



**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

May 13, 2004

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF APRIL 22, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. REQUEST TO ADOPT THE UPDATED LAND USE POLICY APPLICATION DOCUMENT**
- VIII. AMENDMENTS TO THE FOLLOWING SUBAREA PLANS TO INCORPORATE THE PROVISIONS OF THE REVISED LAND USE POLICY APPLICATION DOCUMENT: The Plan for Subarea 8: The North Nashville Community: 2002 Update; Bellevue Community Plan: 2003 Update; Antioch-Priest Lake Community Plan: 2003 Update; Bordeaux-Whites Creek Community Plan: 2003 Update; and Joelton Community Plan: 2003 Update**

**IX. PUBLIC HEARING: ZONING MAP AMENDMENTS
DEFERRED AND RE-REFERRED ITEMS**

- 1. 2004Z-045G-12**
Map 182, Parcel 13.04 and 15
Subarea 12 (1997)
District 32 (Coleman)

A request to change from AR2a to RS10 district properties located at Route 1 Old Hickory Boulevard (unnumbered), north of Whittemore Lane and south of Legacy Drive, (34.08 acres), requested by McKinney Engineering for Janice Rose Jones, owner.

- 2. 2004Z-012U-08**
Map 81, Portion of Parcel 45
Subarea 8 (2002)
District 21 (Whitmore)

A request to change from R6 to RM15 district a portion of property at Clarksville Pike (unnumbered), north of Metrocenter Boulevard (11.71 acres), requested by Ragan-Smith-Associates, Inc., applicant, Charles Binkley and Eatherly Family Holding Company, owner.

- 3. 2004Z-051G-06**
Map 126, Parcel 144
Subarea 6 (2003)
District 35 (Tygard)

A request to change from CN and R80 districts to CS district property located at Highway 70 South (unnumbered), along the east side of Old Charlotte Pike, (6.46 acres), requested by James and Carolyn Gunter, owners.

- 4. 2004S-109G-02**
Eaton Estates
Map 17, Parcels 43.01 and 354
Subarea 2 (1995)
District 10 (Ryman)

A request for preliminary plat approval for 3 lots located at the northeast corner of the intersection of Lickton Pike and Freeman Hollow Road (9.41 acres), classified in the AR2a district, requested by Harold Clark, owner, and Dale & Associates, engineer.

X. ZONING MAP AMENDMENTS:

- 5. 2004Z-046G-14**
Map 98, Parcel 34
Subarea 14 (1996)
District 12 (Gotto)

A request to change from AR2a to R15 district property at 3200 Earhart Road, at the northwest corner of Earhart Road and John Hager Road, (117.92 acres), requested by Lose and Associates, Inc. for Frank Batson Homes, and F.E. Smith, Jr., owner. (See PUD Proposal No. 2004P-009G-14 below).

- 6. 2004P-009G-14**
Bridgewater PUD
Map 98, Parcel 34
Subarea 14 (1996)
District 12 (Gotto)

A request for preliminary approval for a Planned Unit Development located abutting the west side of Earhart Road and the north side of John Hager Road, classified AR2a and proposed for R15, (117.92 acres), to permit the development of 290 single-family lots, requested by Frank C. Batson Homes for F. E. Smith, Jr., owner. (See Zone Change Proposal No. 2004Z-046G-14 above).

- 7. 2004Z-047U-12**
Map 161, Parcel 18
Subarea 12 (1997)
District 27 (Foster)

A request to change from R8 to RM15 district property at McMurray Drive (unnumbered), approximately 1,250 feet east of Edmondson Pike, (21.87 acres), requested by Ragan-Smith & Associates, Inc., applicant, for Gertrude Tibbs Ezell, owner. (See PUD Proposal No. 114-78U-12 below).

