



**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 28, 2004

- I. **CALL TO ORDER**
- II. **ADOPTION OF AGENDA**
Action: Approved (8-0)
- III. **APPROVAL OF MAY 13, 2004 MINUTES**
Action: Approved (8-0)
- IV. **RECOGNITION OF COUNCILMEMBERS**
- V. **PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
Action: Approved (8-0), with re-notification of all deferred items.
- 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 (8-0)
- VII. **REQUEST TO ADOPT THE UPDATED LAND USE POLICY APPLICATION DOCUMENT (DEFERRED FROM MEETING OF MAY 13, 2004).**
Action: Approved (8-0)

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 (Deferred from meeting of May 13, 2004).

Action: Approved (8-0)

**IX. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING
ZONING MAP AMENDMENTS**

- 1. 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. (Deferred from meeting of May 13, 2004). (See PUD Proposal No. 114-78U-12 below).

Action: Deferred to meeting of June 24, 2004. (8-0)

- 2. 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. (Deferred from meeting of May 13, 2004). (See Zone Change Proposal No. 2004Z-047U-12 above).

Action: Deferred to meeting of June, 24, 2004. (8-0)

3. **88P-039U-10**
Blakemore Associates
Map 104-08, Parcels 418 & 419
Subarea 10 (1994)
District 19 (Wallace)

A request for a revision to the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development located abutting the north margin of Wedgewood Avenue between 19th Avenue South and 21st Avenue South, classified MUL, (0.78 acres), to permit the development of a 4,051-square foot bank to replace 11,400 square feet of undeveloped general office, requested by Barge, Waggoner, Sumner & Cannon for Fifth Third Bank, optionee. (Deferred from meeting of April 22, 2004).

Action: Approved with conditions (8-0), except that the size of the proposed bank will be 3,665 square feet, not 4,051 square feet.

PRELIMINARY PLATS

4. **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. (Deferred from meeting of May 13, 2004).

Action: Approved with condition No. 1, and grant variance for Lot Comparability. (8-0)

5. **2004S-074U-14**
Pennington Bend Chase
Map 62, Parcels 46 and 47
Subarea 14 (1996)
District 15 (Loring)

A request for preliminary plat approval to create a 14 lot cluster 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, Dale and Associates, engineer. (Deferred from meeting of April 8, 2004).

Action: Approved with conditions (7-1)

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

- 6. 2004Z-058G-13**
Map 176, Parcel 13
Subarea 13 (2003)
District 32 (Coleman)

A request to change from AR2a to RS10 district property located at 4465 LaVergne Couchville Pike, approximately 1,800 feet north of Murfreesboro Pike, (5.01 acres), requested by Rodney Wise for Jean Claire Carroll, owner.

Action: Approved (8-0)

- 7. 2004Z-070U-14**
Map 95-12-0-A, Parcel 227
Subarea 14 (1996)
District 15 (Loring)

A request to change from R10 to RM6 district property located within an existing Planned Unit Development located west of the terminus of Airwood Drive, south of Woodberry Drive (8.66 acres), requested by McKinney Engineering, applicant, for Chan McCullough/Venture Properties, owner. (See PUD Proposal No. 148-83-U-14 below).

Action: Deferred to meeting of June 10, 2004. (8-0)

- 8. 148-83-U-14**
Park at Lakeland
Map 95-12-0-A, Parcel 227
Subarea 14 (1996)
District 15 (Loring)

A request to amend the preliminary plan for a portion of the Planned Unit Development located abutting the west margin of Hibbitts Road and the terminus of Airwood Drive, classified R10, (8.66 acres), to permit the development of 42 townhouse units to replace the undeveloped 98 townhouse units, requested by McKinney Engineering for Chan McCullough, owner. (See Zone Change Proposal No. 2004Z-070U-14 above).

