



**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 John Summers
Tonya Jones	Joe Sweat, representing Mayor Bill Purcell

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*August 14, 2003*

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**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**Action: Approved (9-0)**

**III. APPROVAL OF JULY 24, 2003 MINUTES**

**Action: Approved (9-0)**

**IV. RECOGNITION OF COUNCILMEMBERS**

**V. OTHER BUSINESS**

a. A request to amend the Bellevue Community Plan: 2003 Update, the Major Street Plan, and the Collector Street Plan

**Action: Approved (9-0)**

b. Employee Contracts for Lee Jones, Nick Lindeman, Jennifer Higgs, John Houghton, Jeanne Stevens, and Jennifer Regen.

**Action: Approved (9-0)**

c. Executive Director Reports

d. Legislative Update

**VI. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**

**Action: Approved (9-0)**

**VII. 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 (9-0)**

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

1. **2003Z-063U-11**  
Council Bill No. BL2003-1435  
Map 105-03, Parcel 332  
Subarea 11 (1999)  
District 19 (Wallace)

A council bill to change from OR20 district to MUL district property at 1204 3rd Avenue South, approximately 100 feet south of Chestnut Street, (0.15 acres), requested by Sam J. Lewis, owner.

**Action: Withdrawn by applicant**

2. **2003Z-083G-08**  
Council Bill No. BL20003-1436  
Map 70-16, Parcel 18  
Subarea 8 (2002)  
District 20 (Haddock)

A request to change from IWD to MUL district property at 220 French Landing Drive, approximately 400 feet west of Great Circle Road, (2.00 acres) requested by Bob Nash, agent for Bob and Michael Real Estate Partnership

**Action: Approved (8-1)**

3. **2003Z-098U-05**  
Map 93-03, Parcel 132  
Subarea 5 (1994)  
District 6 (Beehan)

A request to change from RM20 district to OL district property at South 5th Street (unnumbered) and Shelby Avenue, (1.01 acres), requested by Larry J. Burge, owner.

**Action: Disapproved as contrary to the General Plan (8-0)**

4.                           **2003Z-102U-10**  
Map 104-08, Parcel 254  
Subarea 10 (1994)  
District 19 (Wallace)

A request to change from RM40 district to OR20 district property at 1502 18th Avenue South, approximately 100 feet north of Capers Avenue, (0.29 acres), requested by Everett Lowe, appellant/owner.

**Action: Deferred indefinitely (9-0)**

**IX. PRELIMINARY SUBDIVISION PLATS**

5.                           **2003S-173G-03**  
Fontanel  
Map 49, Parcels p/o 140, 200.01 and 319  
Subarea 3 (1998)  
District 1 (Gilmore)

A request for preliminary plat approval for 14 lots abutting the east margin of Whites Creek Pike, approximately 1,100 feet north of Lloyd Road, (37.81 acres), classified within the R15 and RS20 districts, requested by Fontanel Properties, LLC, owner, Advantage Land, surveyor. (Deferred from meeting of July 24, 2003).

**Action: Deferred to meeting of September 11, 2003 and requested that Greenways Commission (Parks) representative be present at the meeting (8-0)**

6.                           **2003S-201G-06**  
Westbrooke Pointe  
Map 126, Parcel 28  
Subarea 6 (2003)  
District 23 (Bogen)

A request for preliminary plat approval for 78 lots abutting the north margin of Highway 70, approximately 1,350 feet east of Old Charlotte Pike, (31.6 acres), classified within the RS15 district, requested by AGH Partners, owner, Civil Site Design Group, PLLC, surveyor.

**Action: Approved with conditions, but with the deletion of condition #1 (9-0)**

7. **2003S-204U-10**  
Woodmont Close  
Map 116-03, Parcels 32 and 33  
Subarea 10 (1994)  
District 34 (Williams)

A request for preliminary plat approval for three lots abutting the west margin of Woodmont Boulevard, approximately 1,400 feet south of Harding Road, (1.23 acres), classified within the R10 district, requested by Haury and Smith, owner/developer, Gresham, Smith & Partners, surveyor.

**Action: Approved with conditions (9-0)**

**X. FINAL SUBDIVISION PLATS**

8. **2003S-184U-07**  
Grayken Subdivision  
Map 129-01, Parcel 39  
Subarea 7 (2000)  
District 23 (Bogen)

A request for final plat approval to subdivide one lot into two lots, abutting the southern terminus of Wayside Court, approximately 620 feet south of Jocelyn Hollow Road (8.07 acres), classified within the RS40 district, requested by Kate R. W. Grayken, owner, and Ronnie D. Lowrey, surveyor.

