



**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

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF NOVEMBER 11, 2004 MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- 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.
- VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING
ZONING MAP AMENDMENTS**
- VIII. BELLEVUE COMMUNITY PLAN: UPDATE**

- 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.

- 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.

- 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.

- 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.

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.

- 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.

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.

**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 CS 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.

- 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.

- 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.

- 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.

- 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 South and 3017 Hedrick Street (0.84 acres), requested by H. David Smith, applicant/owner.

- 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.

- 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.

- 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.

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.

- 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.

- 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.

- 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.

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.

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.

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.

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.

- 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.

- 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.

- 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.

XVI. OTHER BUSINESS

- 41.** Contract Renewals for Ann Hammond, Jeff Lawrence and David Kleinfelter
- 42.** Employee Contracts for Fred Schwartz and Randy Morgan
- 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.

44. Correction to Minutes of September 23, 2004.

45. Executive Director Reports

46. Legislative Update

XIV. ADJOURNMENT

