



**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 24, 2004 MPC ACTIONS OF THE  
METROPOLITAN PLANNING COMMISSION***

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

***June 24, 2004***

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- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**  
**Action: Approved (7-0) with the addition of a new VII for approval of fees**
- III. APPROVAL OF JUNE 10, 2004 MINUTES**  
**Action: Approved (7-0)**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  
**Action: Approved (7-0)**
- 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 (7-0)**
- VII. PUBLIC HEARING FOR FEE CHANGES RELATING TO SUBDIVISIONS AND OTHER FEES**  
**Action: Approved (7-0)**

**VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING  
PRELIMINARY SUBDIVISION PLATS**

- 1. 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. (Deferred from meeting of June 10, 2004).

**Action: Approved (6-1) with conditions, including a variance to the 4:1 rule, and that final plat approval must be received prior to grading permit issuance and that the final plat be heard by the MPC**

- 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 10, 2004).

**Action: Deferred (7-0) to the meeting of July 8, 2004**

**FINAL PLATS**

- 3. 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 Brook Hollow Road (1.84 acres), classified within RS80 district, requested by Brad Bolton, applicant. (Deferred from meeting of June 10, 2004).

**Action: Deferred indefinitely (7-0)**

4.                   **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 10, 2004).

**Action: Deferred (7-0) to the meeting of July 8, 2004**

**IX. PUBLIC HEARING:  
ZONING MAP AMENDMENTS**

5.                   **2004Z-009T**  
Council Bill No. BL2004-237

A request to change the text of the Zoning Ordinance (Section 17.28.040) limiting housing development in floodplains and floodways, requested by Councilmember Feller Brown and Councilmember Harold White.

**Action: Deferred (7-0) to the meeting of August 26, 2004**

6.                   **2004Z-012T**  
**Cancel UZO from 5<sup>th</sup> Council District**  
Council Bill No. BL2004-243  
Maps 71, 72, 82 and 83, Various Parcels  
Subarea 5 (1994)  
District 5 (Murray)

A council bill to cancel the Urban Zoning Overlay district from all of the 5th Council District, requested by Councilmember Pam Murray.

**Action: Disapproved (6-1)**

7.                   **2004Z-013T**  
Council Bill No. BL2004-290

A request to amend Section 17.12.020B of the Zoning Ordinance relating to Floor Area Ratio's (FARs), requested by Councilmember Ginger Hausser.

**Action: Disapproved (7-0) and recommend that the item be re-referred to the MPC after Metro Council public hearing**

**8. 2004Z-014T**  
**Public Facilities Text Amendment**  
Council Bill No. BL2004-288

A council bill to amend various sections of Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, relative to adding a new land use “Public Facility”, sponsored by Councilmember Brenda Gilmore, Councilmember Edward Whitmore, Councilmember J. B. Loring, and Councilmember Carolyn Baldwin Tucker.

**Action: Approved (7-0) as amended to allow minor expansions and other housekeeping changes**

**9. 2004Z-015T**  
Council Bill No. BL2004-289

A request to change the text of the Zoning Ordinance (Section 17.20.120) relative to the Provision of Sidewalks, requested by Councilmember Adam Dread.

**Action: Disapproved (5-1) and recommend that item be re-referred to the MPC after Metro Council public hearing**

**10. 2004Z-016T**

A request to amend the text of the Zoning Ordinance relating to Section 17.40.470 (Tree Removal permit procedures) to require persons engaged in commercial tree service to obtain a tree removal permit and to require applicants for a tree removal permit to submit a plan for disposal, requested by Councilmember Wallace.

**Action: Approved (6-0)**

**11. 2002Z-085G-12**  
Council Bill No. BL2004-286  
Map 172, Parcels 42 and 43  
Subarea 12 (1997)  
District 31 (Toler)

A request to change from AR2a to RS15 district property at 5961 and 5975 Mt. Pisgah Road, abutting the southern terminus of Christiansted Lane, (10.3 acres), requested by Patricia Shakoor, applicant/owner.

**Action: Approved (7-0)**

- 12. 2004Z-048U-03**  
Council Bill No. BL2004-284  
Map 71-6, Parcel 72  
Subarea 3 (1998)  
District 2 (Isabel)

A request to change from CL to MUL district property at 230 West Trinity Lane, west of I-65 (8.26 acres), requested by Gene Watkins, American Affordable Homes, owner.

**Action: Approved (7-0)**

- 13. 2004Z-062U-10**  
Map 104-9, Parcel 244  
Subarea 10 (1994)  
District 25 (Shulman)

A request to apply the Historic Landmark Overlay District to the West End Middle School at 3529 West End Avenue, abutting the east margin of Bowling Avenue, (12.70 acres), requested by Metro Historical Commission, applicant, for Metropolitan Government, owner.

