



**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

***JANUARY 22, 2004 MPC ACTIONS OF THE
METROPOLITAN PLANNING COMMISSION***

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

January 22, 2004

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approved (9-0)
- III. APPROVAL OF DECEMBER 11, 2003 MINUTES**
Action: Approved (9-0)
- 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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: A request to amend The Bordeaux – Whites Creek Community Plan: 2003 Update for Clarksville Pike Detailed Neighborhood Design Plans
Action: Approved (10-0)

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

- 1. 2003Z-032G-14**
Map 86, Parcels 254, 255 and 256
Subarea 14 (1996)
District 11 (Brown)

A request to change from R10 district to CL district properties at 305, 309, and 315 Old Lebanon Dirt Road, at the intersection of Old Lebanon Dirt Road and Old Hickory Boulevard, (4.25 acres), requested by Jeff Browning of Mid-South Land Associates, applicant, for Shirley B. and Thomas J. Mitchell, Josephine S. Baltz, and Ruth B. Randolph, owners. (Deferred from meeting of January 8, 2004).

Action: Approved (10-0) with conditions that cross-access be provided to neighboring PUD and that applicant comply with any Public Works conditions for Old Lebanon Dirt Road.

- 2. 2003Z-141U-07**
Map 91-09, Part of Parcel 22
Subarea 7 (2000)
District 20 (Walls)

A request to change from IR district to R8 district a portion of property located at 618 Vernon Avenue, approximately 140 feet south of Nashua Avenue (0.26 acres), requested by Franklin Mitchell, applicant, for West Nashville Full Gospel Outreach, owner. (Deferred from meeting of December 11, 2003).

Action: Approved (10-0)

PRELIMINARY SUBDIVISION PLATS

3. **2004S-014G-06**
Collins Crest
Map 155, Parcels 92.02 and 244
Subarea 6 (2003)
District 35 (Tygard)

A request for preliminary approval of 17 lots located on the northwest corner of Collins Road and Collinswood Drive, (4.7 acres), located with in the RS10 district, requested by French River Development Company, LLC, owner, and Joseph G. Petrosky Associates, LLC, engineer. (Deferred from meeting of January 8, 2004).

Action: Approved (9-1) with a modification that the Collins Road improvements, with sidewalk, curb and gutter, be installed only to a point 50-feet west of subdivision entrance.

4. **2004S-021U-13**
Mark Marshall One
Map 149, Parcels 74, 75, 76 and Part of Parcel 78
Map 149-03, Parcels 61, 62, 63, 66, 67, 68, 69,
122, 145, 146 and 147
Subarea 13 (2003)
District 29 (Wilhoite)

A request for preliminary approval of 16 lots located on the east margin of Murfreesboro Pike, south of Edge-O-Lake Drive, (7.62 acres), located in the MUL, RS3.75, R8 and R10 districts, requested by Murfreesboro Edge-O-Lake Development, LLC, owner/developer, and Batson and Associates, Inc., engineer. (Deferred from meeting of January 8, 2004).

Action: Deferred to meeting of February 12, 2004 (9-0)

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

5. **2004Z-010U-13**
Map 149, Parcels 178, 226 and 348
Map 162, Parcels 24, 187 and 249
Subarea 13 (2003)
District 28 (Alexander)

A request to change from RS7.5 district to RM6 (25.86 acres) and MUL (1.61 acres) districts properties at Chadfield Way (unnumbered), Una-Antioch Pike (unnumbered), and Bowfield Drive (unnumbered), (27.47 total acres), requested by CPS Land, LLC for Christian Education, Inc., owner. (See PUD Proposal No. 2004P-004U-13 on page 4).

Action: Approved (9-0)

6. **2004P-004U-13**
Carrollton Station
Map 149, Parcels 178, 226 and 348
Map 162, Parcels 24, 187 and 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 and MUL, (27.4 acres), to permit the development of 139 townhomes, 16 single-family lots, and 14,000 square feet of commercial uses, requested by Civil Site Design Group for Christian Education, Inc., owner. (See Zone Change Proposal No. 2004Z-010U-13 on page 3).

Action: Approved with conditions (9-0)

7. **2004Z-015U-11**
Map 105-11, Parcels 222 and 223
Subarea 11 (1999)
District 17 (Greer)

A request to change from R6 district to IWD district properties at 431 Wingrove Street, east of Byrum Avenue, (2.03 acres), requested by Reba Bowers and Robert Moore, applicants/owners.

Action: Disapproved (9-0) as contrary to the General Plan.

8. **2004Z-016U-12**
Map 174, Parcel 35
Subarea 12 (1997)
District 32 (Coleman)

A request to change from RS15 district to RM9 district property at 5722 Cane Ridge Road, approximately 225 feet south of Blairfield Drive, (30.60 acres), requested by Joe McConnell, MEC, Inc., applicant, for Cane Ridge Farms, LLC, owner.

