



**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

**MARCH 11, 2004 MPC ACTIONS OF THE
METROPOLITAN PLANNING COMMISSION**

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approved (7-0)
- III. APPROVAL OF FEBRUARY 26, 2004 MINUTES**
Action Approved (7-0)
- IV. RECOGNITION OF COUNCILMEMBERS**
Action: Approved (7-0)
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.
- VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING**
Action: Approved (7-0)

ZONING MAP AMENDMENTS

- 1. 2004Z-028G-14**
Map 108-02, Parcel 63
Subarea 14 (1996)
District 14 (White)

A request to change from R10 to MUL district property at 2908 Elm Hill Pike, approximately 180 feet west of Hurt Drive (0.57 acres), requested by Jack Hill, owner/applicant.

Action: Approved (7-0)

PRELIMINARY SUBDIVISION PLATS

- 2. 2004S-021U-13**
Mark Marshall One
Map 149, Parcels 74, 75, 76 & 78 (pt.)
Map 149-03, Parcels 61, 62, 63, 66, 67, 68, 69, 122, 145, 146, 147
Subarea 13 (2003)
District 29 (Wilhoite)

A request for preliminary approval of 16 lots located on the east margin of Murfreesboro Pike, south of Edge-O-Lake Drive (7.62 acres), located in the MUL, RS3.75, R8 and R10 districts, requested by Murfreesboro Edge-O-Lake Development, LLC, owner/developer, and Batson and Associates, Inc., engineer.

Action: Approved with conditions (7-0)

- 3. 2004S-055G-12**
Addition to Indian Creek
Map 181, Parcels 36, 37
Subarea 12 (1997)
District 31 (Toler)

A request for preliminary plat approval for 188 lots located on the south margin of Culbertson Road, approximately 700 feet southwest of Old Hickory Boulevard (60.54 acres), classified within the RS10 District, requested by Hurley-Y, owner, Anderson-Delk & Associates, Inc., surveyor.

Action: Approved with conditions (7-0)

VIII. PUBLIC HEARING:

ZONING MAP AMENDMENTS

4. 2004Z-003T

A council bill adding "religious institutions" as a permitted use under all Industrial zoning districts, requested by Councilmember Pam Murray.

Action: Approved (7-0)

5. 2004Z-032U-12

Map 171, Parcels 83, 108, 117, 158
Subarea 12 (1997)
District 31 (Toler)

A request to change from R40 to RS20 district property located at 5705 and 5701 Cloverland Drive, Cloverwood Drive (unnumbered), and 501 Church Street, (15.86 acres), requested by Gresham, Smith and Partners, for Gayron and Naomi Lyte, owners.

Action: Approved with new conditions (8-0). Approved with a condition that with any future development of this site a roadway must be extended north from Old Smyrna Road in Williamson County to a properly reconstructed Cloverland Drive/Church Street intersection in Metro Davidson County to be done at the developers 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.

6. 2004Z-036G-14

Map 86, Parcels 138, 139
Subarea 14 (2004)
District 14 (White)

A request to change from RS10 to CS district properties at Route 1 and 3746 Central Pike, at the southwest corner of Dodson Chapel Road and Central Pike intersection (2.96 acres), requested by Jeff Smith, Nashville Real Estate Exchange, for Odell Binkley, owner

Action: Deferred to April 8, 2004 meeting (8-0)

7. 2004Z-038U-10

Map 131.03 Parcel 49, 50
Subarea 10 (1994)
District 25 (Shulman)

A request to change from R10 and R15 to RS10 at 4217 and 4219 Lone Oak Road, approximately 130 feet south of Westover Park Court (1.92 acres), requested by Eric Alldredge, Alldredge Kirby Development, LLC, for Gary

Bergin and William and Debra Derra and Patricia Cowan, owners. (See 2004P-006U-10)

Action: Approved (8-0)

8. **2004P-006U-10**
Lone Oak Property
Map 131-03, Parcels 49, 50
Subarea 10 (1994)
District 25 (Shulman)

A request for preliminary approval for a Planned Unit Development located abutting the west margin of Lone Oak Road south of Westover Court, classified R10 and R15 and proposed for RS10, (1.92 acres), to permit the development of 7 single family lots, requested by Wamble and Associates for William and Debra Derra and Gary Bergin and Patricia Cowan, owners. (See Zone Change Proposal Number 2004Z-038U-10).

Action: Approved PUD but disapproved sidewalk variance and direct staff to work within applicant on relocation of the sidewalk within Lone Oak Row. (8-0)

IX. PRELIMINARY SUBDIVISION PLATS

9. **2003S-273G-13**
Lakeside Cove at Percy Priest
Map 151, Parcel 16
Subarea 13 (2003)
District 33 (Bradley)

A request for preliminary plat approval for 216 lots abutting the south margin of Hobson Pike and Smith Springs Parkway (87.31 acres), classified within the R15 District, requested by Erol Genca & Pong Moon Chang, owners, Gresham Smith & Partners, surveyors.

Action: Approved (7-0) with condition including a variance for length of dead-end Streets.

