



**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

***JUNE 10, 2004 MPC ACTIONS OF THE
METROPOLITAN PLANNING COMMISSION***

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

June 10, 2004

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approved (7-0)
- III. APPROVAL OF MAY 27, 2004 MINUTES**
Action: Approved (7-0)
- IV. RECOGNITION OF COUNCILMEMBERS**
 - a. Councilman Sam Coleman in regards to potential Charter amendment**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
Action: Approved (9-0)
- 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 (9-0)

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

- 1. 2004Z-056U-03**
Map 49, Parcel 185
Subarea 3 (1998)
District 3 (Hughes)

A request to change from SCN, RS20 and RS15 to RM9 (5.95 acres) and RS10 (32.49 acres) districts, property at 3705 Whites Creek Pike, north of Green Lane, (total of 38.44 acres), requested by Dale & Associates, Inc., applicant, for Jane D. Parmley and Howard Scott Dowlen, owners. (Deferred from meeting of May 13, 2004). (See PUD Proposal No. 2004P-012U-03 below).

Action: Deferred to meeting of June 24, 2004 (9-0)

- 2. 2004P-012U-03**
Parmley Cove PUD
Map 49, Parcel 185
Subarea 3 (1998)
District 3 (Hughes)

A request to cancel an undeveloped Commercial Planned Unit Development (88P-042), located abutting the east side of Whites Creek Pike, north of Green Lane, (12.8 acres), approved for an 80,000 square foot office and retail development, and to approve a preliminary Planned Unit Development with 91 single-family lots and 46 multi-family units, (38.44 acres), requested by Dale & Associates, applicant, for Jane D. Parmley and Howard Scott Dowlen, owners. (Deferred from meeting of May 13, 2004). (See Zone Change Proposal No. 2004Z-056U-03 above).

Action: Deferred to meeting of June 24, 2004 (9-0)

- 3. 2004Z-070U-14**
Map 95-12-0-A, Parcel 227
Subarea 14 (1996)
District 15 (Loring)

A request to change from R10 to RM6 district property located within an existing Planned Unit Development located west of the terminus of Airwood Drive, south of Woodberry Drive (8.66 acres), requested by McKinney Engineering, applicant, for Chan McCullough/Venture Properties, owner. (Deferred from meeting of May 27, 2004). (See PUD Proposal No. 148-83-U-14 on page 3).

Action: Disapproved (9-0)

4. **148-83-U-14**
Park at Lakeland
Map 95-12-0-A, Parcel 227
Subarea 14 (1996)
District 15 (Loring)

A request to amend the preliminary plan for a portion of the Planned Unit Development located abutting the west margin of Hibbitts Road and the terminus of Airwood Drive, classified R10, (8.66 acres), to permit the development of 42 townhouse units to replace the undeveloped 98 townhouse units, requested by McKinney Engineering for Chan McCullough, owner. (Deferred from meeting of May 27, 2004). (See Zone Change Proposal No. 2004Z-070U-14 on page 2).

Action: Disapproved (8-1)

PRELIMINARY PLATS

5. **2004S-155U-10**
Oxford Hills Subdivision
Map 131-03, Parcels 223 and 224
Subarea 10 (1994)
District 25 (Shulman)

A request for preliminary plat approval for 8 lots, located on the south margin of Shackleford Road and the west margin of Belmont Boulevard (2.97 acres), requested by Hammond Brandt Builders, developers, and Ragan-Smith Associates, engineer. (Deferred from meeting of May 27, 2004).

Action: Approved with conditions and a variance to the 300-foot separation requirement between T-type intersections along a Collector Street, and also approved a sidewalk variance to allow the sidewalk to be built along Granny White Pike (9-0)

6. **2004S-157G-04**
Forest Glen
Map 43-10, Parcel 58
Map 43-11, Parcel 104
Subarea 4 (1998)
District 9 (Forkum)

A request for preliminary plat approval for 15 lots abutting the north margin of Old Hickory Boulevard, approximately 300 feet west of McArthur Drive (3.04 acres), requested by Eddie and Christine Dilts, owners/developers, Bruce Rainey and Associates, engineer. (Deferred from meeting of May 27, 2004).

