



**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 26, 2004*

\*\*\*\*\*

- I. **CALL TO ORDER**
- II. **ADOPTION OF AGENDA**  
**Action: Approved (8-0) with corrections**
- III. **APPROVAL OF AUGUST 12, 2004 MINUTES**  
**Action: Approved (8-0)**
- IV. **RECOGNITION OF COUNCILMEMBERS**
- V. **PUBLIC HEARING ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  
**Action: Approved (9-0)**
- 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.  
**Action: Approved (9-0)**

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

- 1. 2004Z-009T  
2004Z-017T  
Council Bill No. BL2004-237**

A request to change the text of the Zoning Ordinance (Section 17.28.040) limiting housing development in floodplains and floodways, requested by Councilmember Feller Brown and Councilmember Harold White. (Deferred from meeting of June 24, 2004).

**Action: Disapproved original bill (9-0) and re-refer any substitute bill to the MPC**

- 2. 2004Z-018T  
Council Bill No. BL2004-339**

A Council Ordinance amending Title 17 of the Metropolitan Code, by amending Section 17.40.740 by requiring specific council approval for waiving the payment of fees required except on applications by governments, requested by Councilmember Ludy Wallace.

**Action: Took No Official Action (9-0)**

**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.

**Action: Approved (9-0) with conditions, and that no grading permits be issued prior to final plat approval**

4. **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.

**Action: Approved (9-0) with conditions, including a sidewalk variance along Castleman Drive**

#### **FINAL PLATS**

5. **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.

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

#### **PLANNED UNIT DEVELOPMENTS**

6. **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.

**Action: Approved (9-0) with conditions, and removed conditions #9, 10, 12, & 12 as approved by Metro Public Works**

## MANDATORY REFERRALS

7. **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.

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

## VIII. PUBLIC HEARING ZONING MAP AMENDMENTS

8. **2004Z-099U-08**  
Maps 81, 91, and 92, Various Parcels  
Subarea 8 (2002)  
District 21 (Whitmore)

A request to change from R6 to RS5 district property located at various properties within Council District 21, north and south sides of Jefferson Street and east and west sides of Ed Temple Boulevard, (813.66 acres), requested by Councilmember Edward Whitmore for various owners.

**Action: Disapproved (6-3) with a recommendation to re-refer bill to the MPC following additional study / review to find if properties must be removed or added, and that notices only be sent to actual property owners**

9. **2004Z-103U-10**  
Map 105-10, Parcels 156-159, 160, 150-14,  
49-50, 54-58  
Subarea 10 (1994)  
District 17 (Greer)

A request to change from RM20 to R8 district properties located along Beech, S. Douglas, Elliott, and Glen Avenue, (3.07 acres), requested by Councilmember Ronnie Greer, applicant for various owners.

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

10.                   **2004Z-104U-13**  
Map 163, Parcel 36,171  
Subarea 13 (2003)  
District 28 (Alexander)

A request to change from AR2a to RM20 district properties located at 1411 and 1421 Rural Hill Road, approximately 375 feet north of Mt. View Road, ( 9.7 acres), requested by ERC properties, applicant for Thomas A. Lundborg, et ux.

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

11.                   **2004Z-105U-10**  
Map 118-01 Parcel 110  
Subarea 10 (1994)  
District 17 (Greer)

A request to change from R8 to CS district property at 1110 Gilmore Avenue, approximately 130 feet east of 12th Avenue South, (0.16 acres), requested by Treg Warner, applicant/owner.

**Action: Approved (7-1) with conditions and as amended to MUL at MPC meeting**

12.                   **2004Z-106U-06**  
Map 102, Parcel a portion of 88  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from OR20 to CS district a portion of property at 6950 Charlotte Pike, west of I-40, (5.05 acres), requested by William Kantz, applicant for River Meade Development, Inc., owner.

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

13.                   **2004Z-107U-14**  
Map 95-11, Parcel 195  
Subarea 14 (1996)  
District 15 (Loring)

A request to change from RS10 to ON district at 609 McGavock Pike, north of Elm Hill Pike, (0.74 acres), requested by Charles E. Robinson, applicant/owner.

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

- 14.**                    **2004Z-108U**  
Map 118-05, Parcel 30  
Subarea 10 (1994)  
District 17 (Greer)

A request to apply the Historic Landmark Overlay District to Sunnyside at Sevier Park at 3000 Granny White Pike, (20.43 acres), requested by the Metro Historical Commission.

**Action: Deferred (9-0) to the September 9, 2004 MPC meeting**

- 15.**                    **2004Z-108U**  
Map 105-03, Parcel 3  
Subarea 11 (1999)  
District 17 (Greer)

A request to apply the Historic Landmark Overlay District to the City Cemetery, 4th Avenue South (unnumbered), (28.24 acres), requested by the Metro Historical Commission.

