, and the Estate of Lester W. Mercer, owners.

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

5. **2005Z-102U-13**
Map 163, Parcel 136
Subarea 13 (2003)
District 33 - Tommy Bradley

A request to change from AR2a to RM15 district property located at 5525 Mt. View Road (2.75 acres), requested by Signature Homes, applicant, for John W. Begley, owner.

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

6. **2005P-021U-13**
Townhomes at Southridge
Map 163, Parcels 136, 137, 138
Subarea 13 (2003)
District 33 - Tommy Bradley

A request for preliminary approval for a Planned Unit Development district located at 5505, 5515 and 5525 Mt. View Road, west of Old Franklin Pike, classified AR2a and proposed for RM15, (7.55 acres), to permit 81 multi-family units, requested by Dale and Associates, Inc., for John Begley, Patsy Hedgepath, Mary Wilson, etal, and Lester Mercer, etux, owners.

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

7. **2005Z-115U-03**
Map 069, Parcel 059
Subarea 1 (2003)
District 1 - Brenda Gilmore

A request to change from OR20 and RS15 to RM9 district property located at 4343 Ashland City Highway, at the southern terminus of Drakes Branch Road (7.16 acres), requested by Daniel D. Lane/ABL Realty Services, purchaser, for Luther Bratton/Ashland Properties, LLC, owner (see PUD #88P-031U-03).

Action: Approved with condition (7-0)

8. **88P-031U-03**
Ashland City Highway PUD
Map 69, part of Parcel 59
Subarea 3 (2003)
District 1 - Brenda Gilmore

A request to cancel the undeveloped Commercial Planned Unit Development District located at 4343 Ashland City Highway abutting the south side of Ashland City Highway, 380 feet east of Stewarts Lane, (1.70 acres) approved for a 8,750 square foot retail/office center and a 2,100 square foot convenience market/gas station, requested by ABL Realty Services for Ashland Properties, LLC, owner.

Action: Approved with condition (7-0)

9. **2005Z-120U-08**
Map 082-09, Parcel 030
Subarea 8 (2002)
District 19 - Ludye N. Wallace

A request to change from R6 to MUN district property located at 1312 7th Avenue North (0.14 acres), requested by Bill Lawrence for John Fairhead, owner.

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

10. 2005Z-121U-08

Map 082-09, Parcel 216
Subarea 8 (2002)
District 19 - Ludy N. Wallace

A request to change from IR to MUN district property located at 1306 3rd Avenue North (0.19 acres), requested by Bill Lawrence, applicant for John Fairhead, owner.

Action: Approved (7-0)

11. 2005Z-124U-12

Map 161, part of Parcel 028
Subarea 12 (2004)
District 27 - Randy Foster

A request to change from R10 to OL district portion of property located at 5441 Edmondson Pike (2.10 acres), Wilbur H. Jr. and Gail M. Cate, applicants/owners.

Action: Approved (7-0)

12. 2005Z-125U-13

Map 149, part of Parcel 025
Subarea 13 (2003)
District 28 - Jason Alexander

A request to change from R15 to RM15 district a portion of property located at Shiaway Drive (unnumbered) (5.46 acres), requested by Robert McKinney, McKinney Engineering, applicants for owners, Tennessee Funeral Directors' Association, Inc (see PUD #90P-019U-13).

Action: Approved with conditions (7-0)

13. 90P-019U-13

Vale Ridge
Map 149, Part of Parcel 025
Subarea 13 (2003)
District 28 - Jason Alexander

A request to amend the preliminary for plan for a Planned Unit Development, located east of Una Antioch Pike, at the western terminus of Shiaway Drive (5.46 acres), classified R15, and proposed for RM15, to permit the development of 48 condominiums, requested by McKinney Engineering, applicant, for Cloister Investments, owner (See 2005Z-125U-13)

Action: Approved with conditions (7-0)

- 14. 2005Z-126U-14**
Map 096-02, a portion of Parcel 008
Subarea 14 (2004)
District 14 - Harold White

A request to change from R10 to RM9 district a portion of property located at 2900 Lebanon Pike (8.7 acres), requested by Jim Lukens, applicant/engineer for Donelson Cedar Stone Associates, owner.

Action: Approved (7-0)

- 15. 2005Z-128U-05**
Map 061-11, Parcel 214
Subarea 5 (1994)
District 8 - Jason Hart

A request to change from RS10 to CL district property located at Riverwood Drive (unnumbered), at the northeast corner of Gallatin Pike and Riverwood Drive (0.83 acres), requested by Michael Rippetoe, applicant for Belmont University, owner.