Action: Disapproved as designed, but Approved with Conditions. (9-0)

FINAL PLATS

7. **2004S-092A-07**
West Meade Farms
Map 129-03, Parcel 38
Subarea 7 (2000)
District 23 (Whitson)

A request for final plat approval to amend the front setback from 225 feet to 180 feet abutting the west side of Brooks Hollow Road (1.84 acres), classified within RS80 district, requested by Eric Bowles, owner, Brad Bolton, applicant. (Deferred from meeting of May 13, 2004).

Action: Deferred to meeting of June 24, 2004 (9-0)

PLANNED UNIT DEVELOPMENTS

8. **84-87-P-13**
The Crossings at Hickory Hollow Commercial PUD
Map 163, Parcel 387 and Portion of Parcel 361
Subarea 13 (2003)
District 32 (Coleman)

A request for a revision to the preliminary and for final approval for a portion of the Commercial Planned Unit Development district located abutting the south side of Mt. View Parkway and north of Crossings Place, classified R10, (0.56 acres), to permit a 2,645 square foot car wash, requested by Wamble & Associates, PLLC, for Chris Chung, owner. (Deferred from meeting of May 13, 2004).

Action: Approved with conditions (9-0)

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

9. **2004Z-026U-10**
Map 131-04, Various Parcels
Subarea 10 (1994)
District 25 (Shulman)

A request to change from R10 to RS10 district various properties located between Frances Avenue and Glenwood Avenue and between Parkview Circle and Hillcrest Avenue, (19.13 acres), requested by Councilman Jim Shulman for various property owners.

Action: Approved (9-0)

- 10. 2004Z-027U-10**
Map 131-03, Various Parcels
Subarea 10 (1994)
District 25 (Shulman)

A request to change from R10 to RS10 district various properties located between Warfield Drive and Temple Avenue and between Lone Oak Road and Belmont Park Terrace, (17.48 acres), requested by Councilman Jim Shulman for various property owners.

Action: Approved (9-0)

- 11. 2004Z-043U-05**
Map 82, Various Parcels
Subarea 5 (1994)
District 5 (Murray)

A request to change from R6 to RS5 district various parcels located along Treutlan, Berry, Grace, Hancock, Arrington, Wilburn, and Cleveland Streets, and between North 2nd Street and North 6th Street, (100.28 acres) requested by Councilmember Pam Murray for various property owners.

Action: Approved (9-0)

- 12. 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 to meeting of July 8, 2004 (9-0)

- 13. 2004Z-060U-05**
Maps 72 and 83, Various Parcels
Subarea 5 (1994)
District 6 (Jameson)

A request to apply the Neighborhood Conservation Overlay District to various properties between Douglas and Sharpe Avenue, (25.19 acres), requested by Councilmember Mike Jameson, applicant, various owners.

Action: Approved (9-0)

14. **2004Z-063G-04**
Map 34-5, Parcel 75
Subarea 4 (1998)
District 10 (Ryman)

A request to change from CS to SCR district property at 218 Crestview Drive, approximately 745 feet south of Alta Loma Road, (2.84 acres), requested by Homer and Randy Chance, applicant/owner.

Action: Approved (9-0)

15. **2004Z-064U-13**
Map 149, Parcel 147
Subarea 13 (2003)
District 33 (Bradley)

A request to change from RM9 to AR2a district property at 625 Bell Road, approximately 600 feet west of Rice Road, (15.0 acres), requested by Ronald Smithson, applicant, for Hickory Hollow Baptist Church, owner.

Action: Approved (9-0)

16. **2004Z-065U-11**
Map 107-13, Parcel 166
Subarea 11 (1999)
District 13 (Burch)

A request to change from CS to IWD district property at Philfre Court (unnumbered), south of Mill Creek Road, (4.25 acres), requested by Earl H. Sadler, applicant/owner.

Action: Disapproved (9-0)

17. **2004Z-066U-12**
Map 160, Parcels 81, 83 and 84
Subarea 12 (1997)
District 31 (Toler)

A request to change from RM6 to MUN district properties located at 5606 Cloverland Drive, Old Hickory Boulevard (unnumbered), and 675 Old Hickory Boulevard, abutting the south margin of Old Hickory Boulevard and the east margin of Cloverland Drive, (3.76 acres), requested by Daniel Burton, Hawkeye Constructors, LLC, applicant/owner, Jerry and Wayne Whitehurst, owners.

