



**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**

*December 9, 2004*

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**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

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

**III. APPROVAL OF NOVEMBER 11, 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WITHDRAWN**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**

**VIII. BELLEVUE COMMUNITY PLAN: UPDATE**

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

1. **2004Z-118U-12**  
Map 147-7, Parcel 84, 85, 236  
Subarea 12 (2004)  
District 27 (Foster)

A request to change from R6 to RM15 district at J.J. Watson Avenue (unnumbered), west of Nolensville Pike, (4.57 acres), requested by Nader Karshenas, applicant/owner.

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

2. **2004Z-139G-12**  
Map 181, Parcel 44  
Subarea 12 (2004)  
District 31 (Toler)

A request to change from AR2a to RM9 district property at 6614 Nolensville Pike., approximately 140 feet south of Autumn Oaks Drive, (7.7 acres), requested by John Hays, applicant for Jesse M. Roland, owner.

**Action: Disapproved RM9, but Approved RM6 (9-0)**

3. **2004Z-140U-10**  
Map 132-01, Parcel 31  
Subarea 10 (1994)  
District 25 (Shulman)

A request to change from R20 to RS10 district at 4115 Lealand Lane, approximately 400 feet south of Greerland Drive, (1.76 acres), requested by Scott Morgan, applicant/owner, James Halloran, owner.

**Action: Disapproved RS10, but Approved RS15 (6-2)**

4. **2004Z-144G-06**  
Map 114, Parcel 209.02, 213, And 329  
Subarea 6 (2003)  
District 23 (Whitson)

A request to change from R10 to RM15 district properties at 7301 Sonya Dr. and Sonya Dr. (unnumbered), east of Old Hickory Boulevard, (13.32 acres), requested by CCH Partners, G.P., applicant/owner.

**Action: Deferred (9-0) to the January 13, 2005, COMMISSION meeting**

**IX. FINAL PLATS**

- 5. 97S-014U-03**  
Forest Vale Subd.  
Map 059-01, Parcel 28-34  
Subarea 3 (2003)  
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 (8-0) to the January 27, 2005, COMMISSION meeting**

- 6. 2004S-267U-07**  
West Meade Village, Section C-1, Resubdivision of Lot 8  
Map 118-08, Parcel 68  
Subarea 7 (2000)  
District 23 (Whitson)

A request for final plat approval to subdivide 1 existing lot into 2, located at the southeast corner of Davidson Road and Bresslyn Road (2.13 acres), classified RS40 district, requested by Joan B. Hager, owner and John Hood, surveyor.

**Action: Approved (4-3)**

**X. PLANNED UNIT DEVELOPMENTS**

- 7. 89P-013U-12**  
Hickory Bell Retail PUD  
Map 162, Parcel 252  
Subarea 12 (2004)  
District 31 (Toler)

A request to revise a portion of the preliminary and for final approval for a portion of a Commercial Planned Unit Development district located abutting the south side of Old Hickory Boulevard, 1,100 feet east of Nolensville Pike, classified SCR, (0.89 acres), to permit the development of a 3,737 square foot automatic car wash, replacing a 3,670 square foot, restaurant, requested by Dale and Associates, Inc, for Steak N Shake, owner, and Smith Brothers, Car Wash, optionee.

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

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

- 8. 2003Z-116G-14**  
Map 65-13, A portion of Parcels 131, 008  
Subarea 14 (1996)  
District 12 (Gotto)

A request to change from R10 to MUL district properties at part of 4900 Lebanon Pike and part of Lebanon Pike (unnumbered), approximately 800 feet east of Big Horn Drive, (4.72 acres), requested by Robert E. Porter, Civil Site Design Group, applicant, for Steve Armistead, trustee.

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

- 9. 2004Z-023T**  
Council Bill BL2004-431

An ordinance amending Title 17 of the Metropolitan Code, zoning regulations, by amending Section 17.40.120 to require that district councilmembers be notified by the planning commission in writing of all requests for modification to planned unit developments prior to the approval of such modifications, requested by Councilmember Greer.

