



**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**

*June 26, 2003*

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- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF MAY 22, 2003 MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. OTHER BUSINESS**
  - a. Executive Director Reports
  - b. Request by Jimmy Yates of Wamble & Associates, on behalf of his client, Tiara Development LLC, to set a new Public Hearing to rehear Subdivision Proposal 2003S-113G-12, which was disapproved at the May 22, 2003 Planning Commission meeting. The claimant has attached a petition from the homeowners of phase 3 in favor of the sidewalk removal to serve as the cause for the re-hearing. (Deferred from meeting of June 12, 2003).

- c. Grant Agreement between the State of Tennessee, Department of Transportation and the Nashville-Davidson County Metropolitan Planning Commission on Behalf of the Nashville Area Metropolitan Planning Organization for the Commute Market Research for the Southeast Corridor.
- d. Contract between The Metropolitan Government of Nashville and Davidson County and Wilbur Smith Associates for Regional Freight and Goods Movement Study: Phase I.
- e. Legislative Update

**VI. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**

**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.

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

- 1. **2001Z-060U-14**  
Council Bill No. BL2003-1462  
Map 95-02, Parcel 110  
Subarea 14 (1996)  
District 15 (Loring)

A council bill to change from RS10 district to MUG district property located at 252 Donelson Hills Drive and the north margin of Lebanon Pike, (40.00 acres), requested by Micheal Manous of Manous Consulting and Design, for Thomas Beasley and Cumberland Yacht Harbor, owners. (See PUD Proposal No. 2003P-007U-14 on page 3).

2.                           **2003P-007U-14**  
Council Bill No. BL2003-1463  
Cumberland Yacht Harbor  
Map 95-02, Parcel 10  
Subarea 14 (1996)  
District 15 (Loring)

A council bill for preliminary approval for a Planned Unit Development located abutting the north margin of Lebanon Pike and the western margin of Donelson Hills Drive, classified RS10 and proposed for MUG, (40.00 acres), to permit the development of 181 condominium units, 50,735 square feet of retail/restaurant/office and a 225 slip public marina and marina services, requested by Manous Consulting and Design, for Cumberland Yacht Harbor LLC, owner. (See Zone Change Proposal No. 2001Z-060U-14 on page 2).

3.                           **36-76-G-14**  
Belle Acres, Section 2  
Map 95-02, Parcel 137  
Subarea 14 (1996)  
District 15 (Loring)

A request to revise the preliminary plan of the Residential Planned Unit Development located abutting the north margin of Lebanon Pike at Mill Creek, classified RS10, (34.12 acres), to permit the development of 74 multi-family units, originally approved for 333 residential units, current preliminary plan approved for 134 units, 55 residential units currently existing, requested by Dale and Associates, for David Taylor, owner.

4.                           **2003Z-080U-12**  
Council Bill No. BL2003-1486  
Map 162, Parcel 55  
Subarea 12 (1997)  
District 31 (Knoch)

A request to change from AR2a district to RM20 district property located at 91 Tusculum Road along the south margin of Tusculum Road at Benzing Road, (4.45 acres), requested by Gary Batson, agent for Janie Broadhead, owner. (Deferred from meeting of June 12, 2003).

5. **2003Z-033U-14**  
Council Bill No. BL2003-1467  
Map 96-09, Portion of Parcel 54  
Subarea 14 (1996)  
District 15 (Loring)

A council bill to change from R10 district to CL district property at 312 Donelson Pike, abutting the western margin of Donelson Pike, (1.19 acres), requested by David A. Coode of Lose and Associates, applicant, for Reese L. Smith, III, et al and R & S Rental Properties, LLC.

6. **2003Z-048U-13**  
Council Bill No. BL2003-1381  
Map 135, Parcels 163 and 146  
Subarea 13 (1996)  
District 13 (Derryberry)

A council bill to change from R20 district to RM9 and IWD districts properties at 1792 Reynolds Road and Smith Springs Road (unnumbered), abutting the northern margin of Smith Springs Road and the eastern margin of Reynolds Road, (40.27 acres), requested by J. E. Stevenson, applicant, for J. E. Stevenson, Trustee and Charles F. and Joyce L. Galbreath, owners. (Re-referred from June 3, 2003 Metro Council meeting).

7. **2003Z-050U-08**  
Council Bill No. BL2003-1446  
Map 92-10, Parcels 193, 197, 200, 201 and 202  
Subarea 8 (1995)  
District 21 (Whitmore)

A council bill to change from R6 district to OL district properties at 2800, 2802, 2804, 2902, and 2910 Felicia Street, abutting the northern margin of Felicia Street, (0.82 acres), requested by Andrea Hayes of Hayes Endocrine and Diabetes Center, applicant, for Willie Stallworth, Gregg Poole, and Richards Builders of Tennessee, LLC.

