



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Lindsley Hall
730 Second Avenue South
Nashville, Tennessee 37201

James Lawson, Chairman
Doug Small, Vice Chairman
Stewart Clifton
Judy Cummings
Tonya Jones

Ann Nielson
Victor Tyler
James McLean
Councilman J. B. Loring
Joe Sweat, representing Mayor Bill Purcell

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

February 12, 2004

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF JANUARY 22, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. REQUEST TO AMEND THE SUBAREA 4 PLAN: 1998 UPDATE**

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

- 1. 2004Z-003G-04**
Council Bill No. BL2003-87
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. (Re-referred from Metro Council).

- 2. 2003Z-013T**
Council Bill No. BL2003-25

A council bill amending Section 17.24.050 (E) of the Zoning Ordinance to change the tree density requirements for loading areas, tractor trailer staging, and loading and parking areas, requested by Councilmember Greg Adkins. (Deferred from October 23, 2003).

- 3. Case 2004Z-008G-06**
Council Bill No. BL2004-165
Map 114, Part of Parcel 39
Subarea 6 (2003)
District 22 (Crafton)

A request to change from R80 district to RS20 district property at 7515 Old Charlotte Pike, across from Gower Road, (31.3 acres), requested by Anderson-Delk & Associates, Inc., applicant, for Nancy Knox and Mary Ruth Hoover, owners. (Deferred from January 8, 2004).

- 4. Case 2004P-002G-06**
Council Bill No. BL2004-166
Addition to Westchase
Map 114, Part of Parcel 39
Subarea 6 (2003)
District 22 (Crafton)

A request for preliminary approval for a Planned Unit Development located abutting the south margin of Old Charlotte Pike, opposite Gower Road, classified R80 and proposed for RS20, (31.3 acres), to permit the development of 49 single-family lots, requested by Anderson-Delk and Associates for Tennessee Contractors, Inc., optionee. (Deferred from January 8, 2004).

5. **97P-011G-06**
Westchase
Map 114, Part of Parcel 300
Map 114-7-B, Part of Parcel 91
Subarea 6 (2003)
District 22 (Crafton)

A request to revise a portion of the preliminary plan of the Planned Unit Development located abutting the west margin of Charlotte Pike, south of Sawyer Brown Road, classified RS20, (6.1 acres), to permit the redesign and relocation of sixteen single-family lots within the 134 single-family lot development, requested by Anderson and Delk for Tenn. Contractors, Inc., owner.

6. **2003Z-080U-12**
Council Bill No. BL2003-84
Map 162, Parcel 55
Subarea 12 (1997)
District 32 (Coleman)

A request to change from AR2a district to RM9 district property located at 91 Tusculum Road, along the south margin of Tusculum Road and Benzing Road, (4.45 acres), requested by Gary Batson, agent for Janie Broadhead, owner.
(Deferred from January 8, 2004)

IX. PUBLIC HEARING:
PRELIMINARY SUBDIVISION PLATS

7. **2004S-013G-14**
Summit Woods
Map 75, Parcel 142
Subarea 14 (1996)
District 12 (Gotto)

A request for preliminary approval of 25 lots located on the eastern margin of Tulip Grove Road, 400 feet north of Tulip Grove Lane (10.09 acres) located in the RS15 district, requested by James Sean Sadler, owner, and James + Associates, engineer.
(Deferred from meeting of January 8, 2004).

**X. PUBLIC HEARING:
ZONING MAP AMENDMENTS AND TEXT AMENDMENTS**

- 8. 2004Z-001T**
Council Bill No. BL2004-156

A council bill to amend Sections 17.04.060, 17.08.030 and 17.16.110 of the Zoning Ordinance to add a definition for "Recycling Facility", to designate zoning districts where a Recycling Facility is permitted, and to establish conditions for such a facility when permitted with conditions, sponsored by Councilmember David Briley.

- 9. 2004Z-002T**
Council Bill No. BL2004-121

A request to amend Section 17.40.720 of the Zoning Code to amend the public notice requirements for proposed zoning map amendments to increase the required distances for written notice, requested by Councilmembers Adkins, Shulman, Jameson, Briley, Cole, and Toler.

XI. FINAL PLATS

- 10. 2003S-301G-12**
Schott Subdivision
Map 180, Parcel 38
Subarea 12 (1997)
District 31 (Toler)

A request for final plat approval to create 3 lots abutting the southern margin of Redmond Court, approximately 440 feet east of Redmond Land (6.52 acres), classified within the AR2a District, requested by Kenneth and Linda Schott, owners, H & H Land Surveying, Inc., surveyor.

XII. PLANNED UNIT DEVELOPMENTS (revisions)

- 11. 231-77-U-12**
First Tennessee Bank (Formally Quincy's of
Nashville No. 3 PUD)
Map 147-07, Parcel 160
Subarea 12 (1997)
District 30 (Kerstetter)

A request to revise the preliminary plan and for final approval for the Planned Unit Development located abutting the east margin of Nolensville Pike and the south margin of Goins Road, classified OR20, (1.93 acres), to permit the development of a 3,812 square foot bank to replace a 6,700 square foot restaurant, requested by ETI Corporation for Miguel Fuentes, owner.

XIII. MANDATORY REFERRALS

- 12. 2004M-009G-06**
Donation of Real Property for Metro Parks Department
Map 142, Parcel 217
Subarea 6 (2003)
District 22 (Crafton)

A request, submitted by the Department of Parks and Recreation, for donation of real property south of Coley Davis Road, on the east margin of the Harpeth River, for use as parkland, donated by the Harpeth Youth Soccer Association, donated to the Metro Department of Parks and Recreation.

XIV. OTHER BUSINESS

- 13. Executive Director Reports**
14. Legislative Update

XV. ADJOURNMENT

