



**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 22, 2005

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Adopted as corrected (7-0)

III. RECOGNITION OF COUNCILMEMBERS

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WITHDRAWN**

Action: Approved (9-0)

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 (9-0)

VI. ITEMS DEFERED FROM SEPTEMBER 8, 2005 PLANNING COMMISSION MEETING DUE TO LACK OF QUORUM

1. 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 October 13, 2005, Planning Commission meeting (9-0)

2. 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 October 13, 2005, Planning Commission meeting (9-0)

3. 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: Approved with conditions, including the removal of the two new lots on Brick Church Pike (8-0)

4. 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: Disapproved (8-0)

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: Approved (9-0)

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

ZONING MAP AMENDMENTS

5. 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: Disapproved (8-0)

6. 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 at 519 Bell Road 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: Disapproved (8-0)

- 7. 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 etal, and the Estate of Lester W. Mercer, owners.
Action: Approved (9-0)
- 8. 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: Approved (9-0)
- 9. 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: Approved with conditions (9-0)
- 10. 2005Z-099U-10**
Map 131-02, Parcels 039-042
Subarea 10 (1994)
District 34 - Lynn Williams

A request to change from R20 to RM9 district property located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, 2200 Castleman Drive (2.34 acres), requested by Gresham, Smith & Partners, engineer, for Ruth Campbell, Ray O'Steen, William Gaw and Mary Buckner (Buckner Family Charitable Foundation), owners.
Action: Approved (7-0)

- 11. 2005P-019U-10**
Stammer Parke
Map 131-02, Parcel 39, 40, 41, 42
Subarea 10 (1994)
District 34 - Lynn Williams

A request for preliminary approval of a Residential Planned Unit Development district located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, and 2200 Castleman Drive, on the south side of Hobbs Road, west side of Stammer Place, and north side of Castleman Drive, classified R20 and proposed for RM9 (2.34 acres), to permit the development of 20 town homes, requested by Gresham, Smith and Partners, applicant for Buckner Family Charitable Foundation, William Gaw, etux, H.B. Osteen, etux, and Ruth Engel Yulman, owners.

Action: Approved with conditions (7-0), including a recommendation of approval to the Board of Zoning Appeals for a setback variance.

- 12. 2005Z-122T**
Council Number BL2005-763

An ordinance amending Title 2 and Title 17 of the Metropolitan Code of Laws by amending Sections 2.104.040, 17.24.020, 17.24.030, 17.24.050, 17.24.080, 17.24.100, 17.24.150, 17.24.160, 17.24.210, 17.24.220, 17.24.230, 17.24.240 and 17.24.250 relating to tree topping and landscaping, buffering, and tree replacement.

Action: Deferred to the October 13, 2005, Planning Commission meeting (9-0)

- 13. 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: Disapproved (6-0)

PRELIMINARY SUBDIVISION PLATS

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

FINAL PLATS

15. **2005S-238U-07**
West Nashville, Plan 1, Resubdivision 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: Approved (5-0), including a condition to limit lots to single-family residential uses only

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

16. **2005Z-110U-13**
Map 136, 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: Disapproved (6-0)

17. **2005Z-130G-14**
Map 086, Parcel 341
Subarea 14 (2004)
District 14 - Harold White

A request to change from RM15 to MUL district property located at Central Pike (unnumbered) (2.56 acres), requested by Russell Pitzer, engineer/applicant for Merry Land Holdings LLC, owner (see PUD #189-73-G-14).

Action: Approved (6-0)

18. **189-73-G-14**
Central Centre
Map 086, Parcel 341
Subarea 14 (2004)
District 14 - Harold White

A request to amend a portion of a residential Planned Unit Development located on the south side of Central Pike, west of I-40, classified RM15, and proposed for 10,700 square feet of office, to allow for the development of 31,920 square foot. of office and retail space, requested by PBJ Engineering Design Development, LLC, applicant, for Merry Land Holdings, LLC, owner.

