



**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 4, 2004 MPC ACTIONS OF THE
METROPOLITAN PLANNING COMMISSION***

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

January 8, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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 (10-0)
- 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 (10-0)

VII. PUBLIC HEARING: A REQUEST TO AMEND THE ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE (Deferred from meeting of December 11, 2003)

Action: Approved (10-0)

VIII. PUBLIC HEARING: A REQUEST TO AMEND THE SUBAREA 10 PLAN: 2004 UPDATE

Action: Approved (10-0)

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

1. **2003Z-135U-13**
Map 148, Parcel 66
Subarea 13 (2003)
District 28 (Alexander)

A request to change from AR2a district to RM6 district property located at Franklin Limestone Road (unnumbered), abutting the south margin of Franklin Limestone Road and Mullins Road (40.18 acres), requested by Joe McConnell, MEC Inc., applicant, for Gold Star Development, Inc., owner. (Deferred from meeting of December 11, 2003).

Action: Approved (10-0)

2. **2003Z-147U-05**
Map 72-10, Parcels 85 and 86
Subarea 5 (1994)
District 8 (Hart)

A request to change from R6 district to RM6 district properties located at 1017 and 1021 Spain Avenue, approximately 250 feet west of Gallatin Pike (0.58 acres), requested by Robert W. Rutherford, applicant, for Phillip-Robinson Company, owner. (Deferred from meeting of December 11, 2003).

Action: Deferred indefinitely (10-0)

3. **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.

Action: Deferred (10-0) to meeting of January 22, 2004

PRELIMINARY SUBDIVISION PLATS

4. **2003S-274U-05**
Martin Subdivision
Map 73-01, Parcel 166
Subarea 5 (1994)
District 7 (Cole)

A request for preliminary and final plat approval to create 4 lots with a sidewalk variance abutting the southeast margin of Avalon Drive and Warden Drive (1.5 acres), classified within the RS10 District, requested by Douglas & Patti Martin, owner, Patrick Coode, surveyor. (Deferred from meeting of December 11, 2003).

Action: Approved (7-3) with conditions, including disapproval of sidewalk variance, but approval of variance for the required 4-foot planting strip

5. **2003S-047G-14**
Hager Glen Subdivision
Map 098 Parcels 054
Subarea 14 (1996)
District 12 (Gotto)

A request for preliminary plat approval for seven lots, a variance for relief from shared driveways on John Hager Road, located abutting the southeast corner of John Hager Road and the south margin of S. New Hope Road, (3.08 acres), classified within the RS10 district, requested by Louise H. Davis, owner/developer, SEC, Inc., surveyor.

Action: Approved (10-0) with conditions

FINAL PLATS

6. **2003S-289G-14**
Villages of Larchwood, Phase 2, Section 4B,
Revision of Lot 74
Map 108-04-A, Parcel 134
Subarea 14 (1996)
District 13 (Burch)

A request for final plat approval for a variance to remove sidewalks for 1 lot abutting the southeast terminus of Fitzpatrick Road, approximately 100 feet southeast of Elmwood Court, (0.16 acres), classified within the R10 Residential Planned Unit Development District, requested by Hillmore Properties, owner/developer, Tom Ragsdale, agent. (Deferred from meeting of December 11, 2003).

Action: Approved (10-0) with sidewalk variance

PLANNED UNIT DEVELOPMENTS

7. **102-86-P-06**
Riverside
Map 142, Parcel 120
Map 142-13B, Parcel 1
Subarea 6 (2003)
District 35 (Tygard)

A request to amend the Planned Unit Development located abutting the south margin of Northridge Drive, west of Morton Mill Road, classified RS20, (14.07 acres), to add a new public street and 10 new single-family lots to the overall development, approved for 254 single-family lots and proposed for 264 single-family lots, requested by Walter Davidson and Associates for Rochford Construction Company, owner. (Deferred from meeting of November 13, 2003).

Action: Deferred indefinitely (10-0)

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

- 8. 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.