- 8. 114-78U-12**
Edmondson Place Townhomes PUD
(formerly known as McMurray Townhomes)
Map 161, Parcel 18
Subarea 12 (1997)
District 27 (Foster)

A request to amend the undeveloped Planned Unit Development located abutting the north side of McMurray Drive and the west terminus of McMurray Court, classified R8 and proposed for RM15, (21.87 acres), to permit the development of 218 townhomes to replace a 162-unit townhome retirement development, requested by Ragan-Smith & Associates, applicant, for Gertrude Tibbs Ezell, owner. (See Zone Change Proposal No. 2004Z-047U-12 above).

- 9.** **2004Z-054G-03**
Map 68, Parcel 32
Subarea 3 (1998)
District 1 (Gilmore)

A request to change from AR2a to IR district property at 4511 Amy Lynn Drive, approximately 220 feet south of Ashland City Highway, (4.76 acres), requested by William C. Sanders, Jr., owner.

- 10.** **2004Z-055G-13**
Map 175, Parcel 36
Subarea 13 (2003)
District 32 (Coleman)

A request to change from IR to IG district property at 12761 Old Hickory Boulevard, approximately 300 feet north of Logistics Way, (3.26 acres), requested by Saeed Sassan, 101 Construction Company, Inc., owner/applicant.

- 11.** **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. (See PUD Proposal No. 2004P-012U-03 below).

- 12.** **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. (See Zone Change Proposal No. 2004Z-056U-03 above).

- 13. 2004Z-057G-12**
Map 181, Parcel 49
Subarea 12 (1997)
District 31 (Toler)

A request to change from AR2a to SCC (30.15 acres), RM9 (28.94 acres), and R15 (16.2 acres) districts property at 6682 Nolensville Pike, approximately 700 feet north of Pettus Road, (75.29 acres total), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant, for Hoover, Inc., owner. (See PUD Proposal No. 2004P-013G-12 below).

- 14. 2004P-013G-12**
Legg Development PUD
Map 181, Parcel 49
Subarea 12 (1997)
District 31 (Toler)

A request for a preliminary Planned Unit Development located abutting the north side of Nolensville Pike, opposite Concord Road, classified AR2a and proposed for SCC, RM9 and R15, (75.29 acres), to permit 45 single-family lots, 248 townhomes, and 236,851 square feet of retail, restaurant, and gas station uses, requested by Barge, Waggoner, Sumner & Cannon for Legg Development Partnership, LLC, optionee, for Hoover, Inc., owner. (See Zone Change Proposal No. 2004Z-057G-12 above).

XI. PRELIMINARY SUBDIVISION PLATS

- 15. 2004S-037G-04**
Harlan Heights Subdivision
Map 42-11, Parcels 73, 74 and 75
Subarea 4 (1998)
District 4 (Craddock)

A request for preliminary plat approval to create 4 lots abutting the southwest corner of Old Hickory Boulevard and East Marthona Road (4.13 acres), classified within in the RS20 district, requested by Jerry Harlan, owner, Jeffrey Gray, surveyor.

- 16. 2004S-070G-03**
Fontanel, The Trails of
Map 49, Part of Parcel 140
Subarea 3 (1998)
District 3 (Hughes)

A request for preliminary plat approval for 10 lots, located on the east side of Whites Creek Pike, approximately 1,100 feet north of Lloyd Road, (98.23 acres), classified in the RS20 district, requested by Fontanel Properties, LLC., owner/developer and Advantage Land, surveyor.

- 17. 2004S-104G-13**
The Preserve at Old Hickory
Map 175, Parcels 21 and 125
Map 164, Portion of Parcel 174
Subarea 13 (2003)
District 32 (Coleman)

A request for preliminary plat approval for 159 lots, located on the west side of Old Hickory Boulevard, approximately 900 feet north of Logistics Way (43.52), classified within the RS7.5 and RS10 districts, requested by Taylor-Duncan Interests, Inc., owner, and MEC, Inc, engineer.