Action: Deferred to meeting of June 10, 2004. (8-0)

XI. PRELIMINARY SUBDIVISION PLATS

- 9. 2003S-099U-05**
Rosebank Cove
Map 84-1, Parcel 19
Subarea 5 (1994)
District 7 (Cole)

A request for preliminary plat approval for 13 lots abutting the northwest corner of Rosecliff Drive and Rosebank Avenue (3.56 acres), classified within the R10 district, requested by Low Income Housing Partners #2, LLC, owner/developer, Burns & Associates, surveyor.

Action: Approved with conditions (8-0), with a sidewalk variance for south side of Rosecliff Drive.

- 10. 2004S-155U-10**
Oxford Hills Subdivision
Map 131-03, Parcels 223 and 224
Subarea 10 (1994)
District 25 (Shulman)

A request for preliminary plat approval for 8 lots, located on the south margin of Shackleford Road and the west margin of Belmont Boulevard (2.97 acres), requested by Hammond Brandt Builders, developers, and Ragan-Smith Associates, engineer.

Action: Deferred to meeting of June 10, 2004. (8-0)

- 11. 2004S-157G-04**
Forest Glen
Map 43-10, Parcel 58
Map 43-11, Parcel 104
Subarea 4 (1998)
District 9 (Forkum)

A request for preliminary plat approval for 15 lots abutting the north margin of Old Hickory Boulevard, approximately 300 feet west of McArthur Drive (3.04 acres), requested by Eddie and Christine Dilts, owners/developers, Bruce Rainey and Associates, engineer.

Action: Deferred to meeting of June 10, 2004. (8-0)

XIII. PLANNED UNIT DEVELOPMENTS (revisions)

- 12. 65-82-U-10**
Maryland Farms
Map 170, Parcel 4
Subarea 10 (1994)
District 34 (Williams)

A request for a revision to preliminary and for final approval for a undeveloped phase of the Planned Unit Development located abutting the south margin of Old Hickory Boulevard, east of Brentwood Boulevard, classified OL, (.53 acres), to permit a 5,000 square foot one-story office building to replace an existing bank, requested by Barge-Cauthen and Associates for Solomon Development, owner.

Action: Approved with conditions (8-0)

- 13. 18-84-U-10**
Blakeford at Greenhills (Burton Hills)
Map 131-06-0-A, Parcel 15
Subarea 10 (1994)
District 25 (Shulman)

A request for a revision to a phase of the Residential Planned Unit Development located abutting the east margin of Burton Hills Boulevard and the north margin of Seven Hills Boulevard, classified R15, (9.52 acres), to permit the addition of 10 nursing home beds, 17 assisted-living beds, and to reduce the number of future independent living units in Phase 3 from 27 to 18 units, requested by Littlejohn Engineering Associates for Blakeford of Green Hills, owner.

Action: Approved with conditions (8-0)

- 14. 2001UD-001U-01**
Lenox Village, Phase Six
Map 173, Part of Parcel 62
Subarea 12 (1997)
District 31 (Toler)

A request for final approval for Phase Six of the Urban Design Overlay District located abutting the east margin of Nolensville Pike, opposite Bradford Hills Drive, classified RM9 (13.47 acres), to permit the development of 31 townhouses and 10 single-family street access lots, requested by Anderson-Delk Associates for Lenox Village LLC., owner.

Action: Approved with conditions (8-0)

XIV. MANDATORY REFERRALS

- 15. 2004M-032U-11**
Aerial Encroachment: Nashville Data Link
Map 106-06, Various Parcels
Map 106-10, Various Parcels
Subarea 11 (1999)
Segment 1: District 11 (Brown)
District 12 (Gotto)
District 14 (White)
District 15 (Loring)
Segments 2 & 3: District 15 (Loring)
District 16 (McClendon)
District 17 (Greer)
Segment 4: District 34 (Williams)

A request authorizing Nashville Data Link, Inc., to construct, install, and maintain approximately 9.2 miles of fiber optic cable within Davidson County.

Action: Approved with conditions (8-0)

- 16. 2004M-035G-13**
Map 164, Parcel 64
Subarea 13 (2003)
District 33 (Bradley)

A request for easement acquisition for a sewer line and force main at 3461 Hamilton Church Road (20' Temporary and 30' Permanent), Metro Water Services Project No. 04-SL-064A, requested by Metro Water and Sewerage Services.