**Action: Disapproved (4-2)**

- 10. 2004Z-024T**  
Council Bill BL2004-432

An ordinance amending Title 17 of the Metropolitan Code, zoning regulations, by amending Section 17.04.060 to allow business schools to offer four-year degrees, requested by Councilmember Loring.

**Action: Approved, No Exception Taken (9-0)**

- 11. 2004Z-069U-13**  
Map 163, Parcels 258, 259  
Subarea 13 (2003)  
District 32 (Coleman)

A request to change from AR2a to RM15 district properties located at 2834 Old Franklin Road and Route 2 Old Franklin Road, approximately 360 feet south of Mt. View Road, (10 acres), requested by Wamble & Associates, PLLC, applicant, for Paul and Mary Rainey, owners. See Planned Unit Development Proposal 2004P-015U-13.

**Action: Approved (5-0-1)** Commissioner McLean abstained

- 12. 2004P-015U-13**  
Old Franklin Road Property  
Map 163, Parcels 258, 259  
Subarea 13 (2003)  
District 32 (Coleman)

A request for preliminary approval for a Planned Unit Development located abutting the east margin of Old Franklin Road south of Mt. View Road, classified AR2a and proposed for RM15, (10 acres), to permit the development of 111 townhomes units, requested by Wamble and Associates for Paul and Mary Rainey owners. See Zone Change Proposal Number 2004Z-069U-13.

**Action: Approved with conditions (5-0-1)** Commissioner McLean abstained

- 13. 2004Z-085G-13**  
Map175, Parcel 16  
Subarea 13 (2003)  
District 32 (Coleman)

A request to change from AR2a to RM6 district property at Old Hickory Boulevard (unnumbered), approximately 1,650 feet north of Logistics Way, (60.41 acres), requested by Joe McConnell, MEC, Inc., for Luther Marie Vaughn, owner.

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

- 14. 2004P-028G-13**  
Vaughn Property Townhomes  
Map 175, Parcel 16  
Subarea 13 (2003)  
District 32 (Coleman)

A request for preliminary approval for a Planned Unit Development district located on the west margin Old Hickory Boulevard 1600 feet north of Logistics Way, classified AR2a and proposed for RM6, (60.41 acres), to permit 342 multi-family units and 20 single-family lots, requested by Luther Marie Vaughn, and MEC, Inc., applicant. (See Zone Change No. 2004Z-085G-12).

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

- 15.**                               **2004Z-154U-08**  
Map 081-16, Parcels 294-300  
Subarea 8 (2002)  
District 19 (Wallace)

A request change from OR20 to RM40 district properties located at 1015, 1017, 1021, 1023, 1025, 1027, and 1031 Scovel Street (0.87 acres), requested by Hope B. Jackson, applicant (agent), Fifteenth Avenue Baptist CDC, owner.

**Action: Approved (5-0-1)** Commissioner Cummings abstained

- 16.**                               **2004Z-155U-10**  
Map 104-2, Parcels 309, 310  
Subarea 10 (1994)  
District 21 (Whitmore)

A request to change from ORI to MUI district property located at 110 31st Avenue North and 3017 Hedrick Street (0.84 acres), requested by H. David Smith, applicant/owner.

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

- 17.**                               **2004Z-157G-12**  
Map 174, Parcels 1, 2  
Subarea 12 (2004)  
District 32 (Coleman)

A request to change from RM15 and RS10 to RM9 district property located at Preston Road (unnumbered), north of Pettus Road (28 acres), requested by Dale & Associates, applicant for C. Paul & Sons Development Company, Inc., owner.

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

- 18.**                               **2004Z-159U-13**  
Map 149, Parcel 146  
Subarea 13 (2003)  
District 33 (Bradley)

A request change from R15 to RM9 district property located at 1224 Rural Hill Road, approximately 350 feet south of Bridgecrest Drive (0.75 acres), requested by Donald Peery, Peery's Construction Co., owner/applicant.

