



**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

August 12, 2004

- I. **CALL TO ORDER**
- II. **ADOPTION OF AGENDA**
Approved (10-0)
- III. **APPROVAL OF JULY 22, 2004 MINUTES**
Approved (10-0)
- IV. **RECOGNITION OF COUNCILMEMBERS**
- V. **PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
Approved (10-0)
- 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.
Approved (10-0)

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

- 1. 2004Z-090G-12**
Map 174, Portion of Parcel 6
Subarea 12 (2004)
District 32 (Coleman)

A request to change from AR2a to RS10 district a portion of property located at 5748 Pettus Road, on the west side of Preston Road, (26 acres), requested by Rob Porter, Civil Site Design Group, applicant for Martha S. Wisener, owner.

Deferred indefinitely (10-0) until the agenda date of the associated PUD application

- 2. 2004Z-093U-14**
Maps 108-01, Parcel 54
Subarea 14 (1996)
District 14 (White)

A request to change from RS10 to OL district property located at 2874 Elm Hill Pike, approximately 350 feet north of Shauna Drive, (0.55 acres), requested by Ross Starnes and Vanessa Saenz, owners.

Deferred (10-0) to the MPC meeting of September 9, 2004

PRELIMINARY SUBDIVISION PLATS

- 3. 2004S-206G-03**
Bell Grimes Subdivision
Map 041, Parcel 067
Subarea 2 (1995)
District 3 (Hughes)

A request for preliminary plat approval to create 39 lots abutting the northeast corner of Brick Church Pike and Bell Grimes Land (21 acres), classified within the RS20 District, requested by Nadine Cummings, owner, Dale & Associates, surveyor.

Deferred (10-0) to the MPC meeting of August 26, 2004

PLANNED UNIT DEVELOPMENTS AND URBAN DESIGN OVERLAYS

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

4. **2004Z-096G-14**
Map 97, Parcels 4, 5, 6, 6.01, 13, 14, 16, 134
Subarea 14 (1996)
District 14 (White)

A request to change from RS15 to RM9(214.9 acres), MUN (3.9 acres), and CS (1.0 acres) districts property located at Hoggett Ford Rd. (unnumbered), 3816, 3824, 3846, 3858, and 3866 Dodson Chapel Road, (219.8 acres), requested by Greg Gamble, Land Design, applicant for Chris Pardue, owner.

Approved (9-0) for the RM9 and MUN portions, but disapproved the CS portion

5. **2004UD-002G-14**
Villages of Riverwood Urban Design Overlay
Map 97, Parcels 4, 5, 6, 6.01, 13, 14, 16, 134
Subarea 14 (1996)
District 14 (White)

Request to adopt an Urban Design Overlay (UDO) to allow for the development of 1,978 dwelling units and 45,000 square feet of mixed-uses (classified RS15 and proposed for RM9, MUN, & CS), and located along the south side of Hoggett Ford Road and north of I-40, requested by Land Design, applicant, for CSP (Chris Pardue), owner.

Approved (9-0) with conditions, with the addition of a condition that the maximum building coverage of the Assisted Living Facility shall be no more than 25 percent, but disapprove if conditions not included in Council bill.

6. **2004Z-097G-14**
Map 76-01, Parcel 115
Subarea 14 (1996)
District 12 (Gotto)

A request to change from R10 to CS district property located at Tulip Grove Road (unnumbered), approximately 100 feet south of Lebanon Pike, (1.16 acres), requested by Paul Weatherford, Weatherford & Associates, applicant for David Carter, Quality Plus Homes, Inc., owner.

Deferred indefinitely (10-0)

7. **2004Z-100G-13**
Map 151, Parcel 81
Subarea 13 (2003)
District 33 (Bradley)

A request to change from AR2a to RS20 district property at 2521 Hobson Pike, north of South Hampton Boulevard, (5.12 acres), requested by Leslie Cappama, applicant/owner.

