



**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	Joe Sweat, representing Mayor Bill Purcell

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*December 11, 2003*

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- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF NOVEMBER 13, 2003 MINUTES**  
**Action: Approved (7-0)**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  
**Action: Approved (7-0)**
- 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 (8-0)**
- VII. PUBLIC HEARING: A REQUEST TO AMEND THE ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE**  
**Action: Deferred (8-0) to meeting of January 8, 2004**

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

- 1. 2003Z-111G-14**  
Map 86, Parcel 59  
Subarea 14 (1996)  
District 12 (Gotto)

A request to change from RS15 district to CS district property located at 4060 Andrew Jackson Parkway, abutting the southwest corner of Andrew Jackson Parkway and Old Lebanon Dirt Road (8.13 acres), requested by Thomas H. Pierce, applicant, for Charles Smith, owner. (Deferred from meeting of November 13, 2003). (See PUD Proposal No. 8-86-P-14 below).

**Action: Disapproved (6-2)**

- 2. 8-86-P-14**  
A+ Storage – Hermitage  
Map 86, Parcel 59  
Subarea 14 (1996)  
District 12 (Gotto)

A request to cancel the undeveloped Planned Unit Development located abutting the west margin of Andrew Jackson Parkway, south of Old Lebanon Dirt Road, classified RS15, (8.13 acres), approved for a 39 unit townhome development, requested by Dale and Associates for Tommy Pierce, optionee. (Deferred from meeting of November 13, 2002). (See Zone Change Proposal No. 2003Z-111G-14 above).

**Action: Disapproved (6-2)**

- 3. 2003Z-126G-06**  
Map 155, Parcel 122  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from RS40 district to OL district on property at Route 5 Highway 100 on the east margin of Highway 100, approximately 150 feet south of Old Harding Pike, (3.22 acres), requested by Richard D. Jones, applicant, Betty French, owner. (Deferred from meeting of November 13, 2003).

**Action: Deferred (8-0) to meeting of January 22, 2004**

4.                   **2003Z-127G-06**  
Map 155, Parcel 121  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from RS40 district to CL (5.0 acres) and OL (3.42 acres) districts property at Route 5 Highway 100 located on the east margin of Highway 100, approximately 150 feet south of Old Harding Pike, (8.42 acres), requested by Richard D. Jones, applicant, for Mary Johnson, owner. (Deferred from meeting of November 13, 2003).

**Action: Deferred (8-0) to meeting of January 22, 2004**

5.                   **2003Z-135U-13**  
Map 148, Parcel 66  
Subarea 13 (2003)  
District 28 (Alexander)

A request to change from AR2a district to RM6 district property located at Franklin Limestone Road (unnumbered), abutting the south margin of Franklin Limestone Road and Mullins Road (40.18 acres), requested by Joe McConnell, MEC Inc., applicant, for Gold Star Development, Inc., owner. (Deferred from meeting of November 13, 2003).

**Action: Deferred (8-0) to meeting of January 8, 2004**

#### **PRELIMINARY SUBDIVISION PLATS**

6.                   **2002S-229G-14**  
Windstar Estates, Revise Preliminary and Section 1 Final  
Map 43, Parcels 7 and 8  
Subarea 14 (1996)  
District 11 (Brown)

A request for revised preliminary and final plat approval to create 84 lots and final approval for 47 lots in Phase One, abutting the southwest margin of Swinging Bridge Road and the northwest corner of Warren Drive and Keeton Avenue, (77.07 acres), classified within the R10 and R15 districts, requested by Charlie Rhoten, owner/developer, Burns and Associates, Inc., surveyor. (Deferred from meetings of October 23, 2003 and November 13, 2003).

**Action: Approved (5-3) with conditions**

**MANDATORY REFERRALS**

- 7. **2003M-093U-12**  
Abandon Right-of-Way at End of Trousdale Drive  
Map 160, Parcel 93  
Subarea 12 (1997)  
District 31 (Toler)

A request to abandon right-of-way for an unimproved portion of Trousdale Drive, located on the north margin of Hill Road, requested by Lyman H. Hines, property owner. (Deferred from meetings of October 23, 2003 and November 13, 2003).

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

- 8. **2003M-109U-03**  
Close Un-numbered Alley Between North Avondale  
Circle and Avondale Circle  
Map 71-02, Parcel 25  
Subarea 3 (1998)  
District 2 (Isabel)

A request to close Metropolitan Department of Public Works Un-numbered Alley, located between North Avondale Circle and Avondale Circle, requested by the adjacent property owners, Gene and Teressa George.