Action: Deferred (10-0) to meeting of January 22, 2004

- 9. 2003Z-080U-12**
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

Action: Deferred (10-0) to meeting of February 12, 2004

- 10. 2004Z-001G-14**
Map 87, Parcels 5, 6, 7 and 164
Subarea 14 (1996)
District 12 (Gotto)

A request to change from AR2a district to RS10 district property located at 818 and 840 Old Lebanon Dirt Road and 6340 and 6344 North New Hope Road, on the west side of North New Hope Road, (13.2 acres), requested by John D. McCormick, applicant, for William A. Wright and Pamela Evetts, owners.

Action: Disapproved (9-1) RS10 zoning, but approved RS15 zoning

- 11. 2004Z-002U-08**
Map 81-15, Parcel 587
Subarea 8 (2002)
District 19 (Wallace)

A request to change from CS district to MUL district property at 1708 Jefferson Street, across from 17th Avenue North, (0.06 acres), requested by William and Verica Coleman, for William Coleman, owner.

Action: Approved (10-0)

- 12. 2004Z-006U-06**
Map 114, Parcels 122 and 123
Subarea 6 (2003)
District 22 (Crafton)

A request to change from R15 district to CL district properties at 631 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the I-40 West ramp, (0.40 acres), requested by Bethany L. Harbin of State Farm Insurance, applicant, for H. A. Travis, et ux, owners.

Action: Approved (10-0) with conditions

- 13. 2004Z-007U-09**
Map 82-13, Parcel 332
Subarea 9 (1997)
District 19 (Wallace)

A request to change from IG district to MUI district property at 823 3rd Avenue North, across from Criddle Street, (1.65 acres), requested by Van Christian, applicant, Joseph Formosa & Sons Partnership, owner.

Action: Approved (10-0)

- 14. 2004Z-008G-06**
Map 114, Part of Parcel 39
Subarea 6 (2003)
District 22 (Crafton)

A request to change from R80 district to RS20 district a portion of 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. (See PUD Proposal No. 2004P-002G-06 on page 7).

Action: Deferred indefinitely (10-0)

- 15.** **2004P-002G-06**
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. (See Zone Change Proposal No. 2004Z-008G-06 on page 6).

Action: Deferred indefinitely (10-0)

- 16.** **2004Z-009U-06**
Map 115, Parcel 008
Subarea 6 (2003)
District 35 (Tygard)

A request to change from OR20 district to CS district property at 7201 Charlotte Pike, along I-40 West, (15.82 acres), requested by Stephen Sisco, applicant, Clay and Joanne Bailey, owners.

Action: Approved (10-0)

- 17.** **2004Z-011U-12**
Map 161-08, Part of Parcel 9
Subarea 12 (1997)
District 27 (Foster)

A request to change from R6 district to CS district a portion of property at 412 Brewer Drive, corner of Nolensville Pike and Brewer Drive, (0.55 acres), requested by Masoud Zand, applicant, for David Lipscomb University, Trustee, et al, owners.

Action: Approved (10-0)

- 18. 2004Z-012U-08**
Map 81, Part of Parcel 45
Subarea 8 (2002)
District 21 (Whitmore)

A request to change from R6 district to RM15 district a portion of property at Clarksville Pike (unnumbered), north of Metrocenter Boulevard, (11.71 acres), requested by Ragan-Smith-Associates, Inc., applicant, Charles Binkley and Eatherly Family Holding Company, owners.

Action: Disapproved (6-3)

- 19. 2004Z-013G-06**
Map 142, Parcel 56 and Part of Parcel 57
Subarea 6 (2003)
District 22 (Crafton)

A request to change from OR20 district to CL district property at 7096 Old Harding Pike and a portion of property at 7121 Highway 70 South, east of Hicks Road, (1.68 acres), requested by Mike Clark, MC Properties Inc., for Harding Corporation, applicant, for R. W. Steltemeier, Jr. and Suntrust Bank, owners.

Action: Approved (9-0)

- 20. 2004Z-014G-06**
Map 126, Parcel 150
Subarea 6 (2003)
District 35 (Tygard)

A request to change from CS district to RM15 district property at Highway 70 South (unnumbered), west of McCrory Lane, (7.71 acres), requested by AGH Ventures, owner.

