



**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**

**ACTION AGENDA**

*November 11, 2004*

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**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**Action: Approved (9-0)**

**III. APPROVAL OF OCTOBER 28, 2004 MINUTES**

**Action: Approved (9-0), with clarification made to Magnolia Hills revision to final plat, MPC case 2004S-286G-06 (PUD 90P-008G)**

**IV. RECOGNITION OF COUNCILMEMBERS**

**V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**

**Action: Approved (9-0)**

**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.

**Action: Approved (9-0)**

**VII. PROPOSED AMENDMENT TO THE BELLEVUE COMMUNITY PLAN**

3 acre property at 8400 Highway 100,  
along the north side of Highway 100 and  
the west side of Westhaven Drive

**Action: Approved (9-0)**

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

**PRELIMINARY SUBDIVISION PLATS**

1. **2004S-104G-13**  
The Preserve at Old Hickory, Phase II  
Map164, Parcel part of 21  
Subarea 13 (2003)  
District 32 (Coleman)

A request for preliminary plat approval for 157 lots, located on the west margin of Old Hickory Boulevard, approximately 900 feet north of Logistics Way (50.99), classified within the RS10 districts, requested by Taylor-Duncan Interests, Inc., owner, and MEC, Inc, engineer.

**Action: Approved with conditions (9-0)**

**MANDATORY REFERRALS**

2. **2004M-092U-08**  
Map 092-10, Parcels 033, 034, 140, 164  
Subarea 8 (2002)  
District 21 (Whitmore)

A request to close an unbuilt 200-foot portion of 31st Ave., North, between Delaware Ave. and Georgia Ave., requested by Hella Temple, property owner.

**Action: Deferred (9-0) to the December 9, 2004 COMMISSION meeting**

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

3. **2003Z-002T**

A request to amend various sections of Zoning Code relative to encouraging adaptive reuse of commercial areas along arterials shown on the Major Street Plan, requested by Metro Planning Department.

**Action: Approved (9-0)**

4. **2004Z-118U-12**  
Map 147-7, Parcel 84,85, 236  
Subarea 12 (2004)  
District 27 (Foster)

A request to change from R6 to RM15 district at J.J. Watson Avenue (unnumbered), west of Nolensville Pike, (4.57 acres), requested by Nader Karshenas, applicant for Franklin Realty and Mortgage, Inc., owner.

**Action: Deferred (9-0) to the December 9, 2004 COMMISSION meeting**

5. **2004Z-133G-12**  
Map181, Parcel Portion of 10, Portion of 196  
Subarea 12 (2004)  
District 31 (Toler)

A request to change from AR2a to MUL district on property at 6815 and 6821 Nolensville Pike, on the south side of Concord Road (4.48 acres), requested by Gresham, Smith and Partners, applicant, Edmondson Chapel Missionary Baptist Church, owner.

**Action: Approved (9-0)**

6. **2004Z-135U-09**  
Map 82-13, Parcel 33  
Subarea 9 (1997)  
District 19 (Wallace)

A request to change from RS3.75 to RM15 district at 1021 9th Avenue North, south side of Phillips Street, (0.2 acres), requested by Artmas L. Worthy, applicant/owner, Elmer Freeman, owner.

**Action: Disapproved (7-1-1)** Commissioner McLean abstained

7. **2004Z-140U-10**  
Map 132-01, Parcel 31  
Subarea 10 (1994)  
District 25 (Shulman)

A request to change from R20 to RS10 district at 4115 Lealand Lane, approximately 400 feet south of Greerland Drive, (1.76 acres), requested by Scott Morgan, applicant/owner, James Halloran, owner.

**Action: Deferred (9-0) to the December 9, 2004 COMMISSION meeting**









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

- 21. 154-73-G-14**  
Hermitage Woods - Raintree Village  
Map 86, Parcel 355  
Subarea 14 (1996)  
District 12 (Gotto)

A request to cancel a portion of a Commercial Planned Unit Development district located at Old Hickory Boulevard (unnumbered), north of Central Pike, classified RM9, (10.65 acres), where 74 multi-family units are approved, requested by Barge Waggoner Sumner and Cannon, for Davco O.H. Blvd, Properties, owner.