Action: Deferred Indefinitely (9-0)

9. **2004Z-017U-13**
Map 149-03, Parcel 68, Part of Parcel 67,
Other Part of Parcels 66 and 67
Subarea 13 (2003)
District 29 (Wilhoite)

A request to change from R10 district to MUL (0.36 acres) and R8 (0.41 acres) districts properties located at 2517 Edge-O-Lake Drive, Edge-O-Lake Drive (unnumbered), and 2521 Edge-O-Lake Drive, 0.25 acres), approximately 250 feet east of Murfreesboro Pike, (0.77 acres total), requested by Mark Marshall, applicant/owner.

Action: Disapproved as contrary to the General Plan (9-0)

10. **2004Z-018U-13**
Map 149, Part of Parcel 78
Subarea 13 (2003)
District 29 (Wilhoite)

A request to change from RS3.75 district to MUL district a portion of property located at 2526 Murfreesboro Pike, approximately 735 feet south of Edge-O-Lake Drive, (0.67 acres), requested by Mark Marshall, applicant, for L. O. Crowder, owner.

Action: Disapproved as contrary to the General Plan (9-0)

11. **2004Z-019U-10**
Map 104-11, Parcels 170 and 171
Subarea 10 (1994)
District 18 (Hausser)

A request to change from R8 district to RM20 district property located at Fairfax Avenue (unnumbered), and 2401 Fairfax Avenue at the southwest corner of Fairfax Avenue and 24th Avenue, (0.67 acres), requested by John Hays, The Hamilton Company, LLC, applicant, for Glen A. Ferguson, owner. (See PUD Proposal No. 286-84-U-10 on page 6).

Action: Disapproved (9-0)

12. **286-84-U-10**
Hamilton Park, (formerly Dinwiddie Square)
Map 104-11, Parcels 170 and 171
Subarea 10 (1994)
District 18 (Hausser)

A request for an amendment to an existing undeveloped Planned Unit Development located abutting the southwest margin of Fairfax Avenue and 24th Avenue South, classified R8 and proposed for RM20, (.65 acres), to permit the development of 10 townhouse units, approved for 7 townhouse units, requested by The Hamilton Company for Glen Ferguson, owner. (See Zone Change Proposal No. 2004Z-019U-10 on page 5).

Action: Disapproved (9-0)

13. **2004Z-020U-14**
Map 96-01, Parcel 18
Subarea 14 (1996)
District 14 (White)

A request to change from R10 district to CS district property at 115 Benson Road, approximately 285 feet north of Old Lebanon Pike, (0.53 acres), requested by John Harwell, applicant/owner.

Action: Deferred to meeting of February 12, 2004 (9-0)

14. **2004Z-021G-03**
Map 39, Part of Parcel 94
Subarea 3 (1998)
District 3 (Hughes)

A request to change from AR2a district to RM4 district a portion of property located at 5424 Clarksville Pike, approximately 350 feet southeast of Old Hickory Boulevard, (22 acres), requested by Jim Lukens, P.E., Lukens Engineering Consultants, applicant, for Carroll and Greg Richardson, owners.

Action: Deferred to meeting of February 12, 2004 (9-0)

15. **2004Z-022U-14**
Map 94, Parcel 43
Subarea 14 (1996)
District 15 (Loring)

A request to change from R10 district to CS district property at 1510 Lebanon Pike, approximately 220 feet east of Spence Lane, (1.77 acres), requested by Roy Flowers, applicant, for Patricia F. Gray and Nancy F. Curtis, owners.

Action: Approved (9-0)

- 16. 2004Z-023U-10**
Map 131-02, Parcel 12
Subarea 10 (1994)
District 25 (Shulman)

A request to change from OR20 district to MUL district property located at 4103 Hillsboro Circle, approximately 350 feet north of Hobbs Road, (0.17 acres), requested by Robert W. Rutherford, Attorney, applicant, for Phillips-Robinson Company, owner.

Action: *Deferred to meeting of February 12, 2004 (9-0)*

X. PRELIMINARY SUBDIVISION PLATS

- 17. 2004S-038U-05**
Sam Levy Homes, Phase I
Map 82-11, Parcels 56, 71, 72, 73, 79, 158
and Various Parcels
Subarea 5 (1994)
District 5 (Murray)

A request for preliminary plat approval for 10 lots located on the west margin of Ellington Parkway and the south margin of Berry Street, (34.67 acres), classified within the RM20 district, requested by the Metropolitan Development Housing Authority, owner, Barge, Waggoner, Sumner & Cannon, Surveyor.

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

XI. FINAL PLATS

- 18. 98S-129U-10**
Baldwin Arbor, First Revision
Map 131-01-K, Parcels 1-9
Subarea 10 (1994)
District 34 (Williams)

A request for final plat approval to move the public sidewalk from the east side of Baldwin Arbor Drive to the west side of Baldwin Arbor Drive on nine lots abutting the north margin of Hobbs Road, approximately 147 feet west of Legend Hall Drive (2.81 acres), classified within the RS10 district, requested by Hobbs, LLC, owner/developer, Walter Davidson and Tom Ragsdale.

