



**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**

*March 25, 2004*

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- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF MARCH 11, 2004 MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- 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**  
**ZONING MAP AMENDMENTS and PLANNED UNIT DEVELOPMETS**

- 1. 2003Z-147U-05**  
Map 072-10, Parcel 85, 86  
Subarea 5 (1994)  
District 8 (Hart)

A request to change from R6 to RM6 district properties located at 1017 and 1021 Spain Avenue, approximately 250 feet west of Gallatin Pike (0.58 acres), requested by Robert W. Rutherford, applicant, for Phillip-Robinson Company, owner.

- 2. 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. (Deferred at the March 11, 2004 meeting)

## **VIII. ZONING MAP AMENDMENTS**

- 3. 2004Z-020U-14**  
Map 96-01, Parcel 18  
Subarea 14 (1996)  
District 14 (White)

A request to change from R10 district to CS district property at 115 Benson Road, approximately 285 feet north of Old Lebanon Pike, (0.53 acres), requested by John Harwell, applicant/owner.

- 4. 2004P-007U-14**  
Benson Road Parking PUD  
Map 96-01, Parcel 18  
Subarea 14 (1996)  
District 14 (White)

A request for preliminary approval for a Planned Unit Development located abutting the east margin of Benson Road north of Old Lebanon Pike, classified R10 and proposed for CS, (.53 acres), to permit a paved 67 space parking area for the automobile dealership on an adjacent parcel of land, requested by Dale and Associates for John Harwell, owner.

5. **2004Z-040-14**  
Maps 95-15, Parcels 26, 33  
Subarea 14 (1996)  
District 15 (Loring)

A request to change from R8 district to ORI district properties located at 613A and 641A Ermac Drive, east of Briley Parkway (0.80 acres), requested by Lawrence J. Sacks, The James Walter Pickle Charitable Foundation, applicant/trustee.

6. **2004Z-041G-12**  
Map 182, Part of Parcel 27  
Subarea 12 (1997)  
District 32 (Coleman)

A request to change from AR2a district to RS10 district a portion of property at Route 1 Cane Ridge Road, northeast of Old Hickory Blvd. (23 acres), requested by Joe McConnell, applicant, Cane Ridge Farms, LLC, owner.

**IX. PRELIMINARY SUBDIVISION PLATS**

7. **2004S-074U-14**  
Pennington Bend Chase  
Map 062, Parcels 46, 47  
Subarea 14 (1996)  
District 15 (Loring)

A request for preliminary plat approval to create a 14 cluster-lot subdivision, located abutting the east margin of Pennington Bend Road, approximately 2,500 feet north of McGavock Pike (5.6 acres), classified within the R15 district, requested by David Shearon, owner and Dale and Associates, engineer.

8. **2003S-222U-10**  
Sunnybrook Lane Subdivision  
Map 130-07 Parcel 96, 97 & 98  
Map 130-08, 3  
Subarea 10 (1994)  
District 34 (Williams)

A request for preliminary plat approval for 5 lots abutting the northeast corner of Trimble Road and Sunnybrook Lane (3.96 acres), classified within the R20 and RS20 districts, requested by Richard Bacon, owner, Dale & Associates, surveyor.

**X. FINAL PLATS**

- 9. 2004S-073U-10**  
O.H. Mason  
Map 117-07, Parcel 20  
Subarea 10 (1994)  
District 25 (Shulman)

A request for final plat approval to subdivide one lot into two lots with a sidewalk variance, located abutting the north margin of Lombardy Avenue, approximately 400 feet east of Hillsboro Place (.81 acres), classified within the RS10 district, requested by David and Carolyn Brandon, owners and Campbell, McRae and Associates, surveyor.

- 10. 2003S-288U-12**  
Providence Park (formerly Woodland Hills)  
Phase I Section 2, revision  
Subarea 12 (1997)  
District 26 (Adkins)

A request for final plat approval to revise 2 lots with a sidewalk variance on one side of Reisha Drive, east of Donna Kay Drive, classified within the R10 District, requested by Nashville Area Habitat for Humanity, owner, Anderson-Delk & Assoc., Inc., surveyor.

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

- 11. 71-71-U-13**  
Antioch Shopping Center  
Map 148-110A, Parcels 1-16  
Map 148, Parcels 156, 178  
Subarea 13 (2003)  
District 28 (Alexander)

A request to cancel the Commercial Planned Unit Development located abutting the north margin of Richards Road at Antioch Pike, classified CL, (3.92 acres), requested by Azimtech Engineering for Marshall Karr, part owner.

12. **98-73-G-02**  
Hickory Hill Commercial  
Map 40, Parcel 209, 36  
Subarea 2 (1995)  
District 3 (Hughes)

A request to revise a portion of the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development located abutting the north margin of Old Hickory Boulevard west of Hickory Hills Boulevard, classified OR20, (7.18 acres) to permit a 3,850 addition to an existing bus maintenance facility and a 23,500 square foot office distribution facility, replacing an undeveloped 59,224 square foot undeveloped hotel and restaurant, requested by Barge Waggoner and Sumner and Cannon for Corporate Investors Partnership II, owners.

13. **126-78-U-14**  
Lakeshore Estates  
Map 85-1-A, Parcel 20  
Subarea 14 (1996)  
District 15 (Loring)

A request to revise the preliminary plan of the existing Residential Planned Unit Development located abutting the south margin of Fernbrook Lane east of McGavock Pike, classified R15, (8.50 acres), to permit the development of a four-story, 48,000-square foot, 58-bed assisted living facility, replacing a 33,500-square foot, 80-bed, facility approved for this phase, requested by Dale and Associates for Donelson Church of Christ, owners.

**XII. MANDATORY REFERRALS**

14. **2004M-019U-10**  
Love Circle alley accept/abandon  
Map 104-06, Parcels 114 and 141  
Subarea 10 (1994)  
District 18 (Hausser)

A request to accept an alley for public maintenance, abandon a segment of unbuilt alley, and execute a quitclaim deed for Metro's interest in an adjacent parcel, adjacent to 3429 Love Circle, 275 feet east of Acklen Avenue, requested by Metro Government.

- 15.** **2004M-020G-06**  
Rename Sec. Of Old Harding Pike  
Map 155-12, Adjacent to various parcels  
Subarea 6 (2003)  
District 35 (Tygard)

A request to rename a section of Old Harding Pike to Learning Lane, and to rename a section of an unnamed right-of-way. “Old Harding Pike” between Collins Road and the unnamed right-of-way, and between Highway 100 and Old Harding Pike, requested by Metro Public Works.

**XIII. OTHER BUSINESS**

- 16.** Executive Director Reports
- 17.** Legislative Update

**XIV. ADJOURNMENT**