Action: Deferred indefinitely (9-0)

18. **2004Z-067G-14**
Map 44, Portion of Parcels 41 and 42
Subarea 14 (1996)
District 11 (Brown)

A request to change from CS to RM15 district on a portion of properties located at Robinson Road (unnumbered), abutting the northeast corner of Robinson Road and Industrial Drive, (12 acres), requested by William H. Hawkins, Charles Hawkins Company, Inc., applicant, for Rayon City Investors, owner.

Action: Deferred indefinitely (9-0)

19. **2004Z-075U-10**
Map 104-06, Various Parcels
Subarea 10 (1994)
District 18 (Hausser)

A request to change from R8 to RS7.5 district properties located between 31st Avenue to Acklen Avenue, (36.31 acres), requested by Councilmember Ginger Hausser for various property owners.

Action: Approved (9-0)

20. **2004Z-078U-05**
Maps 71, 82 and 83, Various Parcels
Subarea 5 (1994)
District 5 (Murray)

A request to change from R6 to RS5 district at various properties within Council District 5, west of Dickerson Road and west of Gallatin Pike (260.75 acres), requested by Councilmember Pam Murray.

Action: Approved (9-0)

IX. PRELIMINARY SUBDIVISION PLATS

21. **2004S-158G-12**
Waterford Estates (formerly Cane Ridge Estates)
Map 174, Parcel 35
Subarea 12 (1997)
District 31 (Toler)

A request for preliminary plat approval to create 74 lots abutting the northeast margin of Cane Ridge Road, approximately 2,765 feet southeast of Old Franklin Road, (30.6 acres), classified within the RS15 district, requested by Dotson and Thomasson, owner/developer, Dale and Associates, surveyor.

Action: Approved with conditions (9-0)

- 22.** **2004S-162U-10**
Hobbs Place
Map 131-01, Parcel 11
Subarea 10 (1994)
District 34 (Williams)

A request for preliminary plat approval to subdivide one existing lot into two lots, located on the north margin of Hobbs Road, approximately 270 feet east of Vailwood Drive (.91 acres), classified R20, requested by Thomas and Lesley Neighbors, owners, Gresham-Smith and Partners, engineer.

Action: Deferred to meeting of June 24, 2004 (9-0)

- 23.** **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 three 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.

Action: Deferred to meeting of June 24, 2004 (9-0)

- 24.** **2004S-164U-10**
Habersham Way
Map 131-01, Parcels 94 and 95
Subarea 10 (1994)
District 34 (Williams)

A request for preliminary plat approval to subdivide two existing lots into 4 lots, located on the west margin of Trimble Road, approximately 150 feet north of Colewood Drive (2.0 acres), classified R20, requested by Charles and Richard Howell, owners, Gresham-Smith and Partners, engineer.

Action: Disapproved (7-2)

25. **2004S-165U-12**
Brentwood Marketplace (Revisions to Revellette Subd.)
Map 161, Parcels 44 and 135
Subarea 12 (1997)
District 31 (Toler)

A request for preliminary plat approval to subdivide one lot into three lots on the south margin of Old Hickory Boulevard, approximately 800 feet west of Edmondson Pike (3.11 acres), classified SCC, requested by Allian Partners 1, GP, owner, Gresham-Smith and Partners, surveyor.

Action: Approved (9-0)

26. **2004S-166U-12**
Pallisades
Map 171, Parcels 83, 108, 117 and 158
Subarea 12 (1997)
District 31 (Toler)

A request for preliminary plat approval for 15 lots, located on the south margin of Church Street, opposite Cloverland Drive (15.86 acres), classified R40, requested by Pulte Homes of TN, LP, developer, Gresham-Smith and Partners, engineer.