Action: Approved with conditions (6-0)

19. **2005Z-139G-12**
Map 173, Parcel 005
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from AR2a to RS10 district property located at 1160 Barnes Road (19.33 acres), requested by Hickory Holdings, LLC, owner.

Action: Deferred Indefinitely (8-0)

20. **2005Z-140U-14**
Map 094-00, Parcels 049, 050
Subarea 14 (2004)
District 15 - J. B. Loring

A request to change from RS10 and CL district property to CS located at 1636 Lebanon Pike and Lebanon Pike (unnumbered) (3.88 acres), requested by Sandor L. Braun of Braun Properties General Partnership, owner.

Action: Deferred to the November 10, 2005, Planning Commission meeting (9-0)

21. **2005Z-141U-02**
Map 060-03, Parcel 143
Subarea 2 (1995)
District 3 - Carolyn Baldwin Tucker

A request to change from RS7.5 to RM15 district property located at 3301 Creekwood Drive (17.93 acres), requested by Robert Trent of Knollcrest G.P., owner.

Action: Disapproved (6-0)

22. **2005Z-142U-08**
Map 081-02, Parcel 122
Subarea 8 (2002)
District 2 - Jamie D. Isabel

A request to change from IWD to RS3.75 district property located at 2115 24th Avenue North (.60 acres), requested by Milton G. Pitts, Jr., owner.

Action: Deferred to the October 13, 2005, Planning Commission meeting (9-0)

X. PRELIMINARY SUBDIVISION PLATS

23. **2005S-130G-14**
Aarons Cress
Map 087, Parcels 050, 051, 051.03, 052, 114, 180
Subarea 14 (2004)
District 12 - Jim Gotto

A request for preliminary plan approval to create 83 lots on the east side of New Hope Road at the eastern terminus of Myra Drive (33.64 acres), classified within the RS15 District, requested by Madge S. Barham, owner, Wamble & Associates, surveyor.

Action: Approved with conditions (6-0), including the condition that prior to final plat approval, the pending issue with the adjacent property's utility easement (parcel 127) is resolved to the satisfaction of Metro Legal.

24. **2005S-250G-03**
Derby Downs
Map 049, Parcels 141,142,143 & 318
Subarea 3 (2003)
District 3 - Carolyn Baldwin Tucker

A request for preliminary approval to create a 632 cluster-lot subdivision on the west side of Knight Road, north of Brick Church Pike (370.02 acres), classified within the RS20 District, requested by Shuler Properties, LLC, optionee, Dale & Associates, surveyor.

Action: Deferred to the October 13, 2005, Planning Commission meeting (9-0)

25. **2004S-253G-02**
Dawn Brook Sub (Formerly Hidden Valley Sub.)
Map 033, Parcel 45 and 124
Subarea 2 (1995)
District 3 - Carolyn Baldwin Tucker

A request for preliminary plat approval of 63 lots abutting the south margin of Campbell Road and the north margin of Lowes Lane (30.95 acres), classified within the R20 District, requested by Tommy Cunningham, owner, Burns & Associates, surveyor.

Action: Deferred to the October 13, 2005, Planning Commission meeting (6-0)

26. **2005S-261G-04**
Liberty Downs
Map 026, Parcels 032, 033, 131
Subarea 4 (1998)
District 10 - Rip Ryman

A request for preliminary plat approval to create 59 cluster lots located on the east side of Liberty Lane, approximately 850 feet north of Peebles Court (17.38 acres), classified within the RS10 District, requested by Austin M. Writesman & Jack Nixon, owners, MEC, Inc., surveyor/engineer.

Action: Approved with conditions (9-0), including the removal of conditions #3 and #4.

XI. FINAL PLATS

27. 2005S-258G-06

Paul A. Justice Subdivision
Map 156, Parcels 43, 116
Subarea 6 (2003)
District 35 - Charlie Tygard

A request for final plat approval to create 3 lots located on the south side of Highway 100, approximately 1,000 feet east of Trace Creek Drive (3.89 acres), classified within RS40 district, requested by Joanne and Paul A. Justice, owners, Duclos Survey & Design, Inc., surveyors.