10. **2004S-064G-14**
Warren Place, revision 1
Map 34, Parcel 79
Subarea 14 (1996)
District 11 (Brown)

A request for preliminary approval for 8 lots abutting the north margin of Warren Drive and the west margin of Swinging Bridge Road (3.18 acres), classified within the R10 and R15 Districts, requested by Jerry C. Harlin and Dunklin Murrey, owners and, Burns & Associates, surveyor.

Action: Deferred to April 22, 2004 Meeting (7-0)

11. **2004S-065G-13**
Hickory Woods Close
Map 76, Parcels 14 & 15
Subarea 13 (2003)
District 32 (Coleman)

A request for preliminary plat approval to create a 27 lot cluster subdivision located abutting the east margin of Lavergne Couchville Pike, opposite Rockland Trail, (7.34 acres), classified within the RS10 district, requested by Rodney Wise, owner, and Dale & Associates, engineer.

Action: Approved with conditions (7-0)

X. FINAL PLATS

12. **2004S-061U-10**
Glenn Monroe Property, Resub. Of Reserved Parcel,
Revision 1
Map 104-10, Parcel 205
Subarea 10 (1994)
District 18 (Hausser)

A request to remove the reserve status on a lot and create 2 lots abutting the east margin of 32nd Avenue South, approximately 160 feet south of Overlook Drive (0.4 acres), classified within the R8 District, requested by A/E Construction, Inc., owner, Campbell, McRae and Associates, Inc., surveyor.

Action: Disapproved (4-2)

XI. PLANNED UNIT DEVELOPMENTS (revisions)

13. **14-82-U-11**
South Plaza II
Map 132-15, Parcels 28.01
Subarea 11 (1999)
District 16 (MCClendon)

A request to cancel a portion of the Commercial Planned Unit Development located abutting the west margin of Sidco Drive at Elysian Fields Road, classified CL, (1.97 acres), approved for a 11,000 square foot restaurant, currently used as a retail store, requested by R. Chris Magill Architects, Inc. for Horrell Properties, owners.

Action: Approved (7-0)

14. **7-84-U-12**
A-Storage Inn
Map 161, Parcels 98 & 99

Subarea 12 (1997)
District 31 (Toler)

A request to revise the preliminary plan and for final approval for a portion of the Planned Unit Development located abutting the south margin of Old Hickory Boulevard east of Nolensville Pike, classified SCR, (5.44 acres), to permit the addition of a two story 10,000 square foot retail/self-storage building to the existing self storage facility, requested by Dale and Associates, applicant, for The Freeman Group, owners.

Action : Approved with conditions (7-10)

15. **98P-007U-12**
Seven Springs PUD Condominiums
Map 160, Parcel 46
Subarea 12 (1997)
District 31 (Toler)

A request for an amendment to an undeveloped phase of the Planned Unit Development located abutting the north side of Old Hickory Boulevard opposite Cloverland Drive, classified OR40, (8.27 acres), to permit the development of two 4 story buildings, each containing 72 condominium units, to replace 222 independent living unit and 48 assisted living units, requested by Barge Cauthen and Associates for Vastland Development Partnership, owners.

Action: Deferred to March 25, 2004 (7-0)

XII. MANDATORY REFERRALS

16. **2004M-015U-13**
Street name change to Knapp Boulevard
Map Multiple
Subarea 13 (2003)
District 13 (Burch)

A request to name an unnamed street from the western terminus of Knapp Boulevard at Donelson Pike to its terminus at McCrory Creek Road, to "Knapp Boulevard," requested by Metro Public Works.

Action: Withdrawn (7-0)

17. **2004M-016U-13**
Rename section of McCrory Creek to Couchville Pike
Map 121
Subarea 13 (2003)
District 13 (Burch)

Rename a section of McCrory Creek Road from an unnamed road south of, and to, Couchville Pike to "Couchville Pike," requested by Metro Public Works.

Action: Approved (7-0)

- 18. 2004M-017U-10**
Rename section of Concord Park Road
Map 118-8A
Subarea 10 (1994)
District 24 (Summers)

Rename a section of Concord Park Road northeast of the northeast terminus of Concord Park E. to "Concord Park E.," requested by Metro Public Works.

Action: Approved (7-0)

- 19. 2004M-018U-10**
Abandon 40' P.U.E. and relocate water line
Map 105-2, Parcels 442 & 443
Subarea 10 (1994)
District 17 (Greer)

A request to abandon a 40 foot Public Utility & Drainage Easement and relocate on existing and adjacent property at 1101 Cherry Avenue, requested by Dale and Associates for Studio Instrument Rentals of Tennessee, owner.

Action: Approved (7-0)

- 20. 2004M-021U-10**
Water Line and Easement Abandonment
Map 117-03, Parcel 32
Subarea 10 (1994)
District 18 (Hausser)

A request, by the Department of Water and Sewerage Services, to abandon a 6" water line and easement at 2600 Hillsboro Pike, approximately 150 feet south of Sweetbriar Avenue.

Action: Approved (7-0)

XIII. OTHER BUSINESS

- 21.** Correction to January 8, 2004 and February 12, 2004 Minutes
- 22.** Executive Director Reports
- 23.** Legislative Update

XIV. ADJOURNMENT

