



**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

October 13, 2005

4:00 PM

Howard School Auditorium, 700 Second Ave., South

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF SEPTEMBER 8, 2005 AND SEPTEMBER 22, 2005 MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- 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.
- VII. BUENA VISTA HEIGHTS DETAILED NEIGHBORHOOD DESIGN PLAN - APPENDIX E TO THE PLAN FOR THE NORTH NASHVILLE COMMUNITY: 2002 UPDATE**

VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS

ZONING MAP AMENDMENTS

1. 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.

2. 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.

PLANNED UNIT DEVELOPMENTS

3. 16-86-P-14

Hermitage MarketPlace (Home Depot)

Map 75, 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.

IX. PREVIOUSLY DEFERRED ITEMS (Not on Public Hearing)

PLANNED UNIT DEVELOPMENTS

- 4. 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.

PRELIMINARY SUBDIVISION PLATS

- 5. 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.

- 6. 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 607 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.

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

7. 2005Z-143G-04

Map 043-15, Parcels 022, 023, 024, 025, and 026
Subarea 4 (1998)
District 9 - Jim Forkum

A request to change from OR20 to CS district property located at 1119 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 200 feet west of Rio Vista Drive (2.12 acres), requested by Richard Rollins, owner.

8. 2005Z-145G-10

Map 159-00, part of Parcel 033 (10.17 Ac.)
Subarea 10 (2005)
District 34 - Lynn Williams

A request to change from R40 to RS20 district a portion of property located at 11333 Old Hickory Boulevard, opposite Agincourt Way (10.17 acres), requested by The Principles Group, applicant, for William A. King et ux, owners.

9. 2005Z-146U-03

Map 058-00, Parcel 139
Subarea 3 (2003)
District 1 - Brenda Gilmore

A request to change from RS40 to RS20 district property located at Homeland Drive (unnumbered), west of Clarksville Pike and north of Briley Parkway (16.57 acres), requested by Ellen L. Bryant, James Watkins, and Bertha Smith Clark, owners.

10. 2005Z-147U-13

Map 095-00, Parcel 023
Subarea 13 (2003)
District 15 - J. B. Loring

A request to change from OR20 to MUN district property located at 2115 Elm Hill Pike, west of Briley Parkway (.88 acres), requested by Ronnie and Breon Degenhardt, owners.

11. 2005Z-149G-12

Map 181-00, Parcel 047
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from AR2a to MUL district property located at 6664 Nolensville Pike, 1,265 feet south of Autumn Oaks Drive (3.4 acres), requested by Don C. Williams of Littlejohn Engineering, appellant, for William T. Chick, owner.

- 12. 2005Z-151G-04**
Map 043, Parcel 005
Subarea 4 (1998)
District 9 - Jim Forkum

A request to change a portion of a parcel from RS7.5 to IR district property, located at 939 Anderson Lane, east of Snow Avenue (4.51 acres), requested by Councilman Jim Forkum, for owner, Metro Government.

- 13. 2005Z-157T-08**
District 19 – Ludye N. Wallace and District 21 – Edward Whitmore

A request to amend the Phillips-Jackson Street Redevelopment Plan to change the amount of Tax Increment Financing available, requested by MDHA.

- 14. 2005Z-158T-08**
District 19 – Ludye N. Wallace and District 21 – Edward Whitmore

A request to apply the Jefferson Street Redevelopment Plan to properties located along a two-mile stretch on Jefferson Street, from 12th Avenue to 28th Avenue, requested by MDHA.

XI. PRELIMINARY SUBDIVISION PLATS

- 15. 2005S-268U-10**
Wallace Place
Map 116-16, Parcels 145, and 146
Subarea 10 (2005)
District34 - Lynn Williams

A request for preliminary plat approval to create 5 lots located on the east side of Wallace Lane, approximately 820 feet north of Hobbs Road (3.71 acres), classified within the RS20 District, requested by Karl E. Haury, Jr., owner, Tsquare Engineering, surveyor/engineer.

- 16. 2005S-271U-03**
Enchanted Hills, Addition 1
Map 058, Parcel 073
Subarea 3 (2003)
District1 - Brenda Gilmore

A request for preliminary plat approval to create 10 lots located on the east side of Lila Lane and the west side of Sumatra Road (21.02 acres), classified within the RS15 District, requested by Lisa Beard Baldwin, owner, Barge, Cauthen & Associates, engineer/surveyor.

XII. FINAL PLATS

17. 2005S-258G-06

Paul A. Justice Subdivision
Map 156, Parcels 043, and 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.

18. 2005S-156U-10

Petty Subdivision
Map 131-03, Parcel 154
Subarea 10 (2005)
District 25 - Jim 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.

19. 2005S-277U-12

Beverly Heights, Resubdivision of part of lot 92
Map 147-04, Parcel 057
Subarea 12 (2004)
District 30 - Michael Kerstetter

A request for final plat approval to create two lots located on the southeast corner of Humber Drive and Wallace Road (0.94 acres), classified within the RS10 District, requested by Naim M. Abulaban, owner, John Kohl & Company, surveyor.

20. 2005S-288U-09

Hope Garden
Map 082-13, Parcels 032 and 033
Subarea 9 (1997)
District 19 - Ludy N. Wallace

A request for final plat approval to create three lots located at 919 Phillips Street and 1021 9th Avenue North (0.26 acres), classified RS3.75 and RM15 districts, requested by Elmer Freeman, Artmas Worthy, and M.D.H.A., owners, Thornton & Assoc., surveyor.

XIII. PLANNED UNIT DEVELOPMENTS (revisions)

21. 84-87-P-13

The Crossings at Hickory Hollow, 13B And 14
Map 174, Parcel 224
Subarea 13 (2003)
District 32 - Sam Coleman

Request to revise the preliminary PUD plan for the Crossings at Hickory Hollow, located along the north side of Interstate 24 and west Old Franklin Road, classified R10 (12.43 acres), to change approved commercial, office and retail uses to allow commercial and auto dealers uses, as requested by Littlejohn Engineering Associates, applicant, for Crews Investment Properties, owner.

XIV. OTHER BUSINESS

- 22. Adoption of the 2006 Planning Commission Meeting Schedule
- 23. Set November 10, 2005, Public Hearing for Subdivision Regulation amendment to remove driveway standards from critical lot guidelines.
- 24. Adopt Subdivision and Planned Unit Development Submittal Checklist
- 25. Approve grant contract between the Metropolitan Government of Nashville and Davidson County and the Robert Wood Johnson foundation for \$35,500 to implement a Safe Routes to School Program
- 26. Executive Director Reports
- 27. Legislative Update

XV. ADJOURNMENT