**Action: Approved (7-0)**

- 14. 2004Z-071U-09**  
Map 93-63, Parcel 21  
Subarea 9 (1997)  
District 19 (Wallace)

A request to apply the Historic Landmark Overlay District to the Hume Fogg Magnet School at 700 Broadway, abutting the northwest corner of 7th Avenue and Broadway, (1.95 acres), requested by the Metro Historical Commission, applicant, for Metropolitan Government.

**Action: Approved (7-0)**

- 15. 2004Z-072U-08**  
Map 92-8, Parcel 16  
Subarea 8 (2002)  
District 19 (Wallace)

A request to apply the Historic Landmark Overlay District to the Martin Luther King, Jr. Magnet School at 613-17th Avenue North, abutting the northwest corner of Jo Johnston Avenue and 17th Avenue, (6.82 acres), requested by the Metro Historical Commission, applicant, for Metropolitan Government, owner.

**Action: Approved (7-0)**

- 16.**                               **2004Z-073U-05**  
Map 83-9, Parcel 2  
Subarea 5 (1994)  
District 5 (Murray)

A request to apply the Historic Landmark Overlay District at the East Literature Magnet School at 112 Gallatin Avenue, at the terminus of North 10th Avenue, (24.92 acres), requested by the Metro Historical Commission, applicant, for Metropolitan Government, owner.

**Action: Approved (7-0)**

- 17.**                               **2004Z-074U-05**  
Map 61-05, Parcel 7  
Subarea 5 (1994)  
District 8 (Hart)

A request to change from RS15 to MUN district property at 314 Broadmoor Drive, approximately 250 feet west of Lemont Drive, (0.69 acres), requested by Shemika and Alec Davis, owners.

**Action: Disapproved (6-0)**

- 18.**                               **2004Z-076G-03**  
Map 49, Portion of Parcel 143  
Subarea 3 (1998)  
District 3 (Hughes)

A request to change from RS20 to RS10 district a portion of property at 3512 Knight Drive, opposite Brick Church Lane, (48 acres), requested by Ralph Monroe of Angel City Development Corporation, for William J. Berg, trustee.

**Action: Deferred (7-0) to meeting of July 22, 2004**

- 19.**                               **2004Z-079G-04**  
Map 26, Parcels 40, 41 and 42  
Subarea 4 (1998)  
District 10 (Ryman)

A request to change from R10 to CS district properties located at 122, 126, and 132 Liberty Lane, on the south side of Vietnam Veterans Boulevard South, (3.27 acres), requested by Gresham-Smith and Partners, applicant for Iva Jewell Williams, Robert Perry and Ginger Morris, and David K. Adams, owners.

**Action: Approved (7-0)**

- 20. 2004Z-081U-08**  
Map 92-7, Portion of Parcel 407  
Subarea 8 (2002)  
District 21 (Whitmore)

A request to change from IR to MUG district a portion of property at 600 21st Avenue North, west of Warner Street, (1.11 acres) requested by Charles R. Jones, applicant, Southern Business Insurance Group, Inc.

**Action: Approved (7-0)**

- 21. 2004Z-082U-14**  
Map 85, Parcel 52  
Subarea 14 (1996)  
District 14 (White)

A request to change from OR20 to MUL district property located at 3051 Lebanon Pike, at Medical Drive, (2.40 acres), requested by Ron Nemetz and Associates, for Donelson Fitness Holdings, LP, owner.

**Action: Approved (7-0)**

- 22. 2004Z-083G-06**  
Map 128, Parcel 86  
Subarea 6 (2003)  
District 23 (Whitson)

A request to change from R20 to CL district property located at 548 Old Hickory Boulevard, on the west side of Tolbert Road, (2.25 acres), requested by Mary Christine Lewis, applicant/owner.

**Action: Deferred indefinitely (7-0)**

- 23. 2004Z-086G-04**  
Map 26, Parcels 32, 33 and 131  
Subarea 4 (1998)  
District 10 (Ryman)

A request to change from R10 to RS10 district properties located at Liberty Lane (unnumbered), and Peoples Court (unnumbered), (19.39 acres), requested by Joe McConnell, MEC, Inc., for Jack Nixon and Austin M. Writesman, owners.

**Action: Approved (7-0)**

24.                   **2004Z-088G-12**  
Map 173, Parcel 5  
Subarea 12 (1997)  
District 31 (Toler)

A request to change from AR2a to RS10 district property at 1160 Barnes Road, east of Barnes Cove Drive, (19.33 acres), requested by Bryant L. Grantham, applicant for Glen Douglas and Carolyn B. Tommie, owners.

