



**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**
- III. APPROVAL OF JULY 8, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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 ADOPT THE SOUTHEAST COMMUNITY PLAN: 2004 UPDATE**

**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.

- 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).

**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.

4. **2004S-206G-03**  
Bell Grimes  
Map 041, Parcel 067  
Subarea 3 (2003)  
District 2 (Isabel)

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.

#### **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).

#### **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.

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).

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).

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, Etux, owner.

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.

## **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.

- 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.

## **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.

## **XII. PLANNED UNIT DEVELOPMENTS (revisions)**

- 14. 122-83-U**  
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.

- 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.

- 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.

### **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.

- 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.

- 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.

- 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.

- 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.

- 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.

#### **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"

#### **XIV. ADJOURNMENT**

