



**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 8, 2004

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved (9-0)

III. APPROVAL OF JUNE 24, 2004 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WITHDRAWN**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: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING

PRELIMINARY PLATS

- 1. 2003S-238G-12**
Highland Creek, Section 6
Map 172, Parcel 157
Subarea 12 (1997)
District 31 (Toler)

A request for preliminary plat approval to subdivide part of one lot into 11 lots abutting the south margin of Nolensville Pike, approximately 1,250 feet north of Hills Chapel Road, (2.97 acres), classified within the RS10 district, requested by Holt Valley, LLC, owner/developer, Anderson-Delk & Associates, surveyor. (Deferred from meeting of June 24, 2004).

Action: Deferred Indefinitely (10-0)

- 2. 2004S-163U-10**
Woodmont Village
Map 118-09, Parcel 61
Subarea 10 (1994)
District 25 (Shulman)

A request for preliminary plat approval to subdivide one existing lot into two lots, located on the southeast corner of Woodmont Boulevard and Granny White Pike (0.95 acres), classified R10, requested by John Cobb, owner, Gresham-Smith and Partners, engineer. (Deferred from meeting of June 24, 2004).

Action: Approved (10-0)

FINAL PLATS

- 3. 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 June 24, 2004).

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

ZONING MAP AMENDMENTS

4. **114-78U-12**
McMurray Townhomes
Map 161, Parcel 18
Subarea 12 (1997)
District 27 (Foster)

A request to revise the undeveloped Planned Unit Development located abutting the north margin of McMurray Drive and the west terminus of McMurray Court, (21.87 acres), classified R8, to permit the development of 240 townhomes development to replace a 162 unit retirement development, requested by Ragan-Smith Associates, for Gertrude Tibbs Ezell, owner. (Deferred from meeting of May 27, 2004).

Action: Disapproved 240 townhomes but approved 218 townhomes with conditions, and approved access only onto McMurray Drive, as a revision to the Planned Unit Development (9-1)

5. **2004Z-056U-03**
Map 49, Parcel 185
Subarea 3 (2003)
District 3 (Hughes)

A request to change from SCN, RS15 and RS20 to RS10 districts property at 3705 Whites Creek Pike, north of Green Lane, (38.44 acres), requested by Dale & Associates, Inc., applicant, Jane D. Parmley and Howard Scott Dowlen, owners. (See PUD Proposal No. 2004P-012U-03). (Deferred from meeting of June 10, 2004).

Action: Approved (10-0)

6. **2004P-012U-03**
Parmley Cove
Map 49, Parcel 185
Subarea 3 (2003)
District 3 (Hughes)

A request to cancel an undeveloped Commercial Planned Unit Development (88-42-P), located abutting the east margin of Whites Creek Pike, north of Green Lane, (12.8 acres), approved for a 80,000 square foot office and retail development, and to approve a Residential Planned Unit Development with 121 single-family lots, classified RS15, RS20, SCN and proposed for RS10, (38.44 acres), requested by Dale and Associates for Ingram Parmley, owner. (See Zone Change Proposal No. 2004Z-056U-03). (Deferred from meeting of June 10, 2004).

Action: Approved cancellation of remaining commercial Planned Unit Development and approved with conditions the adoption of a new preliminary Planned Unit Development (10-0)

7. **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. (Deferred from meeting of June 24, 2004).

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

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

8. **2004Z-061U-14**
Map 95-3, Parcel 23
Subarea 14 (1996)
District 15 (Loring)

A request to change from OL to OG district properties located within an existing Planned Unit Development, at 1 Bridgestone Park, abutting the west margin of Briley Parkway, (4.93 acres), requested by Lisa Kennicott, International Academy of Design & Technology, Inc., applicant, Bridgestone, Inc., owner. (See PUD Proposal No. 99-85-P-14).

Action: Approved (9-0)

- 9. 99-85-P-14**
Briley Corners PUD
Map 95-03, Parcel 23
Subarea 14 (1996)
District 15 (Loring)

A request to amend a portion of the Commercial Planned Unit Development located at 1 Bridgestone Park, along the west side of Briley Parkway and the south side of Lebanon Pike, classified OL and proposed for OG, (4.93 acres), to allow for a college or university use in the existing 67,516 square foot building, requested by Littlejohn Engineering, for Bridgestone, Inc, owner, and Boyle Craigmeade LP, optionee. (See Zone Change Proposal No. 2004Z-061U-14)

Action: Approved (9-0), including limiting uses in the PUD to only those uses permitted in the OL district and allowing for a college or university use to be permitted

- 10. 2004Z-089G-14**
Map 98, Parcel 195
Subarea 14 (1996)
District 12 (Gotto)

A request to change from RS15 to AR2a district property located at John Hager Road (unnumbered), east of Earhart Road, (5.03 acres), requested by James C. McPherson, applicant/owner.

Action: Approved (10-0)

- 11. 2004Z-090G-12**
Map 174, Portion of Parcel 6
Subarea 12 (1997)
District 32 (Coleman)

A request to change from AR2a to RS10 district a portion of property located at 5748 Pettus Road, on the west side of Preston Road, (26 acres), requested by Rob Porter, Civil Site Design Group, applicant for Martha S. Wisener, owner.