**Action: Approved (8-0), with recommendation to close adjacent alley also**

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

- 9. **2003Z-110U-13**  
Map 148, Part of Parcel 288  
Subarea 13 (2003)  
District 28 (Alexander)

A request to change a part of a parcel from RS7.5 to RS7.5 district without conditions, located at Franklin Limestone Road (unnumbered), approximately 500 feet south of Billings Gate Road (16.87 acres), requested by Kevin Estes, applicant, for AHR Development, Inc., owner.

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

- 10.**                               **2003Z-140U-13**  
Map 149, Parcels 44 and 225  
Map 163, Parcel 189  
Subarea 13 (2003)  
District 28 (Alexander)

A request to change from AR2a district to RS7.5 district properties located at 2544, 2558 and 2572 Una Antioch Pike, approximately 1,000 feet northeast of Moss Road (13.02 acres), requested by Don Thornberry, Crye-Leike Realtors, applicant, for Ted Price, Don Thornberry and Joyce Marshall, owners.

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

- 11.**                               **2003Z-141U-07**  
Map 91-09, Parcel 22  
Subarea 7 (2000)  
District 20 (Walls)

A request to change from IR district to MUI district property located at 618 Vernon Avenue, approximately 140 feet south of Nashua Avenue (0.65 acres), requested by John Clinton Lane, applicant/owner.

**Action: Deferred (9-0) to meeting of January 22, 2004**

- 12.**                               **2003Z-142G-06**  
Map 114, Parcel 21  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from AR2a and R80 districts to RS10 district property located at Old Charlotte Pike (unnumbered), on the northwest corner of Old Charlotte Pike and Gower Road (19.41 acres), requested by Anderson-Delk & Associates, Inc., applicant, for Nancy Knox and Mary Hoover, owners.

**Action: Disapproved (7-0), with recommendation to revisit the policy, with special attention to insufficient infrastructure, utilities, and safety issues**

13.                           **2003Z-143G-12**  
Map 173, Parcel 124 and 158  
Subarea 12 (1997)  
District 31 (Toler)

A request to change from AR2a district to RS10 district properties located at 1089 and 1091 Barnes Road, approximately 1,600 feet east of Barnes Cove Court (5.28 acres), requested by Anderson-Delk & Associates, Inc., applicant, for Greystone Properties, LLC, owner.

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

14.                           **2003Z-144U-05**  
Map 61, Parcel 53  
Subarea 5 (1994)  
District 8 (Hart)

A request to change from RS10 district to IR district property located at 2634 Bethwood Drive, on the west margin of Ellington Parkway South (13.51 acres), requested by Roy Dale, applicant, for Curtis Seals, owner.

**Action: Disapproved (6-0) as contrary to the General Plan**

15.                           **2003Z-145U-03**  
Map 71-10, Parcels 143, 144 and 147  
Map 71-14, Parcel 395  
Subarea 3 (1998)  
District 2 (Isabel)

A request to change from RS5 district to CS district property located at 1219, 1221, 1225 and 1231 Bessie Avenue on the south margin of Weakley Avenue (0.87 acres), requested by R. C. Calligan, applicant/owner, for RCC, LLC, owner.

**Action: Disapproved (6-0)**

16.                           **2003Z-146U-11**  
Map 106, Various Parcels  
Map 119, Various Parcels  
Map 133, Various Parcels  
Subarea 11 (1999)  
District 16 (McClendon)

A request to change from R6, R8, R10 and R15 districts to RS5, RS7.5, RS10 and RS15 districts various properties located along the east and west side of Nolensville Pike and between Thompson Lane and I-440 (915.68 acres), requested by Councilmember Amanda McClendon.

**Action: Approved (6-0)**

17.                           **2003Z-147U-05**  
Map 72-10, Parcels 85 and 86  
Subarea 5 (1994)  
District 8 (Hart)

A request to change from R6 district to RM6 district properties located at 1017 and 1021 Spain Avenue, approximately 250 feet west of Gallatin Pike (0.58 acres), requested by Robert W. Rutherford, applicant, for Phillip-Robinson Company, owner.

