



**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	Joe Sweat, representing Mayor Bill Purcell

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

November 13, 2003

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF OCTOBER 23, 2003 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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: A REQUEST TO AMEND THE SUBAREA 7 PLAN: 1999 UPDATE**

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

- 1. 2003Z-109G-04**
Map 34-13, Parcel 57
Subarea 4 (1998)
District 10 (Ryman)

A request to change from RS7.5 and IWD districts to RM6 district property located at Edgemoade Boulevard (unnumbered), approximately 160 feet west of the western terminus of Aurora Avenue (2.01 acres), requested by William G. Cole, Jr., owner. (Deferred from meeting of September 11, 2003).

- 2. 2003Z-124U-11**
Map 119-01, Parcel 220
Subarea 11 (1999)
District 16 (McClendon)

A request to change from R6 district to MUN district property at 2200 Fox Avenue, at the southwest corner of Fox Avenue and Glenrose Avenue (0.20 acres), requested by Andrew John Shelton, owner. (Deferred from meeting of October 23, 2003).

PRELIMINARY SUBDIVISION PLATS

- 3. 2002S-229G-14**
Windstar Estates, Revise Preliminary and Section 1 Final
Map 43, Parcels 7 and 8
Subarea 14 (1996)
District 11 (Brown)

A request for revised preliminary and final plat approval to create 84 lots and final approval for 47 lots in Phase One, abutting the southwest margin of Swinging Bridge Road and the northwest corner of Warren Drive and Keeton Avenue, (77.84 acres), classified within the R10 and R15 districts, requested by Charlie Rhoten, owner/developer, Burns and Associates, Inc., surveyor. (Deferred from meeting of October 23, 2003).

MANDATORY REFERRALS

- 4. **2003M-093U-12**
Abandon Right-of-Way at End of Trousdale Drive
Map 160, Parcel 93
Subarea 12 (1997)
District 31 (Toler)

A request to abandon right-of-way for an unimproved portion of Trousdale Drive, located on the north margin of Hill Road, requested by Lyman H. Hines, property owner. (Deferred from meeting of October 23, 2003).

- 5. **2003M-114U-10**
Awning Encroachment at 1517, 1519, and
1521 Dallas Avenue
Map 117-04, Parcel 179
Subarea 10 (1994)
District 18 (Hausser)

A request for an awning encroachment located at 1517, 1519, and 1521 Dallas Avenue, at the southeast corner of Dallas Avenue and Belmont Boulevard, requested by the Max Pollack, Wayside Construction Company. (Deferred from meeting of October 23, 2003).

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

- 6. **2003Z-014T**

A request to amend Section 17.08.030 (District Land Use Tables) of the Zoning Code to remove Restaurant, fast-food, as a permitted use in the MUN zoning district and to amend Section 17.16.070 J (Permitted with Conditions) of the Zoning Code for Permitted with Condition uses to require in the MUN district, a Restaurant, take-out, to be located within a permanent, enclosed structure. requested by Councilmember Amanda McClendon.

- 7. **2003Z-111G-14**
Map 86, Parcel 59
Subarea 14 (1996)
District 12 (Gotto)

A request to change from RS15 district to CS district property located at 4060 Andrew Jackson Parkway, abutting the southwest corner of Andrew Jackson Parkway and Old Lebanon Dirt Road (8.13 acres), requested by Thomas H. Pierce, applicant, for Charles Smith, owner. (See PUD Proposal No. 8-86-P-14 on page 4).

- 8. 8-86-P-14**
A+ Storage – Hermitage
Map 86, Parcel 59
Subarea 14 (1996)
District 12 (Gotto)

A request to amend the undeveloped Planned Unit Development located abutting the west margin of Andrew Jackson Parkway, south of Old Lebanon Dirt Road, classified RS15 and proposed for CS, (8.13 acres), approved for a 39 unit townhome development and proposed for a 95,625 square foot mini-storage facility, requested by Dale and Associates for Tommy Pierce, optionee. (See Zone Change Proposal No. 2003Z-111G-14 on page 3).

- 9. 2003Z-118U-07**
Map 130-09, Parcel 93
Map 130-13, Parcels 3-6
Subarea 7 (2000)
District 34 (Williams)

A request to change from R20 district to R8 district properties at 417 and 425 Page Road, Forrest Park Drive (unnumbered), 1208 Forrest Park Drive, and 308 Maybelle Lane (6.18 acres), requested by Littlejohn Engineering for Irene White, Gregory Perrone, Trustee, Toni Ginsberg, owners. (See PUD Proposal No. 2003P-010U-07 below).