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

- 16. 2005Z-129U-02**
Map 060-02, Parcel 264
Subarea 2 (1995)
District 3 - Carolyn Baldwin Tucker

A request to change from R8 to CS district property located at 3035 Brick Church Pike (1.46 acres), requested by Kevin A. Hopkins, A. Trailer Rental Co., LLC, owner.

Action: Approved (7-0)

- 17. 2005Z-131U-08**
Map 081-060, Parcels 281, 283, 285, 286
Subarea 8 (2002)
District 2 - Jamie D. Isabel

A request to change from IWD to CL district property located at 2111 24th Avenue North, 404 Clarksville Pike, 2404 Clarksville Pike, and 2406 Clarksville Pike (1.11 acres), requested by Andy Neuman of Raggedy Inc., applicant/owner.

Action: Approved (6-1)

- 18. 2005Z-133U-08**
Map 092-100, Parcels 196,197, 198, 199
Subarea 8 (2002)
District 21 - Edward Whitmore

A request to change from R6 to OL district property located at 2902 Felicia Street, 2904 Felicia Street, 2900 Felicia Street, and 2824 Felicia Street (0.68 acres), requested by James K. Hayes and Councilmember Whitmore, applicants, for owners Gregg R. Poole, Metro Government Finance, and Federal National Mortgage Association, owner/purchaser Hayes Medical Office Building LLC.

Action: Approved (7-0)

- 19. 2005Z-134G-02**
Map 050, part of Parcels 31 (36.13 acres) and, 132 (7.85 acres)
Map 041, part of Parcels 147 (11.76 acres)
Subarea 2 (1995)
District 3 - Carolyn Baldwin Tucker

A request to change from R10 to RM6 district a portion of properties located at 3549 Brick Church Pike and Westchester Drive (unnumbered) (55.74 acres), requested by Gresham Smith and Partners, applicant for Victory Church of Nashville, Inc., owner (see PUD #2005P-023G-02).

Action: Approved (7-0)

- 20. 2005P-023G-02**
Victory Village
Map 050, Parcels 31, 132
Map 041, Parcel 147
Subarea 2 (1995)
District 3 - Carolyn Baldwin Tucker

A request for preliminary approval for a residential Planned Unit Development, located at 3549 Brick Church Pike and Westchester Drive (unnumbered) (86.17 acres), classified R10 and proposed for R10 and RM6, to permit the development of 135 single-family lots 28 two-family lots (56 units), 25 assisted-living units (75 beds), and 152 multi-family units, requested by Gresham, Smith and Partners, applicant, for The Victory Church,

Action: Approved with conditions (7-0), including the elimination of condition #2 that requires a school site dedication.

- 21. 2005Z-136G-14**
Map 064, Parcel 058, 036
Subarea 14 (2004)
District 11 - Feller Brown

A request to change from R10 and R20 to RM6 district properties located at 4125 Saundersville Road, and Saundersville Road (unnumbered) (11.71 acres), requested by Frank Harris of El Roi LLC, purchaser of property (see PUD #2005P-026G-14).

Action: Disapproved (6-1)

- 22. 2005P-026G-14**
Treemont Place
Map 064, Parcel 58, 36
Subarea 14 (2004)
District 11 - Feller Brown

A request for preliminary approval of a Planned Unit Development, located on the north side of Saundersville Road, east of Old Hickory Boulevard (11.71 acres), classified R20 and proposed for RM6, to permit the development 52 condominiums and a 102 bed assisted living facility, requested by El Roi, LLC, applicant, for Virginia Turner, and John Griffin, owner.

Action: Disapproved (6-1)

XI. PRELIMINARY SUBDIVISION PLATS

- 23. 2005S-128G-12**
Old Hickory Crossing
Map 182, Parcels 13.04, 15
Subarea 12 (2004)
District 32 - Sam Coleman

A request for preliminary plat approval to create 115 lots on the east side of Old Hickory Boulevard and south of Legacy Drive (34.8 acres), classified within the RS10 district, requested by Cornerstone Land Co., owner, Batson & Associates, surveyor.

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

- 24. 2005S-241U-08**
J.C.Owen - #2
Map 081-03, Parcel 087
Subarea 8 (2002)
District 2 - Jamie D. Isabel

A request for preliminary plat approval to create four lots located on the southeast corner of 18th Avenue North and Cecilia Street (0.58 acres), classified within the R6 Urban Zoning Overlay District, requested by William Patton, Jr., owner, Rocky Montoya, surveyor.