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

- 19. 2004Z-162U-08**  
 Map 081-12, Parcels 61, 62  
 Map081-12, Parcels 348, 349, 351, 353-355  
 Subarea 8 (2002)  
 District 19 (Wallace)

A request to change from CS and R6 to MUL district properties located at 1703, 1705, 1709, 1711, and 1713 8th Avenue North and 1702, 1704, and 1706 Nassau Street (1.33 acres), requested by Kathy Ann Leslie of Alpha Development Co, applicant for Eddie and Debra Patterson, Eric Davis, T&N Automart, Inc., Mamie Dunn, and Jack Davis, owners.

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

- 20. 2004Z-163U-11**  
 Map119-02, Parcel 2  
 Subarea 11(1999)  
 District 16 (McClendon)

A request to change from RS5 to CS district property located at 104 Glenrose Avenue, approximately 225 feet east of Foster Avenue (0.27 acres), requested by Dale & Associates, applicant, Hawthorne Group, owner. See Planned Unit Development Proposal 2004P-038U-11.

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

- 21. 2004P-038U-11**  
 Brentwood Landscape  
 Map119-02, Parcel 2  
 Subarea 11 (1999)  
 District 16 (McClendon)

A request for preliminary approval for a Planned Unit Development district at 104 Glenrose Avenue, east of Foster Avenue, classified RS5, (0.27 acres), to permit a 911 square foot office use in an existing building, requested by Dale and Associates, for Hawthorne Group, LLC, owner. See Zone Change Proposal 2004Z-163U-11.

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

- 22. 2004Z-164G-12**  
 Map187, Parcels 009, 154 and part of 155  
 Subarea 12 (2004)  
 District 31 (Toler)

A request to change from AR2a to RS10 district properties located at 6943 and 6947 Burkitt Road, and a portion of property at Burkitt Road(unnumbered), (46.5 acres), requested by James C.D. Franks, applicant, Karen King and B. Nelson King, owners.

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

## **XII. PRELIMINARY SUBDIVISION PLATS**

- 23. 2004S-345U-13**  
Keeneland Downs  
Map 150, Parcels 129,130,131,132  
Subarea 13 (2003)  
District 33 (Bradley)

A request for preliminary plat approval for 161 cluster single-family lots on the south margin of Hamilton Church Road, approximately 1000 feet west of the Mount View Road intersection (44.72 acres), classified within the RS10 Subdivision, requested by Fischer/Ford LLC, owner/applicant, Anderson, Delk, Epps & Associates, Inc., surveyor.  
**Action: Deferred (9-0) to the January 13, 2005, COMMISSION meeting**

## **XIII. FINAL PLATS**

- 24. 2004S-313U-14**  
Wright Industries - 2nd Rev. of Lot 1  
Map106, Parcel 148  
Subarea 14 (1996)  
District 15 (Loring)

A request for final plat approval to create 3 lots abutting the north margin of Elm Hill Pike, approximately 600 feet west of Massman Drive (61.07 acres), classified within the IR District, requested by Wright Industries, Inc., owner, Barge, Waggoner, Sumner & Cannon, surveyor.  
**Action: Approved with conditions (9-0)**

- 25. 2004S-335G-04**  
Keels Subdivision  
Map 43-01, Parcel 112  
Subarea 4 (1998)  
District 9 (Forkum)

A request for final plat approval to subdivide one existing lot into two lots, located on the north side of Sarver Avenue, approximately 200 feet east of Pierce Road (1.24 acres), classified within the RS7.5 district, requested by Robert and Angela Keels, owners and Michael R. Williams, surveyor.  
**Action: Approved (9-0), including variances for lot size, lot width, and sidewalks.**



26. **2004S-355U-10**  
Hobbs Place  
Maps131-01, Parcel 11  
Subarea 10 (1994)  
District 34 (Williams)

A request for final plat approval to create two lots on the north side of Hobbs Road, approximately 350 feet east of Trimble Road (0.93 acres), classified within the R20 district, requested by Haury & Smith Contractors, Inc., owner, Gresham Smith & Partners, surveyor.