- 10. 2003P-010U-07**
Jardin de Belle PUD
Map 130-09, Parcel 93
Map 130-13, Parcels 3-6
Subarea 7 (2000)
District 34 (Williams)

A request for preliminary approval for a Planned Unit Development located abutting the corner of Page Road and Forrest Park Drive, classified R20 and proposed for R8 (6.18 acres), to permit the development of 34 single-family lots, requested by Littlejohn Engineering Associates for Tarragon Realty Investors, Inc., optionee. (See Zone Change Proposal No. 2003Z-118U-07 above).

- 11. 2003Z-126G-06**
Map 155, Parcel 122
Subarea 6 (2003)
District 35 (Tygard)

A request to change from RS40 district to OL district on property at Route 5 Highway 100 on the east margin of Highway 100, approximately 150 feet south of Old Harding Pike, (3.22 acres), requested by Richard D. Jones, applicant, Betty French, owner.

- 12. 2003Z-127G-06**
Map 155, Parcel 121
Subarea 6 (2003)
District 35 (Tygard)

A request to change from RS40 district to CL (5.0 acres) and OL (3.42 acres) districts property at Route 5 Highway 100 located on the east margin of Highway 100, approximately 150 feet south of Old Harding Pike, (8.42 acres), requested by Richard D. Jones, applicant, for Mary Johnson, owner.

- 13. 2003Z-129U-05**
Map 83-05, Parcel 283
Subarea 5 (1994)
District 6 (Jameson)

A request to change from R6 district to RM15 district property at 1312 Eastland Avenue located at the southwest corner of Eastland Avenue and 14th Street North (0.29 acres), requested by Tony Darsinos, owner. (See PUD Proposal No. 2003P-017U-05 below).

- 14. 2003P-017U-05**
Manor House
Map 83-05, Parcel 283
Subarea 5 (1994)
District 6 (Jameson)

A request for a preliminary Planned Unit Development located abutting the southwest corner of Eastland Street and 14th Street, classified R6 and proposed for RM15, (.29 acres), to permit the development of a 4 unit multi-family development, requested by Tony Darsinos for Bill and Tony Darsinos, owners. (See Zone Change Proposal No. 2003Z-129U-05 above).

- 15. 2003Z-130U-08**
Map 81-16, Parcel 40
Subarea 8 (2002)
District 19 (Wallace)

A request to change from RS5 district to CL district property located at 1400 14th Avenue North, abutting the east margin of 14th Avenue North and the I-40 West Ramp (0.10 acres), requested by Tony Turner on behalf of Antonio C. Turner, owner.

- 16.** **2003Z-132G-06**
Map 155-16, Parcel 1
Subarea 6 (2003)
District 35 (Tygard)

A request to change from RS40 district to RM4 district property located at Highway 100 (unnumbered) on the northeast corner of Highway 100 and Chaffin Drive (1.94 acres), requested by Joseph G. Pretrosky, P.E on behalf of P. M. and Ruby Chaffin, owner.

- 17.** **2003Z-133G-12**
Map 160, Parcel 103
Map 171, Parcels 101 and 104
Subarea 12 (1997)
District 31 (Toler)

A request to change from R40 district to RM4 district property located at Old Hickory Boulevard (unnumbered) and 205 Dunn Lane, on the south side of Old Hickory Boulevard, approximately 200 feet west of Chadwick Lane (20.07 acres), requested by Anderson-Delk and Associates for Harry J. Adams Jr., et ux; John Moore, et ux; and John H. Dunn Family Trust, owners. (See PUD Proposal No. 2003P-014U-12 below).

- 18.** **2003P-014U-12**
Mayfair
Map 160, Parcel 103
Map 171, Parcels 101 and 104
Subarea 12 (1997)
District 31 (Toler)

A request for preliminary approval for a Planned Unit Development located abutting the south margin of Old Hickory Boulevard, approximately 200 feet west of Chadwick Lane, classified R40 and proposed for RM4, (20.07 acres), to permit the development of a 68 unit multi-family development, requested by Anderson Delk and Associates for Harry Adams Jr., John Dunn Family Trust and John Moore, owners. (See Zone Change Proposal No. 2003Z-133U-12 above).

- 19.** **2003Z-135U-13**
Map 148, Parcel 66
Subarea 13 (2003)
District 28 (Alexander)

A request to change from AR2a district to RM6 district property located at Franklin Limestone Road (unnumbered), abutting the south margin of Franklin Limestone Road and Mullins Road (40.18 acres), requested by Joe McConnell, MEC Inc., for Gold Star Development, Inc., owner.