8. **2003Z-051G-06**  
Council Bill No. BL2003-1420  
Map 169, Parcel 55  
Subarea 6 (2003)  
District 35 (Tygard)

A council bill to change from CL district to CS district property at Highway 100 (unnumbered), abutting the southern margin of Highway 100, (0.51 acres), requested by D. E. Ryan, owner.

- 9. 2003Z-081G-14**  
Council Bill No. BL2003-1442  
Map 108, Portion of Parcel 53  
Subarea 14 (1996)  
District 14 (Stanley)

A council bill to change from RS10 district to MUL district a portion of property at 3128 Elm Hill Pike, north of the terminus of Trail's End Lane, (1.64 acres), requested by Greg Eatherly, applicant/owner.

- 10. 2003Z-083G-08**  
Council Bill No. BL2003-1436  
Map 70-16, Parcel 18  
Subarea 8 (1995)  
District 20 (Haddock)

A council bill to change from IWD district to MUG district property at 220 French Landing Drive, approximately 350 feet east of French Landing Drive, (2.00 acres), requested by Bob Nash, agent for Bob and Michael Real Estate Partnership.

- 11. 2003Z-084U-10**  
Council Bill No. BL2003-1449  
Map 92-15, Parcels 98, 99 and 208  
Subarea 10 (1994)  
District 21 (Whitmore)

A request to change from ORI and CS districts to MUG district properties at 2214 Elliston Place, 203 Louise Avenue, and Elliston Place (unnumbered) on the northwest corner of Louise Avenue and Elliston Place, between 22nd and 23rd Avenue, (.79 acres), requested by Horace Spoon, agent for Mark Mason, owner.

- 12. 2003Z-085U-10**  
Council Bill No. BL2003-1479  
Map 105-09, Parcel 51  
Subarea 10 (1994)  
District 17 (Greer)

A request to change from RM20 district to CS district property at Acklen Avenue (unnumbered) at the southern terminus of 13th Avenue between Wedgewood Avenue and Acklen Avenue, (.68 acres), requested by Robert Gowen, applicant, for Tarver Properties Inc., owner.

- 13. 2003Z-086G-04**  
Council Bill No. BL2003-1483  
Map 51, Parcels 51-58 and 169  
Subarea 4 (1998)  
District 4 (Majors)

A request to change from OR40 and RM9 districts to ORI (6.43 acres) and OR20 (5.33 acres) districts properties located at 1310, 1314, 1318, and 1320 Briarville Road, Cheron Road (unnumbered) and Shields Lane (unnumbered), at the north side of Cheron Road (11.76 acres), requested by William Geiger, for Peak Returns Ltd.

- 14. 2003Z-087G-14**  
Council Bill No. BL2003-1469  
Map 75, Portion of Parcel 105  
Subarea 14 (1996)  
District 12 (Ponder)

A request to change from RS15 district to RM4 district property located at 4440 Chandler Road between Stoners Glen Road and Chandler Road, 150 feet south of Stoners Glen Court, (4.4 acres), requested by Mike Anderson, agent, for Hubert and Ruth Wiles, owners.

- 15. 2003Z-088G-12**  
Council Bill No. BL2003-1489  
Map 181, Parcel 122  
Subarea 12 (1997)  
District 31 (Knoch)

A request to change from AR2a district to CS zone district property located at 6439 Nolensville Pike, at the intersection of Nolensville Pike and Bluff Road, (4.56 acres), requested by Martha Williams, owner.

- 16. 2003Z-089U-10**  
Council Bill No. BL2003-1464  
Map 105-14, Parcels 193, 194 and 195  
Map 118-02, Parcels 47-52  
Subarea 10 (1994)  
District 17 (Greer)

A request to change from OR20 district to R10 district property located at 2401, 2403, 2405, 2407, 2409, 2411, and 2413 Elliott Avenue, 812 Inverness Avenue and 807 Hillview Heights, on the west side of Elliott Avenue between Hillview Heights and Inverness Avenue, (1.87 acres), requested by Councilmember Ronnie Greer, for various owners.

- 17. 2003Z-090G-12**  
Council Bill No. BL2003-1485  
Map 174, Parcel 8  
Map 182, Parcel 141  
Subarea 12 (1997)  
District 31 (Knoch)

A request to change from AR2a district to RS10 district properties located at 5869 and 5943 Pettus Road, 1,900 feet north of Old Hickory Boulevard, (40.33 acres), requested by Mike Anderson of Anderson-Delk and Associates, for SAF Properties, G.P./ Charles Dornan, owner.