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

- 16.**                    **2004Z-108U**  
Map 94, Parcels 4, 23  
Subarea 11 (1999)  
District 15 (Loring)

A request to apply the Historic Landmark Overlay District to the Omohundro Water System at 1400 Pumping Station Road and 546 Cave Road (28.27 acres), requested by Metro Historical Commission.

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

- 17.**                    **2004Z-108U**  
Map 105-06, Parcel 84  
Subarea 10 (1994)  
District 17 (Greer)

A request to apply the Historic Landmark Overlay District to the City Reservoir at 824 West Argyle Avenue and 1401 8th Avenue South, (16.96 acres), requested by the Metro Historical Commission.

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

- 18.**                    **2004Z-108U**  
Map 105-02, Parcel 434, 446  
Subarea 11(1999)  
District 17 (Greer)

A request to apply the Historic Landmark Overlay District to Fort Negley at 800 Fort Negley Blvd., (37.80 acres), requested by the Metro Historical Commission.

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

- 19.**                    **2004Z-108U**  
Map 93-11 Parcel 199  
Subarea 9 (1997)  
District 19 (Wallace)

A request to apply the Historic Landmark Overlay District to Lindsley Hall at 730 2nd Avenue South, requested by the Metro Historical Commission.

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

- 20.**                    **2004Z-108U**  
Subarea 9 (1997)  
District 6 (Jameson)

A request to apply the Historic Landmark Overlay District to the Shelby Street Bridge, between the Gateway and Woodland St. Bridges, requested by the Metro Historical Commission.

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

- 21.**                    **2004Z-108U**  
Map 93-11, Parcel 105  
Subarea 9 (1997)  
District 6 (Jameson)

A request to apply the Historic Landmark Overlay District to the Trolley Barns on Rolling Mill Hill at 33 Peabody Street, (12.08 acres), requested by the Metro Historical Commission.

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

22.                   **2004Z-109G-12**  
Map 186, Parcel 14.01  
Subarea 12 (1997)  
District 31 (Toler)

A request to change from AR2a to SCC district at 7022 Nolensville Pike, south margin of Burkitt Road, (6.6 acres), requested by Mark Traylor, Boyle Nashville LLC, applicant for Michael Ray Boyle, et ux, owner.

**Action: Deferred (9-0) to the September 23, 2004 MPC meeting**

23.                   **2004Z-110U-08**  
Map 81-08, Parcel 418,419  
Subarea 8 (2002)  
District 19 (Wallace)

A request to change from R6 to MUN district at 600 Garfield Street and 1707 6th Avenue North, (0.59 acres), requested by Rodney Harris, applicant for TOP Development, owner.

**Action: Deferred (8-0) to the September 23, 2004 MPC meeting**

24.                   **2004Z-112U-13**  
Map 150, Parcel, 129-132  
Subarea 13 (2003)  
District 33 (Bradley)

A request to change from AR2a and R15 to RS10 district at Route 2 and 6033 Mt. View Road and 3249 Hamilton Church & Hamilton Church (unnumbered), (45.32 acres), requested by Anderson-Delk & Associates, Inc., applicant for Joseph Ransom, Richard A. Lewis, Kent Burgess, and Full Gospel Nashville Church, Inc., owners.

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

25.                   **2004Z-114G-12**  
Map 181, Parcel portion of 7  
Subarea 12 (1997)  
District 31 (Toler)

A request to change from AR2a to CL district a portion of property at 10638 Concord Road, south side of Nolensville Pike, (10 acres), requested by Gresham Smith and Partners, applicant for Harold and Jacob Kornman, owners.

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



26.                   **2004Z-115G-02**  
Map 50, Parcel a portion of 47.01  
Subarea 2 (1995)  
District 3 (Hughes)

A request to change from RS7.5 to SCR district a portion of property at Dickerson Pike (unnumbered), approximately 1,500 feet west of Dickerson Pike, (6.82 acres), requested by Gresham Smith and Partners for Sallie Hicks, et al, co-trustees.

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

27.                   **2004Z-113G-02**  
Map 50, Parcels 50, 51, 52, 53, 140, and a  
portion of Parcels 45, 47, 49, 49.01  
Subarea 2 (1995)  
District 3 (Hughes)

A request to change from RS7.5 and IWD to SCR district properties at Dickerson Pike (unnumbered), 3466 and 3446 Dickerson Pike, abutting the west side of Dickerson Pike, (81.71 acres), requested by Gresham Smith and Partners for Sallier Hicks Family, LLC, Alice Cranford and Corolene Bandy, Jack Jenkins, and Pegasus Properties, owners.