**Action: Deferred (7-0) to meeting of January 8, 2004**

18.                           **2003Z-148G-06**  
Map 102, Parcels 42, 72 and 74  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from R40 district to CS district properties located at 5731 River Road, River Road (unnumbered) and Charlotte Pike (unnumbered), at the southwest corner of River Road and Charlotte Pike (6.87 acres), requested by Wallace E. Johnson, applicant/owner.

**Action: Deferred (7-0) to meeting of January 8, 2004**

19.                           **2003Z-149U-05**  
Map 83-01, Parcel 277  
Subarea 5 (1994)  
District 6 (Jameson)

A request to change from CS district to R6 district property located at 1103 McKennie Avenue, approximately 100 feet east of Gallatin Avenue (0.15 acres), requested by Councilmember Mike Jameson, applicant, for Pat Adams and A. W. and Gwen Schumann, owners.

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

20.                           **2004Z-003G-04**  
Map 34-06, Part of Parcel 57  
Subarea 4 (1998)  
District 10 (Ryman)

A request to change from CS district to IR district part of a parcel at Myatt Drive (unnumbered), located approximately 1,000 feet south of North Gallatin Pike along the west side of Myatt Drive (27.12 acres), requested by Walter Knestrick for Rivergate Partners, owner.

**Action: Disapproved (5-1) as contrary to the General Plan, with a request to re-refer this item to MPC after the Council Public Hearing and a request to revisit the Subarea plan for the area.**

21. **2004Z-005U-13**  
Map 149, Parcel 79  
Map 149-03, Parcel 69  
Subarea 13 (2003)  
District 29 (Wilhoite)

A request to change from R8 district to MUL (2.69 acres) and RS3.75 (1.00 acres) districts a portion of property at 2500 Murfreesboro Pike and property at 2530 Murfreesboro Pike, approximately 800 feet south of Edge-O-Lake Drive (3.69 acres), requested by Mark Marshall, Marshall Developments, applicant, for Gwen M. Billips, Joyce M. Ross and Murfreesboro Edge-O-Lake, LLC, owners.

**Action: Approved (6-0) applicant's request**

**X. PRELIMINARY SUBDIVISION PLATS**

22. **2003S-254U-13**  
Hamilton Church Subdivision  
Map 150, Parcels 95, 96, 97, 99 and 192  
Subarea 13 (2003)  
District 33 (Bradley)

A request for preliminary plat approval for 45 lots abutting the north margin of Hamilton Church Road, approximately 1,600 feet west of Mt. View Road (16.63 acres), classified within the AR2a district, requested by Harold Feener, owner, Civil Site Design Group, surveyor.

**Action: Approved (6-0) with conditions, except with construction of curb radii, guardrails, and sign stating future roadway connection at the northwest street connection, but no requirement to build the northwest stub street.**

23. **2003S-274U-05**  
Martin Subdivision  
Map 73-01, Parcel 166  
Subarea 5 (1994)  
District 7 (Cole)

A request for preliminary and final plat approval to create 4 lots with a sidewalk variance abutting the southeast margin of Avalon Drive and Warden Drive (1.5 acres), classified within the RS10 District, requested by Douglas & Patti Martin, owner, Patrick Coode, surveyor.

**Action: Deferred (7-0) to meeting of January 8, 2004**



24. **2003S-303G-13**  
Tillman Property  
Map 164, Parcel 85  
Subarea 13 (2003)  
District 33 (Bradley)

A request for preliminary plat approval for 308 lots abutting the north margin of Pinhook Road, approximately 1,400 feet west of Hobson Pike (83.32 acres), classified within the RS10 district, requested by Global Development, Inc., owner/developer, MEC, Inc., surveyor.

**Action: Approved (6-0) with conditions, including Public Works conditions distributed separately to Commission.**

## XI. FINAL PLATS

25. **2003S-265U-10**  
Marengo Park, Resubdivision of Lot 52A  
Map 118-10, Parcel 172  
Subarea 10 (1994)  
District 25 (Shulman)

A request for final plat approval to create 2 lots abutting the southwest corner of Woodmont Boulevard and General Hood Trail, with a request for a sidewalk variance, (0.98 acres), classified within the R10 district, requested by Daniel C. and Susan R. Burton, owners, Alley & Associates, surveyor.