- 18. 2003Z-091U-05**  
Council Bill No. BL2003-1444  
Map 82-12, Parcels 373-377  
Subarea 5 (1994)  
District 6 (Beehan)

A request to change from CS district to MUG district properties located at Woodland Street (unnumbered) on the south side of Woodland Street at McFerrin Avenue, (1.00 acres), requested by Glen Bartosh, applicant, for MD Limited Partnership.

- 19. 2003Z-092G-04**  
Council Bill No. BL2003-1433  
Map 43-14, Parcels 3, 4 and 5  
Subarea 4 (1998)  
District 9 (Dillard)

A council bill to change from CS district to OR20 district properties located at 533 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered) on the north side of Old Hickory Boulevard, 250 feet west of Hankins Street, (0.88 acres), requested by David Wood, applicant, for Wood Motor Company.

- 20. 2003Z-093U-09**  
Council Bill No. BL2003-1478  
Map 81-16, Parcel 395  
Subarea 9 (1997)  
District 20 (Haddock)

A request to change from CS district to MUL district property located at 942 Jefferson Street on the northeast corner of the intersection of Jefferson Street and 10th Avenue North, (0.43 acres), requested by Phil Ryan for the Metropolitan Development and Housing Agency.

- 21.**                               **2003Z-094U-10**  
Council Bill No. BL2003-1480  
Map 117-01, Parcels 34-39  
Subarea 10 (1994)  
District 25 (Shulman)

A request to change from RM20 district to RS20 district properties located at 3100, 3102, 3104, 3106, 3108 and 3110 Woodlawn Drive on the north side of Woodlawn Drive between Timber Lane and Bowling Avenue, (5.33 acres), requested by the Metropolitan Planning Department staff.

- 22.**                               **2003Z-095G-04**  
Council Bill No. BL2003-1484  
Map 63, Parcels 87 and 91  
Map 74, Parcel 43  
Subarea 4 (1998)  
District 9 (Dillard)

A request to change from RS80 district to RS40 district properties at 405 Menees Lane, Menees Lane (unnumbered), and Neelys Bend Road (unnumbered), approximately 4,000 feet east of Neelys Bend Road, (387.42 acres), requested by Raymond Ferreira of Diversified Developments, LLC, for Mary A. Taylor and E. N. Taylor, owners.

- 23.**                               **2003Z-097G-01**  
Council Bill No. BL2003-1481  
Map 15, Portion of Parcel 7  
Subarea 1 (1997)  
District 1 (Gilmore)

A request to change from RS40 district to RS10 district a portion of property at 7305 Whites Creek Pike, abutting the western margin of Whites Creek Pike, (34.25 acres), requested by Dale and Associates, Inc. for Clara H. Falls, owner.

**IX. PRELIMINARY SUBDIVISION PLATS**

- 24.**                               **2003S-032G-02**  
Gilbert Lowe Subdivision  
Map 41-08, Parcel 35  
Subarea 2 (1995)  
District 3 (Nollner)

A request for preliminary plat approval for nine lots abutting the southwest margin of Old Hickory Boulevard, approximately 125 feet northwest of Marydale Drive, (6.49 acres), classified within the RS20 district, requested by Modular Home Builders, Inc. (Jim Patterson) and Van Bond, owner/developer.



- 25. 2003S-090G-01**  
James L. Paradise, Jr. Lots  
Map 15, Parcel 41  
Subarea 1 (1997)  
District 1 (Gilmore)

A request for preliminary and final plat approval for four lots abutting the northwest corner of Morgan Road and Ridgewood Road, (10.07 acres), classified within the AR2a and RS80 districts, requested by James L. Paradise, Jr., owner/developer, Anthony T. Bollinger, surveyor.

- 26. 2003S-118G-04**  
Myatt Business Center (Odom Property, Myatt Drive)  
Map 43, Parcels 38 and 40  
Subarea 4 (1998)  
District 9 (Dillard)

A request for preliminary plat approval for four lots abutting the east margin of Myatt Drive, approximately 450 feet south of Madison Industrial Drive, (21.32 acres), classified within the CS and IR districts, requested by ROA Investment Group, L. P., owner/developer, Ronald Ferguson, surveyor.

**X. FINAL PLATS**

- 27. 2003S-150G-12**  
Highland Creek, Revision 1, Section 3,  
Sherbrooke Lane  
Map 180-04, Parcels 61-91  
Subarea 12 (1997)  
District 31 (Knoch)

A request for final plat approval to amend the sidewalk locations abutting the northwest terminus of Sherbrooke Lane, approximately 90 feet northwest of Century Oak Court, (12.1 acres), classified within the RS10 district, requested by Holt Valley, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

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

- 28. 2002P-003U-03**  
Park Preserve, Phases 1 and 3  
Map 59, Parcels 135 and 208  
Subarea 3 (1998)  
District 2 (Black)

A request for a revision to the preliminary plan and for final approval for Phase One of the Planned Unit Development located abutting the east margin of White's Creek Pike, south of Revels Drive, classified RM9, (83.15 acres), to permit the development of 325 multi-family units and 29 single-family lots to replace 327 multi-family units and 25 single-family lots, requested by Ragan-Smith Associates, for PHP Ministries Inc., owner. (Deferred from meeting of June 12, 2003).

