



**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

July 22, 2004

- I. **CALL TO ORDER**
- II. **ADOPTION OF AGENDA**
Action: Approved (8-0) with the addition of #26 as an addendum
- III. **APPROVAL OF JULY 8, 2004, MINUTES**
Action: Approved (8-0)
- IV. **RECOGNITION OF COUNCILMEMBERS**
- V. **PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
Action: Approved (9-0)
- VI. **PUBLIC HEARING: CONSENT AGENDA**
Action: Approved (9-0)
- VII. **REQUEST TO ADOPT THE SOUTHEAST COMMUNITY PLAN: 2004 UPDATE**
Action: Approved (9-0) with a request for special consideration of the Cloverland Drive corridor and the Holt Hills area regarding roadway improvements.

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

1. **2004Z-059G-13**
Map 165, Parcel 128
Subarea 13 (2003)
District 32 (Coleman)

A request to change from AR2a to CS district property located at 4046 LaVergne Couchville Pike, south of Hamilton Church Road, (5.15 acres), requested by Laura Digan, applicant, Randall Tidwell, owner.

Action: Deferred Indefinitely (9-0)

2. **2004Z-076G-03**
Map 49, Portion of Parcel 143
Subarea 3 (2003)
District 3 (Hughes)

A request to change from RS20 to RS10 district a portion of property at 3512 Knight Drive, opposite Brick Church Lane, (60 acres), requested by Ralph Monroe of Angel City Development Corporation, for William J. Berg, trustee. (Deferred from meeting of June 24, 2004).

Action: Deferred Indefinitely (9-0)

PRELIMINARY SUBDIVISION PLATS

3. **2002S-278G-13**
Arbor Crest Subdivision
Map 137, Parcels 9 and 91
Subarea 13 (2003)
District 33 (Bradley)

A request to revise a condition of the 11/14/2002 approval, naming Metro Water Services as the utility district for an alternative sewer system, of a preliminary plat for 66 lots abutting the west margin of Bakers Grove Road, opposite Granny Wright Lane, (47.56 acres), classified within the RS15 districts, requested by Michael R. and Peggy D. Schroer, owners/developers, T Square Engineering, surveyor.

Action: Approved (9-0) to remove a condition of the previous approval which required Metro Council approval for maintenance of the alternative sewer system

4. **2004S-206G-03**
Bell Grimes
Map 041, Parcel 067
Subarea 3 (2003)
District 3 (Hughes)

A request for preliminary plat approval to create 39 lots abutting the northeast corner of Brick Church Pike and Bell Grimes Land (21 acres), classified within the RS20 District, requested by Nadine Cummings, owner, Dale & Associates, surveyor.

Action: Deferred (9-0) to the MPC meeting of August 12, 2004

FINAL PLATS

5. **2004S-161U-10**
Glen Echo, Resubdivision of Lot 12
Map 117-15, Parcel 11
Subarea 10 (1994)
District 25 (Shulman)

A request for final plat approval to subdivide one lot into two lots abutting the northwest margin of Hillmont Drive, approximately 125 feet northeast of Glen Echo Road (.89 acres), classified R10, requested by Eugene Collins, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor. (Deferred from meeting of July 8, 2004).

Action: Approved (9-0) with a waiver for Lot Comparability and the granting of a sidewalk variance and with the condition that a notation will be added to the plat, prior to recordation, that limits construction on the lots to only single-family homes

IX. PUBLIC HEARING: ZONING MAP AMENDMENTS

6. **2004Z-085G-13**
Map 175, Parcel 16
Subarea 13 (2003)
District 32 (Coleman)

A request to change from AR2a to RM6 district property at Old Hickory Boulevard (unnumbered), approximately 1,650 feet north of Logistics Way, (60.41 acres), requested by Joe McConnell, MEC, Inc., for Luther Marie Vaughn, owner.

Action: Deferred (9-0) to the MPC meeting of August 26, 2004

7. **2004Z-092G-14**
Map 76-01, a portion of Parcel 82
Subarea 14 (1996)
District 12 (Gotto)

A request to change from RS10 district to RM6 district a portion of property located at Lebanon Pike (unnumbered), approximately 730 feet east of Tulip Grove Road, (16.54 acres), requested by Lose & Associates, applicant for Eatherly Family Holding Company, owner. (See PUD Proposal No. 2004P-092G-14).

