



**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

February 26, 2004

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF FEBRUARY 12, 2003 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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 ADOPT UPDATED LAND USE POLICY APPLICATION DOCUMENT**

VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS
ZONING MAP AMENDMENTS

1. **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.

2. **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)

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 December 11, 2003).

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 December 11, 2003).

5. **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 and owner. (Deferred from meeting of January 8, 2004).

FINAL PLATS

6. **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.

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

7. **2004Z-029G-14**
Map 86, Parcel 143
Subarea 14 (1996)
District 14 (White)

A request to change from RS10 to CS district property at 3746 Central Pike, at the west terminus of Chandler Road (1.28 acres), requested by John D. McCormick, applicant, Milton C. Wright, owner.

8. **2004Z-030U-11**
Map 119-01, Parcel 44
Subarea 11 (1999)
District 16 (McClendon)

A request to change from R6 to CS district property at Hester Avenue (unnumbered), 220 feet south of Glenrose Avenue (0.18 acres), requested by Inez P. Silverfield, applicant/owner.

9. **2004Z-031U-14**
Map 095-15, Part of Parcel 34
Subarea 14 (1996)
District 15 (Loring)

A request to change from RM20 to CL district a portion of property at Elm Hill Pike (unnumbered), approximately 325 feet west of McGavock Pike (0.05 acres), requested by Eugene W. Ward, applicant, Metro Government, NES Power Board, owner.

10. **2004Z-033G-06**
Map 102, Parcel 65
Subarea 6 (2003)
District 35 (Tygard)

A request to change from RS80 to CS district a portion of property at 7118 Charlotte Pike, approximately 1,100 feet south of River Road, (7.3 acres), requested by Jacky Allen, for Frank and Connie Mayo, owners.

11. **2004Z-035U-08**
Map 91-08, Parcel 288
Subarea 8 (2002)
District 21 (Whitmore)

A request to change from CN to R6 district property at 915 40th Avenue North, south of Albion Street, (0.26 acres), requested by Mitchell Pollard for Deborah Perrin and Shirley Fuller, owner.

12. **2004Z-034U-13**
Map 135, Parcels 261, 411
Subarea 13 (2003)
District 28 (Alexander)

A request to change from SCC to MUL district properties at Murfreesboro Pike (unnumbered) at the corner of Murfreesboro Pike and Ransom Place, (6.03 acres), requested by MEC, Inc., for Frances Ransom, et al, and Karen Ransom Bennett, owners.

X. PRELIMINARY SUBDIVISION PLATS

13. **2004S-050G-04**
Rothwood Place
Map 52-05, Parcels 183, 184
Subarea 4 (1998)
District 4 (Craddock)

A request for preliminary plat approval to create 4 lots abutting the south margin of Rothwood Avenue, at the southern terminus of Neelys Chase Drive (1.2 acres), classified RS10, requested by James Dillard, owner, Dale & Associates, surveyor.

14. **2004S-055G-12**
Addition to Indian Creek
Map 181, Parcel 36 & 37
Subarea 12 (1997)
District 31 (Toler)

A request for preliminary plat approval for 188 lots located on the south margin of Culbertson Road, approximately 700 feet southwest of Old Hickory Boulevard (60.54 acres), classified within the RS10 District, requested by Hurley-Y, owner, Anderson-Delk & Associates, Inc., surveyor.

XI. PLANNED UNIT DEVELOPMENTS (revisions)

15. **88P-009G-12**
Autumn Oaks, Phase 8
Map 181, Parcel Part of 43
Subarea 12 (1997)
District 31 (Toler)

A request for final approval for a phase of the Residential Planned Unit Development located abutting the east margin of Nolensville Pike south of Culbertson Road, classified R20 (9.37 acres), to permit the development of 36 single family lots, requested by Wamble and Associates for Autumn Oaks LLC owners.

16. **95P-019G-13**
Provincetown
Map 164, Parcel 013
Subarea 13 (2003)
District 32 (Coleman)

A request for a variance to the sign regulation of the zoning code, Section 17.32.080 "B4", to reduce the required sign street setback from 15 feet to 0 feet within the Residential Planned Unit Development located abutting the east margin of Old Franklin Road south of Mt. View Road, classified RM15, (18.48 acres), requested by Mr. James Ruddell.