**Action: Approved (7-0)**

**X.    PRELIMINARY SUBDIVISION PLATS**

25.                   **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.

**Action: Deferred (7-0) to meeting of July 8, 2004**

26.                   **2004S-182G-13**  
Painter Property  
Map 150, Parcels 190, 247, 366 and Portion  
                          of Parcels 139 and 187  
Subarea 13 (2003)  
District 33 (Bradley)

A request for preliminary plat approval for 85 lots located on the north side of Hamilton Church Road and the east side of Mt. View Road, (32.47 acres), classified RS10, requested by Global Development, Inc., owner, MEC, Inc., surveyor.

**Action: Approved (6-0) with conditions.**



27. **2004S-193U-14**  
Price Subdivision  
Map 95-08, Parcel 191  
Subarea 14 (1996)  
District 15 (Loring)

A request to subdivide an existing parcel (parcel 191) into a 3-lot subdivision, and request a variance for sidewalk construction along the south side of Woodberry Drive along the property frontage (1.3 acres), located along the south side of Woodberry Drive, approximately 1/2 mile west of Donelson Pike, requested by Douglas McCormick, surveyor, for Lloyd M. Price, owner.

**Action: Approved (6-0), including a variance for sidewalk construction**

## XI. FINAL PLATS

28. **2003S-135G-02**  
W. E. Scott Subdivision, Phase II  
Map 33, Parcel 55  
Subarea 2 (1995)  
District 3 (Hughes)

A request for final plat approval to subdivide one lot into 4 lots abutting the northeast corner of Lowes Lane and Birdwell Drive (2.28 acres), classified within the R20 district, requested by Regency Construction, LTD, Inc., owner/developer, Tommy E. Walker, surveyor.

**Action: Approved (7-0), including a waiver for lot comparability**

29. **2003S-170G-02**  
Dawn Brook Subdivision (formerly  
Hidden Valley Subdivision)  
Map 33, Portion of Parcel 45  
Subarea 2 (1995)  
District 3 (Hughes)

A request for final plat approval to create 4 lots abutting the south margin of Campbell Road, approximately 1,000 feet north of Lowes Lane (4.13 acres), classified within the R20 district, requested by Tommy Cunningham, owner, Burns & Associates, surveyor.

**Action: Approved (7-0) with conditions; plat has been revised so that sidewalks are not required. Condition #3 was removed.**

- 30. 2004S-178G-04**  
Madison Heights, Section 3, Resubdivision of Lot 4  
Map 52-11, Parcel 53  
Subarea 4 (1998)  
District 9 (Forkum)

A request for final plat approval to subdivide one lot into two lots, located along the west side of Berwick Trail, 2,200 feet north of Allen Pass, (1.53 acres), classified RS20, requested by Thornton and Associates, surveyor, for Barry Parrish, owner.

**Action: Approved (7-0), including a waiver for lot comparability**

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

- 31. 53-84-U-12**  
Hickory Heights, Phase 2  
Map 161, Parcels 93 and 284  
Subarea 12 (1997)  
District 31 (Toler)

A request for final approval for a portion of the Residential Planned Unit Development located abutting both sides of the southern terminus of Swiss Avenue, south of Old Hickory Boulevard, classified RM15, (5.00 acres), to permit the development of 36 two-story townhouse units, requested by Dale and Associates for Affordable Housing Resources, owner.

**Action: Approved (7-0) with conditions, except for Public Works' Condition #1**

- 32. 91P-010U-10**  
Tennyson Business Machines Commercial PUD  
Map 105-10, Parcels 110, 111 and 112  
Subarea 10 (1994)  
District 17 (Greer)

A request to cancel an undeveloped commercial PUD (0.77 acres), classified within the ORI and CL districts, which allowed for the development of a 13,200 square foot office, showroom, and warehouse facility for Tennyson Business Machines, located along the north side of Wedgewood Avenue, east of 8th Avenue South, and west of I-65, as requested by Elite Homes, LLC, applicant, for Chris Espander, Alison Rohr, and others, owners.

**Action: Approved (7-0)**

- 33. 94P-020G-03**  
FEDEX Package Distribution Commercial PUD  
Distribution PUD  
Map 49, Parcel 326  
Subarea 3 (1998)  
District 3 (Hughes)

A request to revise the preliminary PUD plan and for final PUD approval for the Roadway Express Distribution Center PUD, now owned by FedEx Ground, for property located along the north side of Briley Parkway and east of Knight Drive, (96.25 acres), classified IWD, to allow for the internal expansion of the facility by 22,683 square feet where the facility is approved for 230,000 square feet of distribution and only 215,425 square feet have been constructed to date, requested by GBC Design, Inc., applicant, for FedEx Ground Package Systems, Inc., owner.