**Action: Approved (6-0) plat and applicant's request for sidewalk variance on Woodmont Boulevard and General Hood Trail**

26. **2003S-289G-14**  
Villages of Larchwood, Phase 2, Section 4B,  
Revision of Lot 74  
Map 108-04-A, Parcel 134  
Subarea 14 (1996)  
District 13 (Burch)

A request for final plat approval for a variance to remove sidewalks for 1 lot abutting the southeast terminus of Fitzpatrick Road, approximately 100 feet southeast of Elmwood Court, (0.16 acres), classified within the R10 Residential Planned Unit Development District, requested by Hillmore Properties, owner/developer, Tom Ragsdale, agent.

**Action: Deferred (7-0) to meeting of January 8, 2004**

## **XII. PLANNED UNIT DEVELOPMENTS (revisions)**

- 27. 309-84-U-12**  
Hickory Point at Brentwood  
Map 161, Parcels 79 and 195  
Subarea 12 (1997)  
District 27 (Foster)

A request for final approval for the Planned Unit Development located abutting the north margin of Old Hickory Boulevard, east of Amalie Drive, classified RM15, (25.3 acres), to permit the development of 298 multi-family units, requested by Ragan-Smith Associates for 15174 Old Hickory Boulevard LLC, owner.

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

- 28. 88P-054G-13**  
South Shores, Phase 2  
Map 165, Parcel 11  
Subarea 13 (2003)  
District 32 (Coleman)

A request for final approval for a phase of the Planned Unit Development located abutting the south margin of Hamilton Church Road, west of Lavergne-Couchville Pike, classified RS10, (13.81 acres), to permit the development of 51 single-family lots, requested by Barge, Waggoner, Sumner and Cannon for CMH Parks, Inc., owner.

**Action: Approved (6-0) without stub street**

- 29. 89P-031G-13**  
Smith Springs PUD  
Map 136, Parcels 154 and 155  
Subarea 13 (2003)  
District 29 (Wilhoite)

A request for final approval for the Commercial Planned Unit Development located abutting the north margin of Smith Springs Road at Old Smith Springs Road, classified AR2a, (6.79 acres), to permit the development of a 60,000 square foot retail, food service, convenience sales shopping center, requested by McKinney Engineering for Dorothy Pugh owner.

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

- 30. 98P-001G-14**  
Alta Lake, Phase II  
Map 97, Parcel 152  
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 Bell Road, east of Dodson Chapel Road, classified RM9, (10.9 acres), to permit the construction of 156 multi-family units, requested by Ragan-Smith and Associates for Bennett-Volunteer LLC, owner.

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

- 31. 2001P-009G-13**  
Maxwell Place  
Map 176, Parcel 27  
Subarea 13 (2003)  
District 32 (Coleman)

A request for final approval of the Planned Unit Development located abutting the south margin of Maxwell Road, east of Lavergne-Couchville Pike, classified RS10 (15.30 acres), to permit the development of 62 single-family lots, requested by Crouch Engineering for Continental Development, owner.

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

- 32. 2003P-002G-02**  
Cobblestone Creek, Phase 1  
Map 41, Part of Parcel 2  
Subarea 2 (1995)  
District 3 (Hughes)

A request for final approval for Phase One of the Planned Unit Development located abutting the north margin of Old Hickory Boulevard, 1,250 feet west of Brick Church Pike, classified R8, (6.23 acres), to permit the development of 26 single-family lots, requested by Bruce Rainey and Associates for M. R. Stokes, owner.

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

### **XIII. MANDATORY REFERRALS**

- 33. 2003M-123U-14**  
Property acquisition-Stewarts Ferry Pike/  
McC Campbell Avenue  
Map 96-02, Parcel 68  
Map 96-06, Parcels 45, 133, 134, 135, 136, 137, 137.01  
Map 96-07, Parcels 1, 1-01, 1-02, 1-03 and 2  
Subarea 14 (1996)  
District 14 (White)

A request to acquire property located at the intersection of Stewarts Ferry Pike and McC Campbell Avenue, for intersection improvements and realignment of McC Campbell Avenue, including signalization, turn lanes and sidewalks, requested by the Department of Real Property Services.

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

- 34. 2003M-125U-11**  
Water and Sewer Line Abandonment,  
Willowbrook Market Place  
Map 119-11, Parcels 163-172  
Map 119-15, Parcels 123 and 124  
Subarea 11 (1999)  
District 16 (McClendon)

A request to abandon a water and sewer line, Metro project Nos. 03-WG-185 and 03-SG-188, located on the southwest corner of Thompson Lane and I-24 East, and the northwest corner of Briley Parkway and I-24 East, in the Willowbrook Market Place, requested by the Metro Department of Water and Sewerage Services.

