



**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**

*April 8, 2004*

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- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA – Approved (8-0)**
- III. APPROVAL OF MARCH 25, 2004 MINUTES – Approved (8-0)**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN – Approved (8-0)**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.

- VII. A REQUEST TO AMEND THE BELLEVUE COMMUNITY PLAN: 2003 UPDATE – CENTENARY AMENDMENT (OLD CHARLOTTE PIKE/GOWER ROAD AREA) – Approved (8-1)**

**VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS**  
**ZONING MAP AMENDMENTS**

1. **2004Z-029G-14**  
Map 086, Parcel 143  
Subarea 14 (1996)  
District 14 (White)

A request to change from RS10 to MUL district property at 3746 Central Pike, at the west terminus of Chandler Road (1.28 acres), requested by John D. McCormick, for Milton C. Wright, owner. (Deferred from meeting of February 26, 2004).

**Action: Disapproved (6-3)**

2. **2004Z-036G-14**  
Map 86, Parcels 138 & 139  
Subarea 14 (1996)  
District 14 (White)

A request to change from RS10 to CS district properties at Route 1 and 3786 Central Pike, at the southwest corner of Dodson Chapel Road and Central Pike intersection (2.96 acres), requested by Jeff Smith, Nashville Real Estate Exchange, for Odell Binkley, owner. (Deferred from meeting of March 11, 2004).

**Action: Disapproved – (8-1)**

**PRELIMINARY SUBDIVISION PLATS**

3. **2004S-074U-14**  
Pennington Bend Chase  
Map 062, Parcels 46, 47  
Subarea 14 (1996)  
District 15 (Loring)

A request for preliminary plat approval to create a 14 cluster-lot subdivision, located abutting the east margin of Pennington Bend Road, approximately 2,500 feet north of McGavock Pike (5.6 acres), classified within the R15 district, requested by Dale and Associates, surveyor, for David Shearon, owner. (Deferred from meeting of March 25, 2004).

**Action – Deferred (8-0) to Meeting of May 13, 2004**

**IX. PUBLIC HEARING:**  
**ZONING TEXT AMENDMENTS AND MAP AMENDMENTS**

4. **2004Z-006T**

Contextual Street Setbacks within the UZO district A request to amend Section 17.04.060 and 17.12.035 of the Zoning Ordinance for contextual street setbacks

within the Urban Zoning Overlay District, requested by Planning Department staff.

**Action - Approved (8-0)**

5. **2004Z-044U-14**  
Map 62-01, Parcels 17 & 22  
Subarea 14 (1996)  
District 15 (Loring)

A request to change from CA to MUG district properties at 2471 Pennington Bend Road and Pennington Bend Road (unnumbered), at the southwest corner of Music Valley Drive and Pennington Bend Road, (4.78 acres), requested by John Hobbs, for Hobbs and Sons, L.P., owner.

**Action: Approved with conditions – (7-0)**

6. **2004Z-045G-12**  
Map 182, Parcels 13.04 & 15  
Subarea 12 (1997)  
District 32 (Coleman)

A request to change from AR2a to RS10 district properties located at Route 1 Old Hickory Boulevard (unnumbered), north of Whittemore Lane and south of Legacy Drive, (34.08 acres), requested by McKinney Engineering, for Janice Rose Jones, owner.

**Action: Deferred Indefinitely (7-0)**

**X. PRELIMINARY SUBDIVISION PLATS**

7. **2004S-096G-12**  
Addition to Barnes Cove - Revision 1  
Map 173 Parcels 59, 124, 133 & 158  
Subarea 12 (1997)  
District 31 (Toler)

A request to revise a portion of the previously approved preliminary plat approval for a total of 131 lots, located abutting the south margin of Barnes Road, east of Nolensville Pike (49.9 acres), classified within the RS10 district, requested by Greystone Properties, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

**Action: Approved with conditions (8-0)**

**XI. FINAL SUBDIVISION PLATS**

8. **2004S-092A-07**  
West Meade Farms  
Map 129-03, Parcel 38  
Subarea 7 (2000)  
District 23 (Whitson)

A request for final plat approval to amend the front setback from 225 feet to 125 feet at 223 Brook Hollow Road, abutting the west margin of Brook Hollow Road (1.84 acres), classified within RS80 district, requested by Eric Bowles, owner and Brad Bolton, applicant.

**Action: Disapproved (7-0)**

**XII. PLANNED UNIT DEVELOPMENTS**

- 9. 177-80-U-12**  
Bell Crest Fire Station  
Map 162, Parcel 245  
Subarea 12 (1997)  
District 32 (Coleman)

A request for a revision to the preliminary plan and for final approval for a phase of the Residential Planned Unit Development located abutting the east margin of Hickory Park Drive south of Bell Road, classified RM9, (1.19 acres), to permit the construction of a 80-foot Communication Tower located next and for the use of an existing Metropolitan Fire Station, requested by Adept Consulting Technology for the Metropolitan Fire Department, owners.

**Action: Approved (8-0)**

- 10. 71-86-P-14**  
Stewartwood Annex  
Map 96-12, Parcel 49  
Subarea 14 (1996)  
District 14 (White)

A request for final approval for a phase of the Planned Unit Development located abutting the north margin of Stewarts Ferry Pike 370 feet west of Lauer Drive, classified CL, (1.79 acres), to permit the development of a 7,700 square foot retail building, requested by Batson and Associates for Bobby Shoffner owner.