**Action: Deferred (9-0) to the January 13, 2005, COMMISSION meeting**

27. **2004S-356U-03**  
Allen Property Subdivision  
Map 070-130, Parcel 095  
Subarea 3 (1998)  
District 2 (Isabel)

A request for final plat approval to create two lots abutting the north margin of Cliff Drive, approximately 400 feet east of Buena Vista Pike (0.48 acres), classified within the R8 District, requested by Corey Allen, owner, Dale & Associates, surveyor.

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

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

28. **1-74-U-13**  
Hickory Hollow Mall (New Cinemas and Restaurants)  
Map 163-00, Parcel 224, and part of 228  
Subarea 13 (2003)  
District 32 (Coleman)

A request to revise a portion of the Commercial Planned Unit Development district located at the northwest corner of Bell Road and Mt. View Road, classified SCR, (12 acres), to permit a 73,057 square foot movie theater, two, 7,500 square foot restaurants, and a 6,730 square foot restaurant (94,787 total square feet.), replacing 62,574 square feet of retail/restaurant uses, requested by Barge Waggoner Sumner and Cannon, for Courtyard at Hickory Hollow, LTD. PTSP, and the Hickory Hollow Mall LTD, Partnership, owners.

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

29. **68-79-G-13**  
Whitt's Barbeque  
Map 148, Parcels 213, 215  
Subarea 13 (2003)  
District 28 (Alexander)

A request to revise a portion of the preliminary and for final for a portion of the Commercial Planned Unit Development district, classified OR20, (1.49 acres), to permit a 7,200 square foot light-manufacturing use, and a 3,150 square foot office/warehouse facility, replacing a 5,366 square foot office/light-manufacturing facility, requested by Dale and Associates, for Whitt's Barbeque, owner

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

30. **122-83-U-12**  
Woodlands Residential PUD, Phase 2, Section 1A  
Map 172-00, Parcel 179  
Subarea 12 (2004)  
District 31 (Toler)

A request for revision to preliminary PUD plan and for final PUD approval to allow for the development of 3 lots in a portion of the existing PUD (classified R15), to permit 118 single-family lots, replacing 152 single-family lots, located along the south side of Old Hickory Boulevard and approximately 1 mile west of Nolensville Pike, requested by Prestige Homes, applicant, for Jeffrey Hitt & J.D. Eatherly, owners.

**Action: Approved with conditions (6-0), including that the final plat be heard by the Planning Commission.**

31. **18-84-U-10**  
Blakeford at Greenhills (Burton Hills)  
Map 131-06-0-A, Parcel 15  
Subarea 10 (1994)  
District 25 (Shulman)

A request to revise the preliminary for a phase of the Residential Planned Unit Development located abutting the east side of Burton Hills Boulevard and the north side of Seven Hills Boulevard, classified R15, (9.52 acres), to relocate and change the building footprint without changing the number of living units, and provide a new access point along Seven Hills Boulevard, also requesting for final PUD approval to develop 30 nursing home beds and 17 assisted-living beds where 132 independent living units are existing, requested by Littlejohn Engineering Associates for Blakeford of Green Hills, owners.

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

32.

**23-85-P-13**

Hamilton Creek Apartments  
Map 150, Parcel 236  
Subarea 13 (2003)  
District 29 (Wilhoite)

A request for a revision to the preliminary plan and for final approval for a phase of the Planned Unit Development located abutting the north margin of Hamilton Church Road east of Murfreesboro Pike, classified R10, (8.46 acres), to permit the development of 116 multi-family units, replacing 120 units in this phase, requested by Ragan Smith

Associates for Hamilton Church Apartment, L.P. owners.

**Action: Approved (4-1-1)** Commissioner McLean abstained

33.