Deferred (10-0) to the MPC meeting of September 9, 2004

8. **2004Z-101U-13**
Map 150, Parcel 119
Subarea 13 (2003)
District 33 (Bradley)

A request to change from AR2a to RS7.5 district property at 3161 Hamilton Church Road, northeast of Murfreesboro Pike, (6 acres), requested by Wamble & Associates, PLLC, applicant for Harold L. Harden, owner.

Approved (8-0)

9. **2004P-022U-13**
Harden Property
Map 150, Parcel 119
Subarea 13 (2003)
District 33 (Bradley)

A request for preliminary approval for a Planned Unit Development district at 3161 Hamilton Church Road, located abutting the south side of Hamilton Church Road, 1,600 feet east of Murfreesboro Pike, classified AR2a and proposed for RS7.5, (6.0 acres), to permit 27 single-family lots, requested by Wamble and Associates, for Harold Harden, owner.

Approved (8-0) with conditions, and disapproved sidewalk variance for Hamilton Church Road

IX. PRELIMINARY SUBDIVISION PLATS

- 10. 2004S-227U-07**
Cherokee Crossing
Maps 103-08, Parcels 138 &139
Subarea 7 (2000)
District 24 (Summers)

A request for preliminary plat approval to create 31 lots (5 duplex lots, 26 single family lots) located on the south side of Westlawn Drive, approximately 125 feet east of Sloan Road (6.68 acres) requested by Aline Brown and Geny's Supply Inc, owners Alldredge Associates, developer, Hawkins Partners, landscape architects, and Wamble & Associates, engineers / surveyors.

Approved (9-0) with conditions

- 11. 2004S-232U-05**
Seals Subdivision
Map 72-01, Parcel 15
Subarea 5 (1994)
District 8 (Hart)

A request for preliminary plat approval to create 40 single-family lots, located at the terminus of Bethwood Drive, Bullock Avenue, Allenwood Drive, and Slayden Drive, classified RS10, (13.94 acres), requested by Curtis Seals, owner and Dale and Associates, surveyor.

Approved (10-0)

- 12. 2004S-235U-10**
Overton Hills, Resubdivision Of Lots 7 & 8
Maps 131-06, Parcel 36
Subarea 10 (1994)
District 25 (Shulman)

A request for preliminary plat approval to subdivision one lot into two, located on the south side of Castleman Drive approximately 200 feet west of Hood Avenue (0.8 acres), classified in the R15 district, requested by William Owen, owner and John Kohl & Company, surveyor.

Deferred (10-0) to the MPC meeting of August 26, 2004

13. **2004S-237G-03**
Davis Commercial Subdivision
Maps 34-06, Parcel 58
Subarea 3 (1998)
District 10 (Ryman)

A request for preliminary plat approval to create 4 lots, located on Myatt Drive, approximately 1800 feet south of Gallatin Pike, (4.2 acres), classified CS district, requested by Troy Davis, owner, and Dale & Associates, engineer.

Approved (10-0) with conditions

X. FINAL PLATS

14. **2004S-171U-05**
H.M Doaks Subdivision, Resub Of Part Of Lot 6
Maps 83-02 Parcel 33
Subarea 5 (1994)
District 6 (Jameson)

A request for final plat approval to subdivide 1 lot into 2 lots along the west side of Chapel Avenue and along the south side of McKennie Avenue, (0.37 acres), classified R6, requested by John Kohl, and Patrick Coode, surveyor, for Ed Meek, applicant/owner.

Approved (10-0)

15. **2004S-219U-10**
Henry Sperry Subdivision, Second Resubdivision Of Lot 1
Maps 117-05, Parcel 78
Subarea 10 (1994)
District 25 (Shulman)

A request for final plat approval to create 2 lots from 1 existing lot, located at the northeast corner of the intersection of Woodmont Boulevard and Lynnbrook Road, (1.11 acres), requested by Mike Nixon, owner, and John Kohl and Company, surveyors.