Action: Approved (6-3)

- 21. 2004Z-025U-10**
Map 92, Various Parcels
Map 104, Various Parcels
Subarea 10 (1994)
District 21 (Whitmore)

A request to change from OG, OR20, RM40, and RM20 to ORI (3.27 acres), MUL (2.99 acres) and RM40 (30.51 acres) various properties located between 29th Avenue North and I-440 and between Fairmont Drive, Hillcrest Place, West End Circle and Parthenon Avenue, (36.77 acres), requested by Councilman Whitmore for various property owners.

Action: Approved (10-0)

- 22.** **2004UD-001U-10**
Map 92, Various Parcels
Map 104, Various Parcels
Subarea 10 (1994)
District 21 (Whitmore)

A request for preliminary approval for an Urban Design Overlay district located between 29th Avenue North and I-440 and between Fairmont Drive, Hillcrest Place, West End Circle and Parthenon Avenue, (56.47 acres), to permit a mixture of uses, including office, residential, and commercial uses with detailed design standards, requested by Councilman Whitmore for various property owners.

Action: Approved (10-0) with conditions that will be incorporated into the UDO Document

XI. PRELIMINARY SUBDIVISION PLATS

- 23.** **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.

Action: Deferred indefinitely (10-0)

- 24.** **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.

Action: Deferred (10-0) to meeting of January 22, 2004

25. **2004S-015G-12**
Third Addition to Indian Creek
Map 181, Parcel 35
Subarea 12 (1997)
District 31 (Toler)

A request for preliminary approval of 21 lots located at the northern terminus of Calderwood Drive, south of Culbertson Road, (7.22 acres), located in the RS10 district, requested by Hurley-Y, owner and Anderson-Delk and Associates, Inc., engineer.

Action: Approved (9-0) with conditions

26. **2004S-016G-12**
Addition to Barnes Cove
Map 173, Parcels 59 and 133
Subarea 12 (1997)
District 31 (Toler)

A request to extend the previously approved preliminary plat approval for 105 lots for one additional year, located abutting the south margin of Barnes Road, east of Nolensville Pike, (44.61), classified within the RS10 district, requested by Greystone Properties, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: Approved (10-0) with conditions

27. **2004S-017U-05**
Cumberland Meadows (Eastland Avenue Property)
Map 84, Parcels 8, 8.01 and 23
Subarea 5 (1994)
District 7 (Cole)

A request for preliminary approval of 21 lots and a variance for sidewalk on Eastland Avenue, located on Eastland Avenue, approximately 500 feet north of Meadow Rose Drive, (17.92 acres), classified within the R10 district, requested by Big Development, developer, and Dale and Associates, engineer.

Action: Approved (9-0), including all staff recommendations

- 28. 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.

Action: Deferred (10-0) to meeting of January 22, 2004

XII. PLANNED UNIT DEVELOPMENTS

- 29. 2001UD-001U-12**
Lenox Village Phase 5
Map 173, Part of Parcels 73 and 220
Subarea 12 (1997)
District 31 (Toler)

A request for final approval for Phase 5 of the Lenox Village Urban Design Overlay Development located abutting the east margin of Nolensville Pike, opposite Bradford Hills Drive, classified MUL, (17.47 acres), to permit the development of 22 townhouse units, 19 single-family units, 17 live/work townhouse units and 4 live/work single-family units, requested by Anderson Delk and Associates for McGowan Family Limited Partnership, owner.

Action: Deferred (10-0) to meeting of January 22, 2004

- 30. 28-79-G-13**
Hickory Highlands Phase V, Section 1
Map 149, Parcel 228
Subarea 13 (2003)
District 28 (Alexander)

A request for final approval for a phase of the Planned Unit Development located abutting the west margin of Rural Hill Road, east of Moss Road, classified RS10 and RM6, (42.67 acres), to permit the development of 47 single-family lots and 26 condominium units, requested by Dale and Associates for J. E. Stevenson, owner.

Action: Approved (10-0) with conditions

- 31. 61-84-G-06**
Kroger Southeast Shopping Center
Map 142, Part of Parcel 267
Subarea 6 (2003)
District 35 (Tygard)

A request to revise the preliminary plan and for final approval for a portion of the Planned Unit Development located abutting the southeast corner of Old Hickory Boulevard and Highway 70 South, classified SCC, (5.34 acres), to permit a fuel pumping station and a drive thru pharmacy to be constructed in the parking area of the shopping center, requested by CEI for Kroger L.P.I., owner.

