



**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

November 11, 2004

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF OCTOBER 28, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. PROPOSED AMENDMENT TO THE BELLEVUE COMMUNITY PLAN**

**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.

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.

**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.

- 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.

- 13.** **2004Z-151U-05**
Map 093-03, Parcel132
Subarea 5 (1994)
District 6 (Jameson)

A request to change from RM20 to MUL district property located at S. 5th Street (unnumbered) and within the Urban Zoning Overlay district (1.01 acres), requested by Paul W. Lockwood of Barge, Waggoner, Sumner & Cannon, applicant, for Larry J. Burge, owner. (See Planned Unit Development 2004P-031U-05)

- 14.** **2004P-031U-05**
South 5th Street/Shelby Ave PUD
Map 93-03, Parcel 132
Subarea 5 (1994)
District 6 (Jameson)

A request for preliminary approval for a Planned Unit Development district located at South 5th Street (unnumbered), along the north side of Shelby Avenue, classified RM20, (1.01 acres), to permit 108 parking spaces, requested by Barge Waggoner Sumner and Cannon, for Larry Burge, owner. (See Zone Change 2004Z-151U-05)

- 15.** **2004Z-152G-12**
Map 186, Parcel part of 15
Map186, Parcel part of 21
Subarea 12 (2004)
District 31 (Toler)

A request to change from AR2a to RS10 (79.30 acres), R8 (21.32 acres), and RM9 (11.08 acres) districts property located at Burkitt Road (unnumbered), east of Nolensville Pike (111.70 acres total), requested by Kevin Gangaware of Civil Site Design Group, applicant, for Ramsey McMurray, James N. McFarlin, William T. McFarlin, et al., owners. (See Planned Unit Development 2004P-035G-12)

- 16.** **2004P-035G-12**
Burkitt Place
Map 186, Parcel 015
Map 186, Parcel 021
Subarea 12 (2004)
District 31 (Toler)

A request for preliminary approval for a Planned Unit Development district located on the south margin of Burkitt Road, approximately 1000 feet, classified AR2a and proposed for RM9, R8 and RS10, (111.70 acres), to permit 98 townhouse units, 52 duplex lots (104 units) and 243 single-family lots, requested by various owner, and Civil Site Design Group, applicant. (See Zone Change No. 2004Z-152G-12)

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.

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

A request to revise the preliminary plan and for final approval of 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.

- 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.

- 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.

XII. MANDATORY REFERRALS

- 29.** **2004M-093U-13**
Map 148, Parcel 001-016
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.

- 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.

- 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.

XIII. OTHER BUSINESS

- 42. Metropolitan Development Housing Agency Redevelopment Plans
- 43. Employee contract renewal for Brad Thompson, and new contract for Brenda Bernards
- 44. Contract for consulting services

- 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.

- 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.

- 47. Executive Director Reports
- 48. Legislative Update

XIV. ADJOURNMENT