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

- 12. 2004Z-091G-14**
Map 86, Parcel 164
Subarea 14 (1996)
District 12 (Gotto)

A request to change from RS15 to RM6 district property located at 4131 Andrew Jackson Parkway, approximately 240 feet south of Stoners Glen Road, (8.5 acres), requested by Gresham-Smith and Partners, applicant for Unity Center for Positive Living, Inc., owner. (See PUD Proposal No. 2004P-019G-14).

Action: Approved (10-0)

- 13. 2004P-019G-14**
Hermitage Senior Living
Map 86, Parcel 164
Subarea 14 (1996)
District 12 (Gotto)

A request for preliminary approval for a Planned Unit Development district located at 4131 Andrew Jackson Parkway, south of Stoner's Glen Road, (8.5 acres), classified RS15 and proposed for RM6, to permit a 47 rooming unit assisted-living facility and 24 townhomes, requested by Gresham-Smith and Partners, for Unity Center for Positive Living, Inc., owner. (See Zone Change Proposal No. 2004Z-091G-14).

Action: Approved (10-0)

- 14. 2004Z-093U-14**
Map 108-01, Parcel 54
Subarea 14 (1996)
District 14 (White)

A request to change from RS10 to MUL district property located at 2874 Elm Hill Pike, approximately 350 feet north of Shauna Drive, (0.55 acres), requested by Ross Starnes or Vanessa Saenz, owners.

Action: Deferred Indefinitely (10-0)

- 15. 2004Z-094U-10**
Map 131-04-B, Parcel 003CO
Subarea 10 (1994)
District 25 (Shulman)

A request to change from R10 to RS7.5 district property located at 4302 Parkview Circle, approximately 170 feet north of Glenwood Avenue, (0.37 acres), requested by Dale & Associates, applicant for Parkview Partners, owner. (See PUD Proposal No. 2004P-017U-10).

Action: Disapproved (7-2)

- 16. 2004P-017U-10**
Parkview Circle PUD
Map 131-04-B, Parcel 003CO
Subarea 10 (1994)
District 25 (Shulman)

A request for preliminary approval for a Planned Unit Development district located at 4302 Parkview Circle, south of Frances Avenue, classified R10 and proposed for RS7.5, (0.37 acres), to permit two single-family lots, requested by Dale and Associates for Parkview Partners, owner. (See Zone Change Proposal No. 2004Z-094U-10).

Action: Disapproved (7-2)

IX. PRELIMINARY SUBDIVISION PLATS

- 17. 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: Deferred to MPC meeting of July 22, 2004 (10-0)

- 18. 2004S-203U-13**
Moss Property
Map 164, Parcels 66, 193 and 196
Subarea 13 (2003)
District 33 (Bradley)

A request for preliminary plat approval to create 277 lots abutting the south margin of Mt. View Road and the north margin of Pin Hook Road, (76 acres), classified within the RS10 and RM9 districts, requested by Global Development, Inc., owner/developer, MEC, Inc., surveyor.

Action: Approved (9-0) with conditions

- 19. 2004S-205U-03**
Curtis Place
Map 70-09, Parcels 38 and 51
Subarea 3 (2003)
District 2 (Isabel)

A request for preliminary plat approval to create 10 lots abutting the north margin of Curtis Street, approximately 300 feet west of Alpine Avenue, (2.86 acres), classified within the R10 district, requested by Bordeaux Community Development Corporation, owner/developer, Dale & Associates, surveyor.

Action: Approved (10-0) with conditions

- 23.** **103-80-U-12**
Barnes Crossing (formerly Monte Carlo Square)
Map 173, Parcel 116
Subarea 12 (1997)
District 31 (Toler)

A request to revise the preliminary plan for the Residential Planned Unit Development district located at Barnes Road (unnumbered) along the north side of Barnes Road, opposite Barnes Cove Drive, (43.03 acres), classified R10, to permit 278 townhomes, replacing 280 apartment units, requested by Anderson-Delk and Associates, Inc., for Vernon Williams, III, trustee.

Action: **Approved (10-0) with conditions, including a sidewalk variance along Barnes Road with a condition that a side-path be constructed within a 5-foot public pedestrian easement**

- 24.** **116-83-U-11**
Willowbrook Marketplace
Map 119-11, Parcels 178 and 179
Subarea 11 (1999)
District 16 (McClendon)

A request to revise the Commercial Planned Unit Development located between East Thompson Lane, I-24, and Briley Parkway, (12.54 acres), classified CL, by changing the outparcel from a 7,200 square foot restaurant to a 4,305 square foot bank, and to allow for 10,150 square feet of restaurant and 12,950 square feet of retail in place of 23,100 square foot of retail, requested by Design and Engineering, for T & M Development LLC, owner.

Action: **Approved (10-0) with conditions**

- 25.** **2003P-014U-12**
Mayfair PUD
Map 160, Parcel 103
Map 171, Parcels 101 and 104
Subarea 12 (1997)
District 31 (Toler)

A request for final approval for a Residential PUD located along the south side of Old Hickory Boulevard, west of Chadwick Lane, (20.28 acres), classified RM4, to permit 68 townhomes, requested by Anderson-Delk and Associates, Inc., for Newmark Homes.

Action: **Approved (10-0) with conditions**

XII. OTHER BUSINESS

26. Amendment to Employee Contract for Keith Covington
Action: Approved (10-0)

27. Executive Director Reports

28. Legislative Update

XIII. ADJOURNMENT