Action: Withdrawn (9-0)

28. 2005S-259U-11

Patel Subdivision
Map 106, Parcel 025
Subarea 11 (1999)
District 16 - Amanda McClendon

A request for final plat approval to create two lots located on the south side of Murfreesboro Pike, on the east side of I-24 West (5.14 acres), classified within the CS District, requested by Sanjay Patel, owner, Jerry Swords, surveyor.

Action: Approved with conditions (9-0), including a variance for a flag-shaped lot.

29. 2005S-262U-05

Montgomery Heights, Resubdivision Lots 1, 2 & 3
Map 072-10, Parcel 267
Subarea 5 (1994)
District 7 Erik Cole

A request for final plat approval to create two lots located on the east side of Scott Avenue, approximately 90 feet south of Litton Avenue (0.34 acres), classified within the R6 District, requested by Roger W. Evans, owner, John A. Hood, surveyor.

Action: Approved with conditions (9-0), with an exception to lot comparability.

- 30. 2005S-269U-05**
Brownsville, Resubdivision of Part 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 located on the north side of Rosebank Avenue, approximately 325 feet west of Roberta Street (1.33 acres), classified within the R10 District, requested by Natalie Cothran, owner, Mark D. Devendorf, surveyor.

Action: Approved with conditions (9-0), with an exception to lot comparability.

XII. PLANNED UNIT DEVELOPMENTS

- 31. 94-71-G-06**
Bellevue Center
Map 128, Parcel 170
Map 142, Parcels 001, 298
Subarea 6 (2003)
District 22 - Eric Crafton

A request to revise the preliminary commercial Planned Unit Development, located at 7624 Highway 70S, classified SCR and MUL (70.06 acres), approved for 1,462,854 sq. ft. of commercial, office and retail use, to develop a new 212,305 sq. ft. retail unit, a 64,360 sq. ft. expansion within the existing retail mall, bringing the overall developed area within the plan to 1,397,481 sq. ft, requested by Barge, Waggoner, Sumner, and Cannon, Inc., applicant, for Scott Chernoff of Oaktree Capital representing Bellevue Properties, LLC, and Bellevue Parcel II, LLC, owners.

Action: Approved with conditions (9-0)

- 32. 122-83-U-12**
Woodlands, Phase 1b, 2 and 3
Map 172, Parcel 179
Subarea 12 (2004)
District 31 - Parker Toler

A request for final approval for a residential Planned Unit Development located at the southern terminus of Woodlands Avenue, classified R15, (52.62 Acres), to permit 112 single-family lots, requested by Civil Site Designs for Prestige Homes, owner.

Action: Approved with conditions (9-0)

33. 16-86-P-14

Hermitage MarketPlace (Home Depot)
Map75, Parcel 122
Subarea 14 (2004)
District 11 - Feller Brown

A request to revise a portion of the preliminary and for final approval for a Commercial Planned Unit Development district located along the east side of Old Hickory Boulevard, north of Old Lebanon Dirt Road (0.53 acres), classified SCR, to permit the addition of a 3,596 square foot convenience market, gas station and car wash to the parking area of the Home Depot store, requested by Green Farrow, applicant for Home Depot USA, owner.

Action: Deferred to the October 13, 2005, Planning Commission meeting (9-0)

XIII. OTHER BUSINESS

34. Contract between the Metropolitan Government of Nashville and Davidson County and Carter & Burgess, Inc. for 2005-2007 Enhanced Transportation System Data Collection and Monitoring

Action: Approved (9-0)

35. Correction Resolution to 8/25/05 Minutes for Text Amendment 2005Z-122T

Action: Approved (9-0)

Resolution No. RS2005-303

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-122T is **DEFERRED TO THE ~~SEPTEMBER 8, 2005~~ SEPTEMBER 22, 2005 COMMISSION MEETING. (9-0)**”

36. Executive Director Reports

37. Legislative Update

XIV. ADJOURNMENT