**Action: Approved with Conditions (8-0)**

- 11. 90P-018U-12**  
Nippers Corner (Fire Department Communication Tower)  
Map 161, Parcel 266  
Subarea 12 (1997)  
District 27 (Foster)

A request for a revision to the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development located abutting the north margin of Old Hickory Boulevard east of Edmondson Pike, classified SCC, (1.25 acres), to permit the construction of a 65-foot communication tower located next to and for the use of an existing Metropolitan fire station, requested by Adept Consulting Technology, for the Metropolitan Fire Department, owners.

**Action: Approved (8-0)**

- 12. 2003P-019U-05**  
McKennie Neighborhood Market  
Map 83-01, Parcels 33, 34, 35, 39, 40, 41 & 42  
Map 72-13, Parcels 338, 339 & 340  
Subarea 5 (1994)  
District 5 (Murray)

A request for final approval for the Planned Unit Development located abutting the west margin of Gallatin Pike south of Douglas Avenue, classified CL, (4.67 acres), to permit the development of a 39,910 square foot retail grocery store and 2,932 square foot retail/office/restaurant uses, requested by Gresham Smith and Partners, for Wal-Mart Store Inc. owners.

**Action: Approved with conditions (8-0)**

- 13. 2004P-008U-05**  
Pizza Restaurant  
Map 083-09, Parcel 87  
Subarea 5 (1994)  
District 6 (Jameson)

A request for preliminary approval for a Planned Unit Development located abutting the east margin of North 11th Street 50 feet north of Forrest Avenue, classified MUL, (.20 acres), to permit an existing restaurant an exemption from the minimum distance requirement included in the beer provisions of the Metro Code, requested by Dale and Associates, for March Egerton, owner.

**Action: Approved with conditions (8-0)**

- 14. 2001UD-001G-12**  
Lenox Village, Phase 5  
Map 173, Portions of Parcel 73 & Parcel 220  
Subarea 12 (1997)  
District 31 (Toler)

A request for final UDO approval for a portion of the plan located along Sunnywood Drive, east of Nolensville Pike, to permit development of 22 townhouses, 10 single-family rear access homes, 9 single-family street access homes, 17 live/work or townhouses, and 4 live/work or single-family rear access homes, (17.47 acres), requested by Anderson-Delk & Associates, Inc., applicant, for McGowan Family Limited Partnership, owner.

**Action: Approved with conditions (8-0)**

- 15. 2001UD-001G-12**  
Lenox Village, Town Center  
Map 172, Parcel 243  
Subarea 12 (1997)

District 31 (Toler)

A request for final UDO approval for a portion of the plan located adjacent to Nolensville Pike to permit development of 87,858 square feet of retail development; 31,983 square feet of live / work space; and 7,050 square feet of restaurant / medical - financial, (8.15 acres), requested by Batson & Associates Engineering, applicant, for Lenox Village III, LLC, owner.

**Action: Approved with conditions (8-0)**

**XIII. MANDATORY REFERRALS**

- 16. 2004M-023U-09**  
Pirhana's Bar/awning encroachment  
Map 93-62, Parcel 49  
Subarea 9 (1997)  
District 6 (Jameson)

A request for an aerial encroachment in the public right of way at 113 2nd Avenue, North, for awnings over an existing sidewalk requested by Piranha Bar and Grill, applicant.

**Action: Approved (8-0)**

- 17. 2004M-024U-09**  
James Robertson Apartments/awning encroachment  
Map 93-63, Parcel 25  
Subarea 9 (1997)  
District 19 (Wallace)

A request for an aerial encroachment in the public right of way at 166 7th Avenue North for awnings over an existing sidewalk requested by James Robertson Apartments, applicant.

**Action: Deferred Indefinitely (8-0)**

- 18. 2004M-027U-08**  
Alley closure, 20th Ave. N. and Clifton Ave.  
Map 92-11, Parcels 45, 48 & 51  
Subarea 8 (2002)  
District 21 (Whitmore)

A request to abandon the southern 200 feet of alley # 627, north of Clifton Ave. N., 200 feet west of 20th Avenue, North, between Clifton and alley # 623, by Applied Orthotic Systems, applicant.

**Action: Disapproved (7-0)**

- 19. 2004M-028U-09**  
Property acquisition for Hume Fogg Magnet School  
Map 93-063, Parcel 13  
Subarea 9 (1997)  
District 21 (Whitmore)

A request by Metro Government for acquisition of property by negotiation or condemnation at 130 8th Avenue, North, 275 feet north of Broadway, relating to the expansion of Hume Fogg Magnet School, by Metro Real Property Services, applicant.

**Action: Approved (8-0)**

- 20. 2004M-029G-12**  
Nolensville Pike Trunk Sewer  
Map 33 (Williamson County), Parcels 67 & 68

A request for a sewer easement acquisition for Metro Water Services Project No. 98-SG-13, located on the west margin of Nolensville Pike, north of the intersection of Burkitt Road, requested by the Metropolitan Department of Water and Sewerage Services.

**Action: Approved (8-0)**

- 21. 2004M-031U-05**  
Gallatin Pike Sewer Line and Easement Abandonment  
Map 72-2, Parcel 147.01  
Subarea 5 (1994)  
District 8 (Hart)

A request for sewer line and easement abandonment located at 3500 Gallatin Pike, at the northeast corner of Gallatin Pike and Greenfield Avenue (1.40 acres), Metro Water Services Project No. 03-SG-193, requested by Metro Water and Sewerage Services.

**Action: Approved (8-0)**

#### **XIV. OTHER BUSINESS**

- 22.** Recommended 2004-05 to 2009-2010 Capital Improvements Budget.  
**Action: Deferred (8-0) to Meeting of April 22, 2004**
- 23.** Executive Director Reports
- 24.** Legislative Update

#### **XV. ADJOURNMENT**