- 18. 2004S-139G-04**
Margaret Heights Subdivision, Section Two
Map 63, Parcels 101, 256 & 258
Subarea 4 (1998)
District 9 (Forkum)

A request for preliminary approval for 4 lots abutting the south side of Hudson Road (6.84 acres), classified within the RS40 district, requested by Margaret Dillard, owner, Dale & Associates, surveyor.

- 19. 2004S-140G-04**
Pharris Place
Map 52-05, Parcels 183,184 &186
Subarea 4 (1998)
District 4 (Forkum)

A request for preliminary plat approval for 15 lots abutting the south side of Rothwood Avenue and the north side of Idlewild Avenue (3.51 acres), classified within RS10 district, requested by James Dillard, applicant for Marjorie E. Long Trust, owner, Dale & Associates, surveyor.

XII. FINAL PLATS

- 20. 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.

- 21.** **2004S-122G-04**
Montague Park, Resubdivision of Lot 2
and Portion of Lot 3
Map 52-09, Parcel 78
Subarea 4 (1998)
District 4 (Craddock)

A request for final plat approval for final plat approval to create 2 lots, a sidewalk variance along Grapevine for the newly created lot, a waiver of the lot comparability requirements, and approval to deviate from standard right-of-way requirements, located on the corner of Grapevine Avenue and Due West Avenue (.46 acres) classified in the RS10 district, requested by Estella and Chris Pawlowski, owners and Complete Surveying Services, surveyor.

- 22.** **2004S-132U-10**
Wallace Lane Crossing
Map 116-12, Parcel 131
Subarea 10 (1994)
District 34 (Williams)

A request for final plat approval to create 3 lots abutting the south side of Abbott Martin Road and the west side of Wallace Lane, classified RS20, (1.61 acres), requested by Dale and Associates, surveyor, for The Wallace Land Trust, owner.

- 23.** **2004S-133U-03**
Dylan Downs
Map 71-01, Parcel 47
Subarea 3 (1998)
District 2 (Isabel)

A request for final plat approval to create 2 lots from one parcel, located abutting the north side of Yokley Road, approximately 300 feet west of Old Matthews Road (.34 acres), located in the RS7.5 district, requested by DY Properties, II, LLC, owner and Dale & Associates, Surveyor.

- 24.** **2004S-136G-04**
Rippetoe Subdivision, Resubdivision of Lot 1
Map 41-12, Parcel 143
Subarea 4 (1998)
District 3 (Hughes)

A request for final plat approval to subdivide one lot into three lots abutting the southwest corner of Darbytown Drive and Dickerson Pike (2.37 acres), classified CS district, requested by M. D. Rippetor et ux and C. H. Evilcizer et ux, owners/developers, Dale & Associates, surveyor.

- 25. 2004S-141G-12**
Indian Creek Estates, Section 2, 1st revision
Map 181-03-A, Parcels 83-88
Subarea 12 (1997)
District 31 (Toler)

A request for final plat approval for a sidewalk variance on Tee Pee Court that will revise 6 lots of a previously approved final plat, located west of Tuckaleechee Lane, (1.22 acres) classified in the R20 and Residential PUD districts, requested by Gregory Perone, Trustee on behalf of Donald and Patricia Williams, Judy Cunningham, Catherine Warwick, Thomas and Dianne Webster, Thomas and Elaine Anthony, William Brewington, owners, Barge, Waggoner, Sumner and Cannon, surveyor.

- 26. 2004S-142G-12**
Indian Creek Estates, Section 3, 1st revision
Map 181-03-A, Parcels 167-176
Subarea 12 (1997)
District 31 (Toler)

A request for final plat approval for a sidewalk variance on Cheoah Court that will revise 10 lots of a previously approved final plat, located south of Santeelah Way, (1.92 acres) classified in the R20 and Residential PUD districts, requested by Gregory Perone, Trustee on behalf of Vicki Lepley, Deborah Myers, Gail Hudgins, Lehte and Jerry Scobee, Dan and Suzzane Skinner, Debra Schreiner, Wendyll and Srry Carr, Mary Dettman, Patricia Carter and Norma Hyde, owners, Barge, Waggoner, Sumner and Cannon, surveyor.

