



**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 John Summers
Tonya Jones	Joe Sweat, representing Mayor Bill Purcell

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

July 24, 2003

- I. **CALL TO ORDER**
- II. **ADOPTION OF AGENDA**
Action: Approved (8-0)
- III. **APPROVAL OF JUNE 26, 2003 AND JULY 10, 2003 MINUTES**
Action: Approved (8-0)
- IV. **RECOGNITION OF COUNCILMEMBERS**
- V. **OTHER BUSINESS**
 - a. Executive Director Reports
 - b. A request to amend the plan for Subarea 8: The North Nashville Community: 2002 Update to add the detailed Neighborhood Design Plans for Fisk-Meharry, Hadley-Washington, McKissack Park and Watkins Park and amend the Structure Plan. (Deferred from meeting of July 10, 2003).
Action: Approved (10-0)
 - c. Discussion of time for regular Planning Commission meetings
Action: Approved (8-0); Commissioner Clifton will lead a committee to review meeting times and efficient
 - d. Appointment of Hillsboro Village UDO Advisory Committee Members
Action: Approved staff recommendation (10-0)

e. Legislative Update

VI. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS

Action: Approved (9-0)

VII. 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: Approve (10-0)

VIII. PRELIMINARY SUBDIVISION PLATS

1. **2003S-173G-03**
Fontanel
Map 49, Parcels 140, 200.01 and 319
Subarea 3 (1998)
District 1 (Gilmore)

A request for preliminary plat approval for 14 lots abutting the east margin of Whites Creek Pike, approximately 1,100 feet north of Lloyd Road, (136.04 acres), classified within the R15 and RS20 districts, requested by Fontanel Properties, LLC, owner, Advantage Land, surveyor.

Action: Deferred until August 14, 2003 meeting. (9-0)

IX. FINAL PLATS

2. **2002S-340G-14**
Windstar Estates, Section 1
Map 43, Part of Parcels 7 and 8
Subarea 14 (1996)
District 11 (Brown)

A request for final plat approval to create 47 lots abutting the southwest margin of Swinging Bridge Road and the northwest corner of Warren Drive and Keeton Avenue, (41.55 acres), classified within the R10 and R15 districts, requested by Gene H. Scott, Jr., owner/developer, Burns and Associates, Inc., surveyor.

Action: Deferred Indefinitely (9-0)

X. PLANNED UNIT DEVELOPMENTS (revisions)

- 3. 94-71-P-06**
Bellevue Center
Map 128, Parcel 170
Subarea 6 (1996)
District 23 (Bogen)

A request for a revision to the preliminary plan for a phase of the Commercial Planned Unit Development located abutting the north margin of Highway 70 at Interstate Highway 40, classified MUL, (11.95 acres), to permit the development of a two-story 112,000 square foot, 1,400 seat church and 56 townhomes to replace the approved 161,000 square foot, 5,000 seat church, requested by Civil Site Design Group, for The Oasis Church, owner.

Action: Approved with conditions (10-0)

- 4. 206-83-G-13**
Chelsea Village
Map 149, Parcel 378
Subarea 13 (1996)
District 28 (Alexander)

A request for final approval for a phase of the Residential Planned Unit Development located abutting the north margin of Dover Glen Drive, west of Edge-O-Lake Drive, classified R15, (2.5 acres), to permit the development of 12 single-family lots, requested by Dale & Associates, for Car Car Development.

Action: Approved with conditions (10-0)

- 5. 53-84-U-12**
Hickory Heights
Map 161, Part of Parcel 93
Subarea 12 (1997)
District 31 (Knoch)

A request for a revision to the preliminary plan for a portion of the Residential Planned Unit Development located abutting the west margin of Swiss Avenue, south of Old Hickory Boulevard, classified RM15, (5 acres), to permit the development of 36 two-story townhome units to replace 23 single-family lots, requested by Dale & Associates, for Affordable Housing Resources, owner.

Action: Approved with conditions (10-0)

6. **84-85-P-06**
Biltmore PUD
Map 140, Parcel 4
Subarea 6 (1996)
District 23 (Bogen)

A request to revise a portion of the preliminary Planned Unit Development and for final approval for a portion of the undeveloped Commercial Planned Unit Development located abutting the north margin of I-40, east of McCrory Lane, classified CL, (17.51 acres), to permit the realignment and construction of Newsom Station Road to conform with the approved preliminary plan, requested by Barge, Cauthen and Associates, for Branstetter Family Partners, owner.

Action: Deferred until August 14, 2003 meeting. (9-0)

7. **78-86-P-12**
Shadow Glen (formerly Southmark)
Map 161, Parcel 272
Subarea 12 (1997)
District 31 (Knoch)

A request for final approval for a phase of the Residential Planned Unit Development located abutting the west margin of Nolensville Pike, north of Brentwood Highlands Drive, classified R10, (16.15 acres), to permit the development of a 155 unit townhome development, requested by Civil Site Design, for Alaric Development Company, owner.

Action: Approved with conditions, subject to a revised final PUD plan showing all sidewalks as proposed on the approved revised preliminary plan. (10-0)

8. **2001P-010G-06**
Riverbridge, Phase 2 (formerly Autumn Springs)
Map 141, Parcel 36
Subarea 6 (1996)
District 35 (Tygard)

A request for a revision to the preliminary plan and for final approval of a phase of the Planned Unit Development located abutting the south margin of Coley Davis Road, north of the Harpeth River, classified RM4, (41.15 acres), to permit 68 single-family lots, replacing 84 single-family lots, requested by Civil Site Design Group, for Phillips Builders, owner.

Action: Approved with conditions (10-0)

9. **2003P-004U-07**
Patina
Map 91-14, Parcels 200, 201 and 202
Subarea 7 (2000)
District 24 (Summers)

A request to revise the preliminary plan and for final approval of the Planned Unit Development located at 224, 226 and 228 Orlando Avenue, abutting the east margin of Orlando Avenue, classified RS3.75, (2.63 acres), to permit the development of 14 single-family lots to replace the approved 15 single-family lots, requested by Barge, Cauthen and Associates, for Shamrock Holdings, Inc., owners.

Action: Deferred until August 14, 2003 meeting. (9-0)

XI. MANDATORY REFERRALS

10. **2003M-084UG**
Designation of Metro-owned Properties as Surplus
Map 63-08, 70-09, 81-03, 81-08
Parcels 31-32, 72, 73 and 81
Map 81-12, 92-06, 93-15 and 104-02
Parcels 201, 272, 356, 371, 414 and 488

An Ordinance approving the disposition of certain parcels of property by the Director of Public Property held by the Metropolitan Government, requested by the Metro Department of Finance, Real Property Services.

Action: Approved (10-0)

11. **2003M-085U-13**
Name Unnamed Street to Knapp Boulevard
Map 121
Subarea 13 (1996)
District 13 (Derryberry)

A request, by the Assistant Director of Public Works, to name a currently unnamed roadway between McCrory Creek Road and Donelson Pike to "Knapp Boulevard".

Action: Approved (10-0)

12.

2003M-086G-02

Baker Road Name Change to Plemel Lane

Map 2

Subarea 2 (1995)

District 10 (Balthrop)

A request, by the Assistant Director of Public Works, to rename two separate portions of Baker Road to "Plemel Lane".

Action: Approved (10-0)

XII. ADJOURNMENT