Action: Approved (9-0)

8. **2004P-018G-14**
Heritage Hills
Map 76-01, Parcels 82 and 83
Subarea 14 (1996)
District 12 (Gotto)

A request for preliminary approval for a Planned Unit Development district located at Lebanon Pike (unnumbered), east of Tulip Grove Road, at the Wilson County Line, (42.83 acres in Davidson County), classified RS10 and proposed for RS10 and RM6, to permit 90 townhomes and 90 single-family lots on the Davidson County side, requested by Lose and Associates, for the Eatherly Family Holding Company Partnership, owner. (See Zone Change Proposal No. 2004Z-092G-14).

Action: Approved with conditions (9-0), including 1) a request to re-refer the bill to the Commission prior to approval on third reading because traffic recommendations have not been received from Metro Public Works, and 2) the plan must be revised to show a stub street connection to Map 76-01, Parcel 10. If the bill is not re-referred to the Commission prior to third reading and the plat is not revised to show a stub street connection to Map 76-01, Parcel 10, then the recommendation is to disapprove

9. **2004Z-095U-11**
Map 133-2 Parcel 193
Subarea 11 (1999)
District 16 (McClendon)

A request to apply the Historic Landmark Overlay District to 3210 Avenal Avenue Buell-King/Petway House, north of Antioch Pike, (2.8 acres), requested by the Metro Historic Commission, applicant for Robert H. King, et ux, owner.

Action: Approved (9-0)

10. **2004Z-098U-05**
Map 72-13, Various Parcels
Subarea 5 (1994)
District 5 (Murray)

A request to change from RM20, OR20, and RM40 to RS5 district located along McClurkan Ave., Trevecca Ave., Strouse Ave., and Douglas Ave., (24.50 acres), requested by Councilmember Pam Murray, applicant, for various property owners.

Action: Approved (9-0) with the removal of Parcel 225

X. PRELIMINARY SUBDIVISION PLATS

11. **2004S-188U-05**
Inglewood Place, Resubdivision of Lot 14
Map 72-07, Parcel 68
Subarea 5 (1994)
District 7 (Cole)

Request to re-subdivide Lot 14 (parcel 68) into 2 lots, with a variance request for lot depth-to-width ratio and a variance for sidewalk installation along Kirkland Avenue, property located along the south side of Kirkland Avenue, approximately one-quarter mile east of Gallatin Pike, requested by R. L. Montoya, surveyor and applicant, for Edwin R. and Annie E. Fulcher, owners.

Action: Approved (9-0) with a variance for Lot Depth-to-Width Ratio and with the granting of a sidewalk variance

12. **2004S-214G-14**
Cooks Landing Subdivision
Map 109, Parcel 176
Subarea 14 (1996)
District 12 (Gotto)

A request for preliminary plat approval for 42 lots abutting the south margin of Stewarts Ferry Pike, approximately 1500 feet east of Old Hickory Boulevard (17.13 acres), classified within the RS15 District, requested by Cooks Land Partnership, owner/developer, Joseph G. Petrosky Associates, LLC, surveyor.

Action: Approved (9-0) with conditions

XI. FINAL PLATS

- 13. 97S-014U-03**
Forest Vale Subdivision
Map 059-01, Parcels 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.

Action: Deferred (9-0) to the MPC meeting of August 26, 2004

XII. PLANNED UNIT DEVELOPMENTS (revisions)

- 14. 122-83-U-12**
The Woodlands PUD
Subarea 12 (1997)
Map 172-00, Parcel 179
District 31 (Toler)

Request for revision to preliminary PUD plan and for final PUD approval to allow for the development of 15 lots in a portion of the existing PUD (classified R15), located along the south side of Old Hickory Boulevard and approximately 1 mile west of Nolensville Pike. Requested by Prestige Homes, applicant, for Jeffrey Hitt & J.D. Eatherly, owners.