Action: Approved with conditions (7-0)

- 25. 2005S-249G-03**
Parmley Cove
Map 049, Parcel 185
Subarea 3 (2003)
District 3 - Carolyn Baldwin Tucker

A request for preliminary approval of a 50 lot cluster-lot subdivision, located abutting the east margin of Whites Creek Pike north of Green Lane (26.51 acres) classified in the RS20 District, requested by Jane D. and Howard Parmley & Howard Scott, owners and Dale and Associates, surveyor.

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

- 26. 88P-042G-03**
Parmley Commercial PUD
Map 049, Parcel 185
Subarea 3 (2003)
District 3 - Carolyn Baldwin Tucker

A request to revise the preliminary commercial Planned Unit Development, located at 3705 Whites Creek Pike, north of Green Lane classified SCN, (12.07 acres), approved for a 80,000 square foot office and retail development, to revise building layout including primary access point, requested by Dale and Associates, applicant for Jane and Howard Parmley, and Howard Scott, owners.

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

XII. FINAL PLATS

27. 2005S-238U-07

West Nashville, Plan 1, Resub Lots 1317, 1319,
1321 and 1323
Map 091-06, Parcel 330, 331
Subarea 7 (2000)
District 20 Billy Joe Walls

A request for final plat approval to create three lots located on the north side of Michigan Avenue, approximately 200 feet east of Morrow Road (0.48 acres), classified within the R6 Urban Zoning Overlay District, requested by Paulette S. Miller, owner, H & H Land Surveying, surveyor.

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

28. 2005S-242G-02

Bell Grimes
Map 041, Parcel 067
Subarea 2 (1995)
District 3 - Carolyn Baldwin Tucker

A request for final plat approval to create a 41 lot subdivision located at the northeast corner of Brick Church Pike and Bell Grimes Lane (23.29 acres), classified within the RS20 District, requested by Umbrella Investment Corp., owner, Dale & Associates, surveyor.

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

29. 2005S-251G-04

W.H. Ragan Property
Map042-16, Parcel 006.03
Subarea 4 (1998)
District 4 - Michael Craddock

A request for final plat approval to create 2 lots, located on the north side of Old Hickory Boulevard opposite the Walker Street intersection (2.99 acres) classified in the RS20 District, requested by W. H. Ragan, property owner and Campbell, McRae and Associates, surveyor.

Action: Approved with conditions (7-0), including a variance for maximum lot size.

- 30. 2005S-253G-14**
Barton Lane Subdivision
Map 062, Parcel 072
Subarea 14 (2004)
District 15 - J. B. Loring

A request for final plat approval to create 4 lots located on the north side of Barton Lane, east of Pennington Bend (3.04 acres) classified within the R15 and RS15 Districts, requested by Jackie Coleman Stroud and Gail Alexander, owners and Dale and Associates, surveyor.

Action: Approved with conditions (7-0), including approval of construction plans by Metro Water Services and necessary Bonds.

XIII. PLANNED UNIT DEVELOPMENTS

- 31. 28-79-G-13**
Cambridge Forest Phase X
Map 149, Parcel 371
Map 149, Parcel 377
Subarea 13 (2003)
District 28 - Jason Alexander

A request to revise sections of the preliminary Planned Unit Development, and for final approval for phase X of the residential Planned Unit Development located off of Bridge Crest Drive, east of Una Antioch Pike, classified R15 (60.62 acres) to permit the development of 78 single-family lots, requested by Batson and Associates, applicant, for Danco Development, Inc., owner.

Action: Approved with conditions (7-0)

- 32. 15-87-P-10**
Music Studio
Map 104-08, Parcel 353
Subarea 10 (1994)
District 19 - Ludye N. Wallace

A request to cancel a commercial Planned Unit Development located at 1614 16th Avenue South (.17 acres), classified OR20, approved for a music studio, requested by Hayden Architects, applicant for Agilitas Property Development, owner.

Action: Approved (7-0)

33. 2005P-024U-10

Lindawood Corner
Map 131-01, Parcel 088
Subarea 10 (1994)
District 34 - Lynn Williams

A request for preliminary approval of a residential Planned Unit Development located at 2339 Castleman Drive on the southeast corner of Castleman Drive and Lindawood Drive (0.92 acres), classified R20, to permit the development of two single-family lots, requested by Civil Site Design Group, applicant, John C Hayes III, owner.

Action: Deferred to the September 22, 2005, Commission meeting (7-0)

XIV. OTHER BUSINESS

34. Contracts: Interagency Agreement for acquiring digital orthophoto imagery

Action: Approved (7-0)

35. Employee Contract for Sima Thakkar

Action: Approved (7-0)

36. Executive Director Reports

37. Legislative Update

XIV. ADJOURNMENT