Action: Approved (8-0)

- 17. 2004M-036U-10**
Map 60-08, Parcel 22.01
Map 116-08, Parcel 97
Map 117-14, Parcels 80 and 82
Subarea 10 (1994)
District 24 (Summers)

A request for a 15' Drainage Easement Acquisition required for a Stormwater drainage easement at 3932 Cross Creek Road, 3920 Cross Creek Road, 4021 Woodmont, and 3006-A Hillside Road, Metro Water Services Project No. 03-D-0356, requested by Metro Water and Sewerage Services.

Action: Approved (8-0)

- 18. 2004M-037G-02**
Map 32-9, Parcels 53, 108, 109, 110, 111 and 112
Subarea 2 (1995)
District 3 (Hughes)

A request for a 10' Drainage Easement Acquisition for a required Stormwater Drainage Easement at 4728, 4732, 4736, 4740, 4744, and 4800 Indian Summer Drive, Metro Water Services Project No. 03-D-0391, requested by Metro Water and Sewerage Services.

Action: Approved (8-0)

- 19. 2004M-038G-14**
Map 86, Parcel 98
Subarea 14 (1996)
District 12 (Gotto)

A request for sewer line and easement acquisition (10' Temporary and a 20' Permanent) at Tulip Grove Road (unnumbered), Metro Water Services Project No. 03-SL-166, requested by Metro Water and Sewerage Services.

Action: Approved (8-0)

- 20. 2004M-039G-02**
Map 41-12, Parcel 3
Subarea 2 (1995)
District 3 (Hughes)

A request for abandonment of a 20' sewer and public utility drainage easement at 1100 Bellgrimes Lane, requested by Michael Rippetoe, applicant.

Action: Approved with conditions (8-0)

- 21. 2004M-040U**
Police Credit Union Sub-station ATM's
Map 81-02, Parcel 168
Map 86, Parcel 147
Map 134, Parcel 145

A request to approve a lease agreement for automatic teller machines located within Metro Police sub stations located at 2221 26th Avenue North, 5101 Harding Place, and 3701 James Kay Lane, requested by MPD Employees Credit Union, applicant for Metro Government and M.D.H.A., owner.

Action: Approve (8-0)

22. **2004M-041U-12**
Map 134, Parcel 63
Subarea 12 (1997)
District 26 (Adkins)

A request to authorize the acceptance of a donation of property (4.13 acres) from Habitat for Humanity, Inc. to Metro Parks and Recreation for park purposes, located on the west side of Interstate 24 between Antioch Pike and Paragon Mills Road, requested by Metro Parks and Recreation

Action: Approve (8-0)

23. **2004M-042G-01**
Lease Agreement/Tennessee Youth Center
Map 15, Parcels 21-01 and 24
Subarea 1 (1997)
District 1 (Gilmore)

A request to authorize Metro Government to enter into a lease agreement with the State of Tennessee for property known as the Tennessee Youth Center, for use as a public park and related uses, located at 3000 Morgan Road (102.8 acres), by Metro Finance Department, applicant, State of Tennessee, owner.

Action: Approve with conditions (8-0)

XV. OTHER BUSINESS

24. Set Public Hearing for Fee Changes in the Subdivision Regulations
Action: Set hearing date of June 24, 2004. (8-0)
25. Election of Officers/Annual Meeting
Action: Retained officer positions as current; Re-adopt MPC Rules and Procedures for 1 year. (8-0)
26. Resolution by Councilmember Ludy Wallace requesting the Planning Commission to cease including public hearings on amendments to the Metro Official Zoning Map
Action: Deferred Indefinitely (8-0)
27. Employee contract for Richard C. Bernhardt
Action: Approved (8-0)
28. Executive Director Reports
29. Legislative Update

XVI. ADJOURNMENT

Meeting adjourned at 6:10 pm.