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

- 19. 2003S-157U-07**
White Subdivision
Map 130-01, Parcel 99
Subarea 7 (2000)
District 34 (Williams)

A request for final plat approval to create a new parcel from an existing lot abutting the southeast corner of Harding Pike and Page Road (0.65 acres), classified within the CS district, requested by Arlene White, owner, John Kohl & Company, surveyor.

Action: *Approved (9-0) including a sidewalk variance, but with condition that cross-access be provided between the two lots.*

XII. PLANNED UNIT DEVELOPMENTS (revisions)

- 20. 60-86-P-14**
Northlake Village Exxon
Map 86, Parcel 208
Subarea 14 (1996)
District 12 (Gotto)

A request to revise the preliminary plan and for final approval for a portion of the Planned Unit Development located abutting the northwest corner of Andrew Jackson Parkway and Old Hickory, classified R8, (1.52 acres), to permit the addition of a car wash to an existing Exxon Convenience market, requested by Ragan-Smith Associates for Exxon Corporation, owner.

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

- 21. 71-86-P-14**
Stewartwood Annex Commercial PUD
Map 96, Parcel 56
Subarea 14 (1996)
District 14 (White)

A request to revise the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development district located abutting the north margin of Stewarts Ferry Pike, 800 feet east of McCrory Road, classified CL, (1.68 acres), to permit the development of a 10,500 square foot general office and a 7,700 square foot retail building to replace an undeveloped 10,500 square foot general office and a 3,300 square foot food service building, requested by Garry Batson, for Bobby Shoffner, owner.

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

- 22.** **2000P-003G-06**
Riverwalk Townhomes
Map 126, Parcels 67 and 68
Map 140, Parcel 8.01
Subarea 6 (2003)
District 35 (Tygard)

A request for final approval for a phase of the Planned Unit Development located abutting the east margin of Newsom Station Road, north of Interstate 40, classified RM2, (58.48 acres), to permit the development of 61 townhouse units, requested by Civil Site Design for Corinthian Homes, owner.

Action: Approved with conditions (9-0)

XIII. MANDATORY REFERRALS

- 23.** **2004M-005U-02**
Acquisition of Property on Brick Church Lane
Map 50, Parcels 9, 20 and 20.01
Map 50-10B, Parcels 2 and 3
Subarea 2 (1995)
Districts 3 (Hughes)

An Ordinance, drafted by the Metropolitan Department of Real Property Services, for property acquisition located on the north and south margins of Brick Church Lane, between I-24 and Brick Church Pike, for replacement of the box bridge across the North Fork of Ewing Creek.

Action: Approved (9-0)

- 24.** **2004M-006G-03**
Property Acquisition on Dry Fork Road
Map 39, Parcels 50, 51, 63 and 233
Subarea 3 (1998)
Districts 1 (Gilmore)

An Ordinance, drafted by the Metropolitan Department of Real Property Services, for property acquisition located on the north and south margins of Dry Fork Road, on the east margin of Stenberg Road, to replace a box bridge across Carney Creek.

Action: Approved (9-0)

25. **2004M-007U-10**
Disposition of surplus property on Woodmont Boulevard
Map 116-03, Parcel 18
Subarea 10 (1994)
Districts 24 (Summers)

An Ordinance, drafted by the Metropolitan Department of Real Property Services, for disposition of surplus property located on the west margin of Woodmont Boulevard and the north margin of Ashley Park Drive, for the purpose of selling property no longer need by the Metropolitan Government.

Action: *Approved (9-0)*

26. **2004M-008U-09**
Awning Encroachment at 322 Broadway
Map 93-06-4, Parcel 1
Subarea 9 (1997)
Districts 6 (Jameson)

A request for an awning and sign encroachment for Global Café, located at 322 Broadway, on the northeast corner of Broadway and Fourth Avenue South, submitted by the Department of Public Works for Global Café, Inc.

Action: *Approved (9-0)*

XIV. OTHER BUSINESS

27. Request to Re-hear Hamilton Church Subdivision, 2003S-254U-13
(Deferred from meeting of January 8, 2004).
Action: *Approved to rehear on February 26, 2004 (9-0)*

28. **Addendum:**

98-73-G-02
Hickory Hills Commercial
Map 31, Parcel 148
Subarea 2 (1995)
District 3 (Hughes)

A request for a revision to the preliminary plan for a phase of the Planned Unit Development located abutting the western margin of Hickory Hill Boulevard, north of Old Hickory Boulevard, classified OR20, (12.4 acres), to permit a 47,000 square foot office/switching station and 23,900 square feet of future expansion capabilities for a wireless communication company, replacing an undeveloped 78,000 square foot office, requested by Hodgson Douglas for Hickory Lenders, owner.

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

29. Executive Director Reports

30. Legislative Update

XV. ADJOURNMENT