Removed (9-1) from Consent Agenda and deferred to MPC meeting of August 26, 2004

XI. PLANNED UNIT DEVELOPMENTS (revisions)

- 16. 58-85-P-12**
Rucker Landing (Formerly Brentwood Midlands)
Map 161, Parcel 71 and 254
Subarea 12 (1997)
District 27 (Foster)

A request to revise the preliminary and for final approval for the residential Planned Unit Development district located along the east side of Edmondson Pike, approximately 2,100 feet north of Old Hickory Boulevard, classified R10, (16.09 acres), to develop 102 townhomes, replacing 124 apartments, requested by Devinder Sandhu consultants, for Zachary Rucker, owner.

Deferred (10-0) to the MPC meeting of August 26, 2004

- 17. 2000P-003G-06**
Riverwalk, Phase 4
Map 126, Parcel 48
Subarea 6 (2003)
District 35 (Tygard)

A request for final approval for a portion of the Residential Planned Unit Development district located along the north side of Newsom Station Road, north of the CSX Railroad, classified RS15, (28.90 acres), to develop 70 single-family lots, requested by Civil Site Design Group, for Riverwalk Development Partners, owner.

Approved (10-0) with conditions

XII. MANDATORY REFERRALS

- 18. 2004M-055U-11**
Closure of Alley #688
Alley Closure/Hart St. And 1st Avenue
Map 105-8, Parcels 50, 51, 52, 56, 57
Subarea 11 (1999)
District 17 (Greer)

A request to close alley #688, west of 1st Avenue South, south of Hart Street by Donnel Wordlaw and Morning Star Baptist Church, applicant for Metro Government, owner.

Approved (10-0) with conditions

19. **2004M-064G-06**
Harpeth River Greenway Easement
Map 142-13 B, Parcel 121
Subarea 6 (2003)
District 35 (Tygard)

A request to accept and record an easement to the Metro Government for use in connection with the development of the Harpeth River Greenway at 928 Glenridge Lane, requested by Metro Legal Department.

Deferred (9-0) to the MPC meeting of August 26, 2004

20. **2004M-065U-10**
Dixie Place Easement Abandonment
Map 104-08 Parcel 47
Map 104-04 Parcel 10
Subarea 10 (1994)
District 18 (Hausser)

A request to abandon an easement between 21st and 22nd Avenue, requested by Mary Pat Teague, applicant for Vanderbilt University, owner.

Approved (10-0)

21. **2004M-066U-10**
Wallace Lane Easement Abandonment/Relocation
Map 130-04, Parcel 108
Subarea 10 (1994)
District 34 (Williams)

A request to abandon and relocate an easement located at Wallace Lane (unnumbered), between Hobbs Road and Sneed Terrace, requested by Brian Hamilton, Civil Site Design Group.

Approved (10-0)

22. **2004M-067U-05**
Sam Levy Easement Abandonment/Relocation
Map 104-09, Parcels 122,123
Subarea 5 (1994)
District 5 (Murray)

A request to abandon and relocate a water and sewer line easements between Berry and Spring Streets, Metro Water Services Project No. 04-SL-80 and 04-WL-71, where the new lines will be in the street right of way, requested by Metro Water and Sewer Services.

Approved (10-0)

23. **2004M-068U-10**
Granny White Sidewalk Improvements Project
Map 118-05, Parcel 30
Map 118-01, Parcels 95.01, 94
Subarea 10 (1994)
District 17 (Greer)
District 18 (Hausser)

A request to acquire property for Granny White Pike Sidewalk Improvements Project for curb and gutter, grass strip, sidewalk and associated improvements from Kirkwood Avenue to Clayton Avenue/requested by George Fowler, US Infrastructure, Inc.

Approved (10-0)

XIII. OTHER BUSINESS

24. Discussion of Planning Commission Policy for School Site Dedication
25. Public Hearing and endorsement of Nashville and Davidson County Traffic Study Requirements
Approved (10-0)
26. Contract for *Redpepper Inc.* to provide public relations consulting services to Music City Moves! (Active Living Program). Consultant fees will be paid for by grant received from *Active Living by Design*, a national program of the *Robert Wood Johnson Foundation*.
Approved (10-0)
27. Executive Director Reports
28. Legislative Update
29. **(Addendum)** Update Employee contracts for Matt Meservy and Michelle Kubant
Approved (10-0)

XIV. ADJOURNMENT