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

28.                   **88P-056G-02**  
Mulberry Downs (formerly Apple Valley)  
Map 50, Parcel part of 47  
Subarea 2 (1995)  
District 3 (Hughes)

A request to cancel a 6.82 acre portion of an existing Residential Planned Unit Development district located at the terminus of Mulberry Downs Cr, and approximately 1,500 feet west of Dickerson Pike, classified RS7.5 and SCR, to remove a 6.82 acre portion from the PUD and to relocate 12 townhome units within the remaining PUD, requested by Gresham Smith and Partners for George Hicks Family Trust, owner.

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

## **IX. PRELIMINARY SUBDIVISION PLATS**

- 29. 2004S-241G-12**  
Burning Bush  
Map 174 Parcel 96  
Subarea 12 (1997)  
District 32 (Coleman)

A request for preliminary plat approval of 248 lots abutting the southeast corner of Old Franklin Road and Cane Ridge Road, (78.88 acres), classified in the RS10 district, requested by JCK Development, owner/developer and Anderson-Delk Associates Inc., engineer.

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

- 30. 2003S-304U-03**  
Perry Subdivision  
Map 070-03, Parcel 01.01  
Subarea 3 (1998)  
District 2 (Isabel, Sr.)

A request for revision to a preliminary plat approval for 7 lots, located abutting the northwest terminus of Walker Lane, approximately 500 feet north of West Nocturne Drive (4.71 acres), classified within the RS20 District, requested by Joseph Perry, owner, R.L. Montoya, surveyor.

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

## **X. FINAL PLATS**

- 31. 97S-014U-03**  
Forest Vale Subdivision  
Map 059-01, Parcels 28-34  
Subarea 3 (1998)  
District 1 (Gilmore)

A recommendation from the Metropolitan Department of Law to rescind the original approval of the preliminary and final approval for seven lots abutting the northeast corner of Briley Parkway and Buena Vista Pike, opposite Beal's Lane (3.52 acres), classified within the R15 District, requested by Howard Fisher, owner/developer, H & H Land Surveying, Inc., surveyor. The original plat was approved without the required sewer line extension being built or properly bonded.

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

- 32.**                           **2004S-133U-03**  
Dylan Downs  
Map71-01, Parcel 47  
Subarea 3 (1998)  
District 2 (Isabel)

A request for final plat approval to create 2 lots from one parcel, located abutting the north side of Yokley Road, approximately 300 feet west of Old Matthews Road (.34 acres) located in the RS7.5 district, requested by DY Properties, II, LLC, owner and Dale & Associates, Surveyor.

**Action: Approved (9-0) with a sidewalk variance along Yokley Road**

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

- 33.**                           **235-84-G-04**  
Harbor Village, Phase 3  
Map 034-07, Parcel 034  
Subarea 4 (1998)  
District 10 (Ryman)

Request to revise the preliminary plan and for final PUD approval to allow for the development of 46 single-family lots, classified R20, (8.62 acres), located north of Edenswood Road and approximately one-half mile east of Myatt Drive, as requested by Batson & Associates Engineering, applicant, for Glen F. Nabors, et ux, and Coleman Lake Partners, owner and purchaser.

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

- 34.**                           **310-84-G-03**  
I-24/Old Hickory Boulevard PUD  
Map 40, Parcel 27  
Subarea 3 (1998)  
District 3 (Hughes)

A request to cancel a portion of a Commercial PUD located at Route 1 Old Hickory Boulevard, west of I-24, classified CS, (4.22 acres), approved for a bus repair facility on the adjacent parcel within the PUD, requested by George Hussey, owner.

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

35. **2003P-002G-06**  
Cobblestone Creek, Phase 1a  
Map 41, Parcel 2  
Subarea 2 (1995)  
District 3 (Hughes)

A request for final approval for a phase of the Planned Unit Development district located abutting the north side of Old Hickory Boulevard, at the terminus of Autumn Ridge Drive, classified R8, (6.09 acres), to develop 25 lots, requested by M.R. Stokes, owner, and Bruce Rainey and Associates, applicant.

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

### **XIII. OTHER BUSINESS**

36. Update Employee contract for David Kline  
**Action: Approved (9-0)**
37. Contract for Cheryl Hunter-Grah for Professional Planning Services  
**Action: Approved (9-0)**
38. Executive Director Reports
39. Legislative Update
40. *Addendum:* Set September 23, 2004 MPC public hearing for proposed amendments to the Subdivision Regulations, including sidewalk provisions.  
**Action: Approved (9-0)**

### **XIV. ADJOURNMENT**