XIII. PLANNED UNIT DEVELOPMENTS (revisions)

- 27. 154-73-G-14**
Hermitage Woods, Section 4
Map 86, Parcel 167
Subarea 14 (1996)
District 12 (Gotto)

A request to cancel an undeveloped portion of a Residential Planned Unit Development District approved for 130 multi-family units, located near the west side of Tulip Grove Road, north of Central Pike, classified RM15, (23.95 acres), requested by MEC, Inc. for D.R. Pirtle, et al.

- 28.** **18-84-U-10**
Burton Hills PUD (Covenant Presbyterian Church)
Map 131-06A, Parcel 11 CO
Subarea 10 (1994)
District 25 (Shulman)

A request to revise a condition of approval that was part of the preliminary plan and final approval for a portion of the Residential Planned Unit Development district located abutting the east margin of Hillsboro Pike and the north side of Harding Place, classified R15, (15.4 acres) to allow the access driveway on Harding Place to be used at all times, replacing the existing condition requiring a locked and gated ingress/egress on Harding Place during the week, except for church services and functions, requested by Planning Department staff.

- 29.** **85-85-P-12**
Brentwood Commons
Map 160, Parcel 210 & 211
Subarea 12 (1997)
District 31 (Toler)

A request for final approval for a portion of the Commercial Planned Unit Development located abutting the north side of Old Hickory Boulevard and the north terminus of Brentwood Commons Way, classified OL and CL, (4.32 acres), to permit vehicular access to Brentwood Commons Way from the adjoining Commercial Planned Unit Development (94P-009U-12), requested by Gresham-Smith & Partners for American General, owner. (See PUD Proposal No. 94P-009U-12 below).

- 30.** **94P-009U-12**
Brentwood Properties Commercial PUD
(The Shoppes of Brentwood Hills)
Map 160, Parcel 54
Map 169, Parcel 223
Subarea 12 (1997)
District 31 (Toler)

A request for final approval for the undeveloped Planned Unit Development located abutting the north side of Old Hickory Boulevard at Franklin Pike Circle, classified CL, (14.42 acres), to permit the development of 167,117 square feet of retail, 8,000 square feet of office and a 5,400 square foot restaurant, requested by Gresham-Smith & Partners for GBT Realty Corporation and Richard M. Speer, owners. (See PUD Proposal No. 85-85-P-12 above).

- 31. 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.

- 32. 2004P-011U-08**
Germantown Partners Beer PUD
(Beer License Distance Exemption PUD)
Map 82-09, Parcel 281
Subarea 8 (2002)
District 19 (Wallace)

A request for preliminary and final approval for a Planned Unit Development located at the northwest corner of Madison Street and 5th Avenue North, classified MUN, (.29 acres), to permit an existing restaurant an exemption from the minimum distance requirement included in the beer provisions of the Metro Code, requested by Civil-Site Design Group, PLLC, for Germantown Partners, LLC, owner.

XIV. MANDATORY REFERRALS

- 33. 2004M-033U-09**
Aerial encroachment: Awning for The Drunken Fish
Map 93-062, Parcel 53
Subarea 9 (1997)
District 6 (Jameson)

A request for an aerial encroachment in the public right-of-way at 123 2nd Avenue North for an awning over an existing sidewalk, requested by Frank May, applicant for The Drunken Fish, applicant.

- 34. 2004M-034U-10**
Alley closure: 8th Avenue South/Lynwood and Alloway
Map 105-6, Parcels 168 and 169
Subarea 10 (1994)
District 17 (Greer)

A request to close an alley from the east side of 8th Avenue South to 140 feet east of 8th Avenue South between Lynwood and Alloway, requested by Kevin King, applicant for 1512 Company, owner.

XV. OTHER BUSINESS

- 35. Planning Fee Study Recommendations
- 36. Executive Director Reports
- 37. Legislative Update

XVI. ADJOURNMENT