**Action: Approved with conditions (9-0)**

**XI. PLANNED UNIT DEVELOPMENTS (revisions)**

9. **192-69-G-12**  
Hickory Plaza Kroger Store  
Map 161, Part of Parcel 163  
Subarea 12 (1997)  
District 30 (Kerstetter)

A request for a revision to the final plan for a portion of the Commercial Planned Unit Development District located abutting the northwest corner of Nolensville Pike and Old Hickory Boulevard, classified within the SCR district, (1.02 acres), to permit a fuel pumping station addition for the existing Kroger Store, requested by CEI Engineering Associates, for Kroger, L.P.I.

**Action: Approved with conditions (9-0)**

10. **84-85-P-06**  
Biltmore PUD  
Map 140, Parcel 4  
Subarea 6 (2003)  
District 23 (Bogen)

A request to revise a portion of the preliminary Planned Unit Development and for final approval for a portion of the undeveloped Commercial Planned Unit Development located abutting the north margin of I-40, east of McCrory Lane, classified CL, (17.51 acres), to permit the realignment and construction of Newsom Station Road to conform with the approved preliminary plan, requested by Barge, Cauthen and Associates, for Branstetter Family Partners, owner. (Deferred from meeting of July 24, 2003).

**Action: Approved with conditions, including a clarification to condition #4 that plan needs to include sidewalks on both the north and south side of Newsom Station Road (9-0)**

11. **102-85-P-06**  
Riverside, Phase 6  
Map 142-13-B, Part of Parcel 1  
Subarea 6 (2003)  
District 35 (Tygard)

A request for final approval for Phase Six of the Residential Planned Unit Development located abutting the south margin of New Morton Mill Road, north of Glenridge Drive, classified RS20, (3.238 acres), to permit the development of ten single-family lots, requested by Walter Davidson and Associates, for Rochford Construction Company, owner.

**Action: Approved with conditions (9-0)**

12. **88P-068G-13**  
Nashboro Square (Arby's)  
Map 135, Part of Parcel 253  
Subarea 13 (2003)  
District 28 (Alexander)

A request for final approval for a portion of the Commercial Planned Unit Development located abutting the corner of Murfreesboro Pike and Brooksboro Place, classified R10, (1.05 acres), to permit the development of a 3,200 square foot restaurant, approved for a up to 3,500 square foot restaurant, requested by Arby's Restaurant, for Robert Trent, owner.

**Action: Approved with conditions (9-0)**

- 13. 2003P-004U-07**  
Patina  
Map 91-14, Parcels 200, 201 and 202  
Subarea 7 (2000)  
District 24 (Summers)

A request to revise the preliminary plan and for final approval of the Planned Unit Development located at 224, 226 and 228 Orlando Avenue, abutting the east margin of Orlando Avenue, classified RS3.75, (2.63 acres), to permit the development of 14 single-family lots to replace the approved 15 single-family lots, requested by Barge, Cauthen and Associates, for Shamrock Holdings, Inc., owners. (Deferred from meeting of July 24, 2003).

**Action: Approved with conditions (9-0)**

## **XII. MANDATORY REFERRALS**

- 14. 2003M-087U-10**  
Acceptance by Metro of the Roundabout Sculpture  
Map 91-13, ROW  
Subarea 10 (1994)  
District 19 (Wallace)

An Ordinance authorizing the installation within the public right-of-way of a certain sculpture and accepting the donation of that sculpture upon completion of the installation, as requested by the Metro Department of Finance, Real Property Services.

**Action: Approved (9-0)**

- 15. 2003M-088U-11**  
License Agreement for an electric line across RR  
Map 94-09  
Subarea 11 (1999)  
District 15 (Loring)

An Ordinance authorizing the Mayor to enter into a license agreement with Nashville & Eastern Railroad Corporation to allow Metro Public Works to install an electric line across the railroad right-of-way and under the railroad tracks at Milepost .04, located on Map 94-09, and requested by the Metro Department of Law for the Department of Public Works.

**Action: Approved (9-0)**

16. **2003M-089G-14**  
License Agreement for Wal-Mart Recycling Bins  
Map 75-14, Parcel 135  
Subarea 14 (1996)  
District 19 (Wallace)

An Ordinance to allow Public Works to place 14 recycling bins at a Wal-Mart located at 4101 Lebanon Pike, abutting the southeast corner of Lebanon Pike and Old Hickory Boulevard, as requested by the Metro Department of law for Public Works.

**Action: Approved (9-0)**

17. **2003M-095U-09**  
B.B. King's Blues Club Sign Encroachment  
Map 93-06-2, Parcel 74  
Subarea 9 (1997)  
District 6 (Beehan)

A request to install a sign, measuring 7.75 feet tall by 4 feet wide, to project over the public sidewalk approximately 5 feet and a minimum of 10.5 feet above the sidewalk for the B.B. King's Blues Club, owned by the Beale Street Blues Company, to be located at 152 2nd Avenue North, and as requested by August Enterprises, Inc., representative and sign company.

**Action: Approved with conditions (9-0)**

### XIII. ADJOURNMENT