**88-85-P-06**

West Park, Phase 3  
Map 114, Parcels 261-263  
Subarea 6 (2003)  
District 35 (Tygard)

A request for final approval for a phase of the Residential Planned Unit Development District located abutting the south margin of Charlotte Pike, north of I-40, classified within the R15 district, (25.6 acres), to permit the development of 55 multi family units, requested by Ragan-Smith Associates, for Vastland Communities, owner.

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

34.

**47-86-P-02**

Nashville Business Center  
Map050-10-B, Parcel2  
Subarea 2 (1995)  
District 3 (Hughes)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Industrial Planned Unit Development District abutting the north margin of Brick Church Lane and the eastern margin of Interstate 24 (38.69 acres), classified IWD, to permit the development of a 501,300 square foot warehouse/office facility, replacing 445,000 square feet of unbuilt warehouse/office facilities, requested by Barge Cauthen and Associates, for Duke Realty, owner.

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

- 35. 2004P-004U-13**  
Carrollton Station (Re-referred plan from Council)  
Map 149, Parcels 178, 226, 348  
Map 162, Parcels 24,187,249  
Subarea 13 (2003)  
District 28 (Alexander)

A request for preliminary approval for a Planned Unit Development located abutting the north margin of Una-Antioch Pike opposite Hickory Hollow Parkway, classified RS7.5 and proposed for RM6, (27.4 acres), to permit the development of 147 townhomes and 8 single family lots and 14,000 square feet of commercial, requested by Civil Site Design Group for CPS Land, LLC., owners.

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

- 36. 2004P-024G-12**  
Christiansted Valley PUD (Referral From Council)  
Map172, Parcel 150, 154  
Subarea 12 (2004)  
District 31 (Toler)

A request for preliminary approval for a Planned Unit Development district located at 251 Holt Hills Road and Holt Hills Road (unnumbered), at the terminus of Palomar Court and Christiansted Lane, classified R20 and proposed for RS15, (20 acres), to permit 49 single-family lots, requested by Ralph Gallant, Et ux, and Lose and Associates, Inc., applicant.

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

## **XV. MANDATORY REFERRALS**

- 37. 2004M-121U-09**  
Map 093-06-1, Parcels 87,88  
Subarea 9 (1997)  
District 6 (Jameson)

A request for an aerial encroachment to permit an entry canopy and multiple residential balconies over the Church Street right-of-way, located at 411 Church Street, by Ed Owens of Gresham, Smith & Partners, applicant, for Viridian Development Company, LLC, owner.

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

- 38. 2004M-122UG**

A request to adopt the Metropolitan Government of Nashville and Davidson County Official Street and Alley Map, requested by the Director of Metro Public Works.

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

39. **2004M-123U-14**  
Map 84-15, Parcel 55  
Subarea 14 (1996)  
District 15 (Loring)

A request for an easement acquisition located at 212 Walnut Hill Drive, Metro Water Services Project No. 01-SG-92, requested by Metro Water Services.

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

40. **2004M-124G-10**  
Map 146-13, Parcel 4,5,6,7  
Subarea 10 (1994)  
District 34 (Williams)

A request to abandon a water reservoir and water tank properties located at 925 and 929 Otter Creek Road and 941 and 945 Forest Acres Court, Metro Water Services Project No. 04-WG-153, requested by Metro Water Services.

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

## **XVI. OTHER BUSINESS**

41. Contract Renewals for Ann Hammond, Jeff Lawrence and David Kleinfelter

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

42. Employee Contracts for Fred Schwartz and Randy Morgan

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

43. A request to rehear the Planning Commission's approval of a revision for a portion of the Commercial Planned Unit Development District located at Gale Lane (unnumbered, classified SCC, (8.1 acres) to permit a 12,000 square foot medical office building, replacing a 8,400 square foot retail use, Barge Waggoner Sumner and Cannon, applicant for Land Trust Corporation, owner.

**Action: Disapproved (5-1)**

44. Correction to Minutes of September 23, 2004.

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

45. Executive Director Reports

46. Legislative Update

## **XIV. ADJOURNMENT**