Action: Approved with a condition that the Cloverwood Drive/Church Street intersection in Metro Davidson County be reconstructed according to Metro Public Works' conditions, to be done at the developer's expense, and that \$200,000 shall be placed in an escrow account acceptable to Metro to offset the impact of this development on roadways within Davidson County. Such funds shall be spent at the discretion of the Department of Public Works to address roadway issues in the project's impact area, and that Cloverwood Drive be provided with a permanent dead-end, and Jones Parkway be connected from Cloverland Drive all the way through to Old Smyrna Road and Williamson County (9-0)

X. FINAL PLATS

27. **2004S-160U-10**
Sharondale Heights, Resubdivision of Lot 13
Map 117-03, Parcel 126
Subarea 10 (1994)
District 25 (Shulman)

A request for final plat approval to subdivide one lot into two lots, abutting the east margin of White Oak Drive, approximately 300 feet south of Sharondale Drive (0.71 acres), classified R10, requested by Mickey Collins, owner, Barge, Waggoner, Sumner and Cannon, surveyor.

Action: Approved, including a waiver for lot comparability, and approved a variance to not construct a sidewalk (9-0)

- 28. 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.

Action: Deferred to meeting of June 24, 2004 (9-0)

- 29. 2004S-167U-10**
Belmont Land Company, Resubdivision of
Portion of Lots 209 and 210
Map 104-16, Parcel 220
Subarea 10 (1994)
District 18 (Hausser)

A request for final plat approval to subdivide 1 lot into 2 lots, including a variance to the 4 to 1 rule, at 1802 Beechwood Avenue, located along the north side of Beechwood Avenue, opposite Hawthorne Place (0.44 acres), classified RS7.5, requested by Mark Devendorf, surveyor, for Eric and Susan Collison, owners.

Action: Approved, including a one-foot lot comparability width variance for Lot 2 (9-0)

XI. PLANNED UNIT DEVELOPMENTS (revisions)

- 30. 88P-038G-13**
Long Hunter Chase
Map 151, Parcels 17 and 22
Subarea 13 (2003)
District 33 (Bradley)

A request for final approval for Phase 3, Section 3 of the Planned Unit Development located abutting the north margin of Hobson Pike, east of Paddington Way (10.2 acres), classified RS15, to permit the development of 41 single-family lots, requested by John Coleman Hayes Development Company, owner.

Action: Approved with conditions (9-0)

- 31. 2003P-013U-10**
Village Hall
Map 131-02, Parcels 1, 2 and 3
Subarea 10 (1994)
District 34 (Williams)

A request for revision to preliminary and for final approval for the Planned Unit Development located abutting the north margin of Hobbs Road, opposite Stammber Place, classified RM4, (4.75 acres), to permit the development of 20 multi-family condominium units, requested by Gresham-Smith & Partners, applicant, for Haury & Smith, owner.

Action: Approved with conditions (9-0)

XII. MANDATORY REFERRALS

- 32. 2004M-043U-13**
Change Oakwood Forest Drive to Dover Glen Drive
Map 149-6, Parcels 69, 70, 71 and 72
Subarea 13 (2003)
District 33 (Bradley)

A request to change the name of Oakwood Forest Drive to Dover Glen Drive from the intersection of Oak Forest Drive 250 feet south to its terminus, requested by Metro Public Works, applicant.

Action: Approved (9-0)

- 33. 2004M-044G-06**
Council Bill No. BL2004-254
Surplus property, right-of-way along River Road
Map 101, Parcel 51-01
Subarea 6 (2003)
District 35 (Tygard)

A request to dispose of surplus right-of-way along the north side of River Road from Overall Creek to 1,000 feet east (.92 acres), requested by Harpeth Valley Utilities District, applicant, Metro Government, owner.

Action: Approved (9-0)

- 34.** **2004M-045G-14**
Map 86, Parcel 72
Subarea 14 (1996)
District 14 (White)

A request for a water main and easement acquisition at 3803 Central Pike, Metro Water Services Project No. 99-WG-85, 99WG-86, requested by Metro Water and Sewerage Services.

Action: Approved (9-0)

XIII. OTHER BUSINESS

- 35.** Public Hearing for Fee Changes in the Subdivision Regulations and Other Fees

Action: Approved (9-0)

- 36** Executive Director Reports

a. Limitation on number of items to be considered on Planning Commission agenda

b. Youth liaison to the Planning Commission

- 37.** Legislative Update

XIV. ADJOURNMENT