- 29. 96-72-G-06**  
Bellevue Plaza Shopping Center  
Map 142, Part of Parcel 183  
Subarea 6 (2003)  
District 35 (Tygard)

A request for a revision to the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development located abutting the north margin of Highway 70, west of Old Hickory Boulevard, classified SCC, to permit the change of use of an existing 800 square foot photomat to a restaurant with 40 patio seats and drive thru, requested by Motophoto, leasee of property,

- 30. 98-73-G-02**  
Hickory Hills Commercial  
Map 31, Parcel 148  
Subarea 2 (1995)  
District 10 (Balthrop)

A request for a revision to the preliminary plan for a phase of the Commercial Planned Unit Development located abutting the west margin of Hickory Hills Boulevard, north of Old Hickory Boulevard, classified OR20, (924.84 acres), to permit the development of a 78,000 square foot office distribution center and a 16,000 square foot bus maintenance facility to replace an undeveloped plan for a 350,000 square foot office distribution in three buildings, requested by Barge, Waggoner, Sumner and Cannon and McKinney Engineering, for Hickory Lenders LTD., L.P., owner.

- 31. 88P-068G-13**  
Nashboro Square Commercial Center  
Map 135, Parcel 253  
Subarea 13 (1996)  
District 28 (Alexander)

A request for final approval for a portion of the Commercial Planned Unit Development located abutting the east margin of Murfreesboro Pike at Brooksboro Place, classified R10, (7.29 acres), to permit the final grading plan approval and the construction of a private drive from Brooksboro Place to Murfreesboro Pike, requested by Barge, Waggoner, Sumner and Cannon, for Robert Trent, owner.

## **XII. MANDATORY REFERRALS**

- 32. 2003M-067UG**  
Sidewalk Capital Improvements Project  
Various Maps, Various Parcels

An Ordinance authorizing the acquisition of property by negotiation or condemnation for construction of sidewalks and associated work in accordance with the Strategic Plan for Sidewalk Capital Improvement Projects located within Metropolitan Nashville & Davidson County. The projects planned as part of this ordinance will occur on Old Matthews Road, Lischey Avenue, Scholarship Drive, Annex Avenue South, Annex Avenue North, Achievement Drive, Edmondson Pike, Colice Jeanne Drive, Baugh Road, Jacksonian Drive, and Plantation Drive.

- 33. 2003M-070U-10**  
Acklen Avenue Surplus Property Designation  
Subarea 10 (1994)  
District 17 (Greer)

An Ordinance approving the disposition of a certain parcel of property by the Director of Public Property, which is currently held by the Metropolitan Government of Nashville & Davidson County, as requested by the Public Property Administration of the Metro Department of Finance.

- 34. 2003M-071U-10**  
Close Portions of Alleys #428, #393 and 13<sup>th</sup> Avenue South  
Map 105-09, Various Parcels  
Subarea 10 (1994)  
District 17 (Greer)

A request to close a 266-foot portion of Alley #428, a stub of Alley #393 that projects into Map 105-09, Parcel 51, and to close an approximate 75-foot portion of 13th Avenue South, which extends south from Wedgewood Avenue just north of Map 105-09, Parcel 51, to allow for the consolidation of surrounding lots, as requested by Robert Gowan, applicant, for Mark Tarver, prospective property owner, and for Ted Walker, abutting property owner.

- 35. 2003M-072U-10**  
Fiber Optic Line Aerial Encroachment  
Map 92-12, Parcels 288 and 388  
Subarea 10 (1994)  
District 21 (Whitmore)

A request for an aerial encroachment to install a single-mode fiber optic cable between 1900 and 1901 Church Street, which is proposed to be installed on existing utility poles and lines that run along 19th Avenue North. The fiber optic line will be installed between 22 feet 3 inches and 23 feet 9 inches above the Church Street right-of-way, requested by Michael D. Schmerling & Company, G.P.

- 36. 2003M-073U-12**  
Christ Church Pentecostal Flag Aerial Encroachment  
Map 161, Parcel 69  
Subarea 12 (1997)  
District 32 (Jenkins)

A request for a ground and aerial encroachment to install 16 decorative flags and flagpoles along Old Hickory Boulevard along the front of Christ Church Pentecostal, which is located at 15354 Old Hickory Boulevard, requested by L. H. Harduick, for Christ Church.

### **XIII. ADJOURNMENT**