Action: Approved (10-0) with conditions

- 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 including a request for a parking variance for a phase of the Planned Unit Development located abutting the north margin of Hamilton Church Road, east of Murfreesboro Pike, classified R10, (8.45 acres), to permit the development of 120 multi-family units, approved for 256 multi-family units, requested by Ragan-Smith Associates for Hamilton Church Apartment, L.P., owner.

Action: Approved (9-0) with conditions, including approval of parking variance request

- 33. 88P-034G-06**
Bellevue Professional Park
Map 142, Parcel 304
Subarea 6 (2003)
District 22 (Crafton)

A request for a revision to preliminary and for final approval for a phase of the Planned Unit Development located abutting the northeast corner of Sawyer Brown Road and U.S. Highway 70S, classified ON, (1.8 acres), to permit the development of a 11,900 square foot 1 story office building and a 8,500 square foot 1 story office building, approved for two 1 story office buildings with 19,000 total square feet, requested by Barge-Cauthen and Associates, Inc., for Chester Hannah, owner.

Action: Approved (10-0) with conditions

- 34. 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.

Action: Deferred indefinitely (10-0)

- 35. 2004P-003U-10**
The Basement
Map 105-06, Parcel 199
Subarea 10
District 17 (Greer)

A request for preliminary approval and for final PUD approval for a Planned Unit Development located abutting the east margin of 8th Avenue South between Alloway Street and Argyle Avenue, classified CS, (.18 acres), to permit an existing restaurant an exemption from the minimum distance requirements included in the beer provisions of the Metro Code, requested by Steve West for 1604 LLC, owner.

Action: Approved (10-0) with conditions

XIII. MANDATORY REFERRALS

- 36. 2004M-001G-14**
Water Line Easement on Alvin Sperry Road
Map 110, Parcels 63, 83, 81, 80.01, 174, 138, 137, 80.02,
157, 80
Subarea 14 (1996)
District 12 (Gotto)

A request to renew a water line easement located on the north margin of Alvin Sperry Road, west of Stewarts Ferry Pike, requested by the Department of Water and Sewerage Services.

Action: Approved (10-0)

- 37.** **2004M-002U-12**
Acquisition of Property on Edmonson Pike
Map 161, Parcels 57, 178, 71, 254, 187
Subarea 12 (1997)
District 27 (Foster)

A request for acquisition of property by negotiation for the addition of a turn lane on the east margin of Edmonson Pike, 900 feet north of Old Hickory Boulevard, requested by the Metropolitan Department of Real Property Services.

Action: Approved (10-0) with conditions

- 38.** **2004M-003G-02**
Sewer Easement Acquisition on Nolensville Pike
Map 033, Parcel 69 (Williamson County)
Subarea 2 (1995)
District 10 (Ryman)

A request for a sewer easement acquisition for Metro Water Services Project No. 98-SG-13, located on the west margin of Nolensville Pike, north of the intersection of Burkitt Road, requested by the Metropolitan Department of Water and Sewerage Services.

Action: Approved (10-0)

- 39.** **2004M-004G-05**
Closure of Strouse Avenue b/t Gallatin & Trevecca
Map 072-13, Parcels 198,201,369,372
Subarea 5 (1994)
District 5 (Murray)

A request for closure of Strouse Avenue, between Gallatin Road and Trevecca Avenue, to promote public safety for students of Nashville Auto Diesel College, owner of surrounding properties, requested by Coburn Dewees Berry, IV of Bass, Berry & Simms, PLC, applicant.

Action: Disapproved (9-0)

XIV. OTHER BUSINESS

- 40. Southeast Corridor Alternatives Analysis contract
Action: Approved (10-0)
- 41. Grant Agreement between TDOT and the MPC on behalf of the MPO for Short-Range Transit Planning Coordination Activities
Action: Approved (10-0)
- 42. Grant Agreement between TDOT and the MPC on behalf of the MPO for 2004 Transportation Planning
Action: Approved (10-0)
- 43. Request to Re-hear Hamilton Church Subdivision, 2003S-254U-13
Action: Deferred action (9-0)
- 44. Executive Director Reports
- 45. Legislative Update

XV. ADJOURNMENT