17. **95P-019G-13**
Provincetown – Phase 3
Map 164, Parcel 137
Map 163, Parcel 154
Subarea 13 (2003)
District 32 (Coleman)

A request for a revision to the preliminary plan and for final approval for Phase 3 of the Planned Unit Development located abutting the east margin of Old Franklin Road south of Mt. View Road, classified RM15 and MUN, (45.08 acres) to permit a redesign of roads and the development of 92 townhouse units, requested by Wamble and Associates for Centex Homes, owners.

18. **2000P-003G-06**
Riverwalk Community
Map 126, Part of Parcels 47, 47.01,48
Subarea 6 (2003)
District 35 (Tygard)

A request for final approval for Phases 3C and 3D of the Planned Unit Development located abutting the north margin of Newsome Station Road and north of the CSX Transportation Railroad, classified RS15, (35 acres), to permit the development of 82 single family lots, requested by Civil Site Design Group, for CPS Land LLC partners, owners.

XII. MANDATORY REFERRALS

19. **2003M-122U-11**
Close Alley #1928 and #1928, between Nolensville &
Harrison Street
Map 133-06, Parcels 38-45 and 274
Subarea 11 (1999)
District 16 (McClendon)

A request to close Alley #1928 and Alley #1929, located between Nolensville Road and Harrison Street, requested by Clyde P. Holland for various property owners.

20. **2004M-010U-13**
Acquisition of property by Metro Nashville Airport
Map 120, Various Parcels
Subarea 13 (2003)
District 13 (Burch)
District 14 (White)
District 28 (Alexander)

An Ordinance, drafted by Metro Councilmembers Harold White, Carl Burch and Jason Alexander, for property acquisition of various parcels near the Metro Nashville Airport, for the purpose of acquiring property for the Metro Nashville Airport Authority Project Number 0371, Extended Approach Land Acquisition Project.

21. **2004M-011U-07**
Easement Acquisition for Richland Creek Greenway
Map 103-15, Parcels 001, 002, 043
Map 103-10, Parcels 135, 136
Map 103-07, Parcels 076
Map 103-15B, Parcels 070
Subarea 7 (2000)
District 24 (Summers)

An Ordinance, drafted by the Department of Parks and Recreation, authorizing the Director of Public Property to accept and record easements in favor of the Metropolitan Government on land adjacent to Richland Creek, on the east margin on White Bridge Road, from near Harding Road to near Charlotte Avenue, for the use and benefit of the Greenway Commission for the Richland Creek Greenway.

22. **2004M-012U-10**
Underground Encroachment - Pinnacle National Bank
Map 092-15, Between Parcels 147 and 148
Subarea 10 (1994)
District 21 (Whitmore)

A request to encroach on the public right of way under alley #382 for a proposed drive through facility on an adjacent parcel located at the northwest corner of West End Avenue and 23rd Avenue North, for underground encroachment of electrical power and supplies to Pinnacle National Bank, applicant.

23. **2004M-013G-10**
Street Closure - Shamrock Drive
Map 158-10, Parcels 16, 19
Subarea 10 (1994)
District 34 (Williams)

A request for street closure of Shamrock Drive, from the west margin of Wildwood Valley Drive, for the purposes of control of de facto private access to church for cut-thru traffic and internal circulation improvements, submitted by Ragan-Smith Associates.

24. **2004M-014U-08**
Alley Closure off of 10th Avenue North and Monroe
Map 081-16, Parcels 181, 182, 183, 736
Subarea 8 (2002)
District 19 (Wallace)

A request for closure of an alley located on the east margin of 10th Avenue North, approximately 80 feet north of Monroe Street, for purposes of allowing connection to properties owned by Hopewell Missionary Baptist Church, applicant.

XIII. OTHER BUSINESS

25. Rehearing for Subdivision Proposal No. 2003S-254G-13 Hamilton Church Road Subdivision.
26. Executive Director Reports
27. Legislative Update

XIV. ADJOURNMENT