**Action: Deferred (7-0) to the January 13, 2005 COMMISSION meeting, provided that the applicant turns in an access study to MPC staff.**

- 22. 64-84-P-05**  
Greenfield Plaza Kroger  
Map 072-02, Parcel 148  
Subarea 5 (1994)  
District 8 (Hart)

A request to amend the preliminary plan for the Commercial Planned Unit Development District located at the southeast corner of the intersection of Gallatin Pike and Greenfield Avenue, classified CL, (5.2 acres), to permit the addition of 21,229 square foot to the existing grocery store, requested by CEI Engineering, for Cargill Incorporated, owner.

**Action: Approved with conditions (9-0)**

- 23. 7-87-P-12**  
Haywood Oaks, Phase II and III  
Map148, Parcel part of 14  
Subarea 12 (2004)  
District 30 (Kerstetter)

A request to revise a portion and for final approval for a portion of an existing Commercial Planned Unit Development district located at 5209 Linbar Drive, west of I-24, classified CS, (16.47 acres), to permit the change in use to Religious Institution for a 28,350 square foot portion and an 11,000 square foot portion of two existing buildings approved for Office/Showroom, wholesale Sales, and Warehouse uses, requested by Duke Realty Limited Partnership, owner.

**Action: Approved (7-0)**



24. **89P-013U-12**  
Hickory Bell Retail PUD  
Map 162, Parcel 252  
Subarea 12 (2004)  
District 31 (Toler)

A request to revise a portion of the preliminary and for final approval for a portion of a Commercial Planned Unit Development district located abutting the south side of Old Hickory Boulevard, 1,100 feet east of Nolensville Pike, classified SCR, (0.89 acres), to permit the development of a 3,737 square foot automatic car wash, replacing a 3,670 square foot, undeveloped, restaurant, requested by Dale and Associates, Inc, for Steak N Shake, owner, and Smith Brothers, Car Wash, optionee.

**Action: Deferred (9-0) to the December 9, 2004 COMMISSION meeting**

25. **97P-026U-07**  
West End Station  
Map104-01, Parcel 263 and 266  
Subarea 7 (2000)  
District 24 (Summers)

A request for final approval for the Residential Planned Unit Development District abutting the north margin of Nebraska Avenue and the east margin of 36th Avenue North (5.18 acres), classified RS7.5, to permit the development of 46 townhomes, requested by Gresham, Smith and Partners, for Westwood Nashville, LLC, owners.

**Action: Approved with conditions (7-0), including that access on Nebraska Avenue be for ingress only, access on 36<sup>th</sup> Avenue North be for ingress/egress, and that it be platted as a horizontal property regime.**

26. **2003P-009U-08**  
Parc at Metro Center  
Map 81-04, Parcel 226  
Subarea 8 (2002)  
District 2 (Isabel)

A request for final PUD approval for a phase of the Residential Planned Unit Development district located abutting the north side of Dominican Drive and the west side of Athens Way, classified RM20, (10.26 acres), to permit the development of 144 multi-family units in Phase 1, requested by Ragan Smith Associates, Inc, for American Realty and Trust, owner,

**Action: Approved with conditions (9-0)**

27. **2004P-029U-11**  
Nolensville Center  
Map118-04, Parcel081  
Map119-01, Parcel044  
Subarea 11 (1999)  
District 16 (McClendon)

A request for preliminary approval for a Planned Unit Development district located at 2204 Nolensville Pike, 250 feet south of Glenrose Avenue, classified CS and R6, (.45 acres), to include an existing car sale operation of 1,350 square feet, requested by Shaun Shirzad Etemad.

**Action: Deferred (9-0) to the January 13, 2005 COMMISSION meeting**

28. **2001UD-001G-12**  
Lenox Village, Phase 7  
Map 173, Parcel 220  
Subarea 12 (2004)  
District 31 (Toler)

A request for final plan approval for a phase of the urban design overlay district located on the east margin of Nolensville Pike, opposite Bradford Hills Drive, classified RM9, to permit the development of 54 townhouses and 26 single-family lots, requested by Anderson-Delk & Associates, Inc., for Lenox Village I, LLC, owner.