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

- 35. 2003M-126U-13**  
Sewer line extension and easement on Harding Place  
Map 135, Parcels 96, 98 and 99  
Subarea 13 (2003)  
District 28 (Alexander)

A request for a sewer line extension and easement acquisition on two properties located at 1821 and 1823 Old Murfreesboro Pike and 1824 Murfreesboro Pike, on the north margin of Murfreesboro Pike and the south margin of Old Murfreesboro Pike, (1.95 acres), Metro Water Services Project No. 03-SG-128, requested by the Department of Water and Sewerage Services.

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

- 36. 2003M-127U-11**  
Easement acquisition for a water main on Visco Drive  
Map 94, Parcel 4  
Map 94-09, Parcels 20 and 85  
Subarea 11 (1999)  
District 15 (Loring)

A request for easement acquisition for a 48" Omohundro water main, located at 70 Fesslers Lane, 905 Visco Drive, and 1400 Pumping Station Road, on the southeast corner of Fesslers Lane and Visco Drive and the east terminus of Pumping Station Road, (24.86 acres), Metro Water Services Project No. 03-WG-153, request by the Department of Water and Sewerage Services.

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

- 37. 2003M-128U-05**  
Sewer line and easement abandonment on Gallatin Pike  
Map 72-03, Parcel 175  
Subarea 5 (1994)  
District 8 (Hart)

A request for sewer line and easement abandonment on one lot located at 3518 Gallatin Pike, at the southeast corner of Gallatin Pike and Howard Avenue, (1.0 acres), Metro Water Services Project No. 03-SG-193, requested by the Department of Metro Water and Sewerage Services.

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

- 38. 2003M-129U-05**  
Street Sign Encroachment for Historic Edgefield  
Map 82, Various Parcels  
Map 93, Various Parcels  
Subarea 5 (1994)  
District 6 (Jameson)

A request for street sign encroachment for Historic Edgefield, located on the corners of South 5th, 6th, 7th, 8th, 9th and 10th Streets, and Woodland Street, Russell Street, Fatherland Street, Prospect Street, Boscobel Street, and Shelby Avenue (27 total), for the purpose of erecting street signage in the public right-of-way, requested by the Historic Edgefield Homeowners Association.

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

- 39. 2003M-131U-09**  
Lease Agreement with Nashville Children's Theatre  
Map 93-11, Parcel 199  
Subarea 9 (1997)  
District 19 (Wallace)

An Ordinance, drafted by the Metropolitan Department of Real Property Services, authorizing the Metropolitan Government of Nashville and Davidson County to enter into a lease agreement with the Nashville Academy Theatre and Nashville Children's Theatre Association, for use of the Nashville Children's Theatre, located at 724 Second Avenue South, on the Howard School Building Campus.

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

- 40. 2003M-132U-08**  
Lease Agreement with H & H Associates, Inc.  
Map 82-05, Parcel 127  
Subarea 8 (2002)  
District 19 (Wallace)

An Ordinance, drafted by the Metropolitan Department of Real Property Services, authorizing the Metropolitan Government of Nashville and Davidson County to enter into a lease agreement with H & H Associates, Inc., for use as a parking facility, located at 1508 3rd Avenue North, on the southeast corner of 3rd Avenue North and Hume Street.

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

- 41. 2003M-133U-08**  
Lease Agreement with Baugh an Pardue, LLC  
Map 82-05, Parcel 151  
Subarea 8 (2002)  
District 19 (Wallace)

An Ordinance, drafted by the Metropolitan Department of Real Property Services, authorizing the Metropolitan Government of Nashville and Davidson County to enter into a lease agreement with Baugh and Pardue, LLC, for ingress and egress to an adjacent property, located at 2nd Avenue North (unnumbered), on the southeast corner of 2nd Avenue North and Cement Plant Road.

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

42. **2003M-135U**  
Comprehensive Strategic Sidewalk Plan Year 01

An Ordinance, drafted by the Metropolitan Department of Real Property Services, to outline twenty-one individual projects for the Comprehensive Strategic Sidewalk Improvement Projects - Year 01.

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

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

43. Contract with Tennessee Department of Transportation for regional transit planning program.  
**Action: Approved (8-0)**
44. Employee Contract for Jennifer Carlat, Community Communications Officer  
**Action: Approved (8-0)**
45. Executive Director Reports
46. Legislative Update

#### **XV. ADJOURNMENT**