**Action: Approved (7-0) with conditions**

- 34. 98P-007U-12**  
Seven Springs (St. Martin Square)  
Map 160, Parcel 46  
Subarea 12 (1997)  
District 31 (Toler)

A request for final PUD approval for a portion of the Seven Springs Planned Unit Development, to be called St. Martins Square, for property located along the north side of Old Hickory Boulevard across from the terminus of Cloverland Drive, (8.27 acres), classified OR40, to allow for the development of a 144-unit condominium complex in 2 4-story buildings, as requested by Barge, Cauthen & Associates, applicant, for Vastland Development Partnership, owner.

**Action: Approved (7-0) with conditions**

### **XIII. MANDATORY REFERRALS**

- 35. 2004M-046U-13**  
Map 119-15, Parcels 39 and 44  
Subarea 13 (2003)  
District 16 (McClendon)

A request for easement acquisition for Stormwater construction of drainage system at 734 Wildview Drive and 906 Drummond Drive, Metro Water Services Project No. 03-D-376, requested by Metro Water and Sewerage Services.

**Action: Approved (7-0)**

- 36. 2004M-047U-10**  
Map 117-14, Parcel 79  
Subarea 10 (1994)  
District 34 (Williams)

A request for easement acquisition for Stormwater construction of drainage system at 3932 Cross Creek Road, Metro Water Services Project NO. 03-D-0356, requested by Metro Water and Sewerage Services.

**Action: Approved (7-0)**

- 37. 2004M-048U-02**  
Map 50-15, Parcel 191  
Subarea 2 (1995)  
District 3 (Hughes)

A request for easement acquisition for Stormwater construction of drainage system at 3188 Robwood Drive, Metro Water Services Project No. 02-D-192, requested by Metro Water and Sewerage Services.

**Action: Approved (7-0)**

- 38. 2004M-049G-04**  
Map 42-7 A, Parcel 30  
Subarea 4 (1998)  
District 4 (Craddock)

A request for easement acquisition for Stormwater construction of drainage system at 311 Heritage Court, Metro Water Services Project No. 03-D-368, requested by Metro Water and Sewerage Services.

**Action: Approved (7-0)**

- 39. 2004M-051G-06**  
Map 141-12, Parcel 110  
Subarea 6 (2003)  
District 35 (Tygard)

A request for easement acquisition for Stormwater construction of drainage system at 925 Morton Mill Road, Metro Water Services Project No. 03-D-0499, requested by Metro Water and Sewerage Services.

**Action: Approved (7-0)**

- 40.**                               **2004M-052G-10**  
Map 158-04, Parcels 14, 17 and 18  
Subarea 10 (1994)  
District 34 (Williams)

A request for easement abandonment for a Public Utility Drainage Easement at Sherwood Drive (unnumbered), 6000 Sherwood Drive, and 6001 Sherwood Drive, Metro Water Services Project No. 04-DG-88, requested by Metro Water and Sewerage Services.

**Action: Approved (7-0)**

- 41.**                               **2004M-054U-13**  
Aerial encroachment/Clopay Plastics, Inc.  
Map 134, Parcels 175, 202 and 203  
Subarea 13 (2003)  
District 28 (Alexander)

A request for an aerial encroachment for a fiber optic line running approximately 1,650 feet in the right-of-way of Harding Industrial Drive, northwest of Harding Place by Clopay Plastic Products Company, Inc., applicant.

**Action: Approved (7-0)**

- 42.**                               **2004M-055U-11**  
Alley closure/Hart Street and 1<sup>st</sup> Avenue  
Map 105-8, Parcels 50, 51, 52, 56 and 57  
Subarea 11 (1999)  
District 17 (Greer)

A request to close alley #688 west of 1st Avenue South, south of Hart Street by Donnel Wordlaw and Morning Star Baptist Church, applicant for Metro Government, owner.

**Action: Approved (7-0) with conditions**

#### **XIV. OTHER BUSINESS**

- 43. Extension to the contract for Goodlettsville Downtown Business District Streetscape Plan with Lose & Associates  
**Action: Approved (7-0)**
- 44. Contract for the Calibration and Validation of the Nashville Area Regional Travel Demand Model with PBS&J  
**Action: Approved (7-0) the amended contract**
- 45. Contract for the temporary Professional Planning Services of Cheryl Hunter-Grah  
**Action: Approved (7-0)**
- 46. Executive Director Reports
- 47. Legislative Update

#### **XV. ADJOURNMENT**