**Action: Approved with conditions (5-2), including that a phasing plan is submitted and that the applicant may be allowed to pay Public Works an amount to be agreed upon that will go to address intersections impacted by the development.**

## **XII. MANDATORY REFERRALS**

29. **2004M-093U-13**  
Map 148, Parcel001-016  
Subarea 13 (2003)  
District 28 (Alexander)

A Council bill ordinance authorizing the Director of Public Property, or his designee, to accept and record an easement in favor of the Metropolitan Government for use in connection with development of the greenway system, located at the intersection of Richards Road and Antioch Pike, Marshall Karr, Trustee, property owner.

**Action: Approved (9-0)**

- 30.**                                 **2004M-109U-08**  
Map 081-03, Parcel 008  
Subarea 8 (2002)  
District 2 (Isabel)

A Council bill approving and authorizing the Director of the of Public Property to execute a warranty deed and donation of a parcel of property from Joy R. Karr, requested by the Metro Finance Department, Real Property Division.

**Action: Approved (9-0)**

- 31.**                                 **2004M-110U-13**  
Map 135-11, Parcel 042  
Subarea 13 (2003)  
District 29 (Wilhoite)

A request to name a 1600 foot private drive to "Nashboro Greens," requested by Metro Public Works.

**Action: Approved (9-0)**

- 32.**                                 **2004M-111G-12**  
Map 173-09, Parcel 229  
Subarea 12 (2004)  
District 31 (Toler)

A request for aerial encroachment into Metro right of way at Lenox Road, approximately 250 feet east of Nolensville Pike for six awnings, proposed to encroach from 8.5 inches to 2 feet into the right of way, requested by Lenox Village I, LLC, owner.

**Action: Approved (9-0)**

- 33.**                                 **2004M-112U-10**  
Map 117-14, Parcel 11-31, 104-113  
Subarea 10 (1994)  
District 25 (Shulman)

A request for easement acquisition for a sanitary sewer and water line easement abandonment and relocation at properties located along Abbott Martin Rd.-Crestmoor Rd., Metro Water Services Project No. 04-SL-91 & 04-WL-79, requested by Metro Water and Sewerage Services.

**Action: Approved (9-0)**

- 34.** **2004M-113U-11**  
Map118-08, Parcel 132  
Subarea 11 (1999)  
District 17 (Greer)

A request for a Stormwater easement acquisition for a permanent drainage easement at 310 Newsome St., Metro Water Services Project No. 04-DL-0729, requested by Metro Water and Sewerage Services.

**Action: Approved (9-0)**

- 35.** **2004M-114U-13**  
Map 134, Parcel 149  
Subarea 13 (2003)  
District 28 (Alexander)

A request for a Stormwater easement acquisition for a permanent drainage easement at 3211 Franklin Limestone Rd., Metro Water Services Project No. 04-DL-0728, requested by Metro Water and Sewerage Services.

**Action: Approved (9-0)**

- 36.** **2004M-115G-02**  
Map50, Parcel 15  
Subarea 2 (1995)  
District 3 (Hughes)

A request for an easement acquisition for a permanent storm drainage easement at 3438 Dickerson Pk., Metro Water Services Project No. 04-DL-0727, requested by Metro Water and Sewerage Services.

**Action: Approved (9-0)**

- 37.** **2004M-116U-11**  
Map133-5, Parcel 65  
Subarea 11 (1999)  
District 16 (McClendon)

A request for an easement acquisition for a permanent detention area at 485 Allied Dr., Metro Water Services Project No. 04-DL-0726, requested by Metro Water and Sewerage Services.

**Action: Approved (9-0)**



43. Employee contract renewal for Brad Thompson, and a new contract for Brenda Bernards

**Action: Approved (9-0)**

44. Contract for consulting services

**Action: Withdrawn**

45. **2004Z-021T**  
Council Bill BL2004-409

A Council bill to amend Section 17.40.740 to provide for the waiver of application fees for certain zoning applications initiated by Members of Council.

**Action: No recommendation (9-0)**

46. **2004Z-139G-12**  
Map 181, Parcel 44  
Subarea 12 (2004)  
District 31 (Toler)

A request to change from AR2a to RM9 district property at 6614 Nolensville Pike., approximately 140 feet south of Autumn Oaks Drive, (7.7 acres), requested by John Hays, applicant for Jesse M. Roland, owner.

**Action: Deferred (7-0) to the December 9, 2004 COMMISSION meeting (public hearing will remain open)**

47. Executive Director Reports

48. Legislative Update

#### **XIV. ADJOURNMENT**