Action: Deferred (9-0) to the MPC meeting of August 12, 2004

- 15. 2004P-006U-10**
Lone Oak Village PUD
Map 131-03, Parcels 49 & 50
Subarea 10 (1994)
District 25 (Shulman)

Request for revision to preliminary PUD plan and for final PUD approval to allow for the development of a 7-lot single-family subdivision (classified RS10), located along the west side of Lone Oak Road and approximately 800 feet south of Shackelford Lane. Requested by Wamble & Assoc., PLLC, applicant, for Alldredge Kirby Development, LLC, owner.

Action: Approved (9-0) with conditions

16. **2003P-010U-07**
Jardin de Belle PUD
Map 130-09, Parcel 93
Map 130-13, Parcels 3, 4, 5 & 6
Subarea 7 (2000)
District 34 (Williams)

Request for final PUD approval to allow for the development of a 34-lot single-family subdivision (classified R8), located along the north side of Forrest Park Drive and along the west side of Page Road. Requested by Littlejohn Engineering Associates, applicant, for Tarragon Realty Investors, Inc., owner.

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

XIII. MANDATORY REFERRALS

17. **2004M-053G-06**
Aerial encroachment/Sign for O'Charley's
Map 128, Parcel 164
Subarea 6 (2003)
District 22 (Crafton)

A request for an aerial encroachment to replace an existing 144 square foot sign 14 feet above the ground with a 183 square foot sign 10 feet above the ground located at 110 Coley Davis Court, by O'Charley's, Inc, applicant.

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

18. **2004M-059G-02**
Brick Church Pike Easement Acquisition
Map 41-10, Parcel 17
Subarea 2 (1995)
District 3 (Hughes)

A request for easement acquisition for Stormwater construction of drainage system at 3913 Brick Church Pike, Metro Water Services Project No. 02-D-0173, requested by Metro Water and Sewerage Services.

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

19. **2004M-060U-10**
Craighead Patten Properties Drainage Acquisition
Map 131-02, Parcels 129 & 130
Subarea 10 (1994)
District 25 (Shulman)

A request for easement acquisition for Stormwater construction of drainage system, Craighead Patten Properties Drainage Acquisition, Metro Water Services Project No. 04-DL-0689, requested by Metro Water and Sewerage Services.

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

20. **2004M-061U-10**
First Unitarian Universalist Church Drainage Acqui
Map 117-11, Parcel 13
Subarea 10 (1994)
District 25 (Shulman)

A request for easement acquisition for Stormwater construction of drainage system, First Unitarian Universalist Church Drainage Easement Acquisition, Metro Water Services Project No. 04-DL-0690, requested by Metro Water and Sewerage Services.

Action: Approved (9-0)

21. **2004M-062G-14**
Hickory Hill Lane Drainage Acquisition
Map 74-16, Parcel 156
Subarea 14 (1996)
District 14 (White)

A request for easement acquisition for Stormwater construction of drainage system at 2032 Hickory Hill Lane, Metro Water Services Project No. 03-D-0579, requested by Metro Water and Sewerage Services.

Action: Approved (9-0)

22. **2004M-063U-05**
Larkspur Drive Easement Acquisition
Map 60-3, Parcels 63 & 64
Subarea 5 (1994)
District 2 (Isabel)

A request for easement acquisition for Stormwater construction of drainage system at 3138 and 3140 Lakespur Drive, Metro Water Services Project No. 02-DL-0226, requested by Metro Water and Sewerage Services.

Action: Approved (9-0)

XIV. OTHER BUSINESS

23. Executive Director Reports
24. Legislative Update
25. "Amendment to the Contract between TDOT and the MPC (for the MPO) for FY2004 obligating FHWA PL Funds"
Action: Approved (9-0)

XV. ADDENDUM

26.

2004M-058U-03

J.B. Knowles Home for the Aged Lease Agreement

Map 80, Parcel 35

Subarea 3 (2003)

District 1 (Gilmore)

A Council bill to approve a lease agreement between Metro Government and the Metro Hospital Authority, for the J.B. Knowles Home for the Aged, and authorizing the transfer of all functions, operations, and obligations of the Knowles Home to the Hospital Authority.

Action: Approved (9-0)

XVI. ADJOURNMENT