- 20. 2003Z-136U-05**
Map 72-13, Parcels 338, 339 and 340
Map 83-01, Parcels 39, 40, 41, 42 and part of
Parcels 33, 34, and 35
Subarea 5 (1994)
District 5 (Murray)

A request to change from CS and R6 districts to CL district property located at 1041, 1043 and 1045 West Greenwood Avenue, 1213, 1215 and 1217 Bailey Street, 1208, 1214, 1216 and 1220 Gallatin Road, (4.67 acres), requested by Gresham-Smith and Partners for Frederick Stalnecker, Robert O'Malley, Donald Sumner, Ester Dunn, Russanne Buchi-Fotre, Jeffrey Hale, Michael Williamson, Phil Disser, and Wayne Hackney, owners. (See PUD Proposal No. 2003P-019U-05 below).

- 21. 2003P-019U-05**
McKennie Neighborhood Market
Preliminary PUD
Map 72-13, Parcels 338, 339 and 340
Map 83-01, Parcels 39-42 and Part of Parcels 33-35
Subarea 5 (1994)
District 5 (Murray)

A request for preliminary approval for a Planned Unit Development located abutting the west margin of Gallatin Road, 190 feet south of Douglas Avenue, classified CS and R6 districts and proposed for CL district (4.67 acres), to permit the development of a 42,842 square foot retail/office/restaurant development, requested by Gresham-Smith and Partners for various owners. (See Zone Change Proposal No. 2003Z-136U-05 above).

- 22. 2003Z-137U-14**
Map 85, Part of Parcel 1
Subarea 14 (1996)
District 15 (Loring)

A request to change a part of a parcel from R15 district to RM2 district property located at 3005 Fernbrook Lane, abutting the south margin of Fernbrook Lane (26.8 acres), requested by Roy Dale, Dale & Associates for Donelson Church of Christ, owner.

- 23. 2003Z-138U-12**
Map 147-11, Parcel 40
Subarea 12 (1997)
District 27 (Foster)

A request to change from CL district to CS district property located 4601 Nolensville Pike, at the southwest corner of Nolensville Pike and Cotton Lane (3.34 acres), requested by Philip, Kenneth and Ronald Pratt, owners.

- 24. 2003Z-139U-12**
Map 160, Parcels 54 and 223
Subarea 12 (1997)
District 31 (Toler)

A request to change from OR40 district to CL district property located at 5548 Franklin Pike Circle (4.02 acres) and part of property at 5588 Franklin Pike Circle (8.0 acres), located abutting the north margin of Old Hickory Boulevard (12.02 acres), requested by Craig Cole, GBT Realty Corporation for Brentwood Properties Limited Partnership, owner. (See PUD Proposal No. 94P-009U-12 below).

- 25. 94P-009U-12**
Brentwood Properties - The Shoppes of Brentwood Hills
Map 160, Parcels 54 and 223
Subarea 12 (1997)
District 31 (Toler)

A request to amend the existing undeveloped Planned Unit Development located abutting the north margin of Old Hickory Boulevard at Franklin Pike Circle, the majority of which is classified OR40 and that majority is proposed for CL, (14.42 acres), to permit the development of a 159,117 square foot retail center, 8,000 square foot office and a 5,400 square foot restaurant, approved for a 450,000 square foot six-story office building and a 15,000 square foot restaurant, requested by GBT Realty Corporation, for Richard M. Speer, owner. (See Zone Change Proposal No. 2003Z-139U-12 above).

X. PRELIMINARY SUBDIVISION PLATS

- 26. 2002S-300G-14**
Towering Oaks
Map 98, Parcel 170
Map 109, Parcel 141
Subarea 14 (1996)
District 12 (Gotto)

A request for a revision to an approved preliminary plat for approval for 74 lots abutting the north margin of Stewarts Ferry Pike, approximately 1,191 feet west of South New Hope Road (30.06 acres), classified within the RS15 district, requested by Harvest Christian Fellowship, owner/developer, Batson and Associates, Inc., surveyor.

- 27.** **2002S-128G-12**
Simpson Creek
Map 173, Parcel 47
Subarea 12 (1997)
District 32 (Coleman)

A request for preliminary plat approval for 18 lots abutting the west margin of Blue Hole Road, approximately 250 feet south of West Oak Highland Drive (5.0 acres), classified within the RS10 district, requested by Floyd K. Wilkinson, Lori D. Atchley and Judy Morgan, owners/developers, Bruce Rainey & Associates, surveyor.

- 28.** **2003S-136G-12**
Second Addition to Sugar Valley Revision
Map 181, Part of Parcel 19
Subarea 12 (1997)
District 31 (Toler)

A request for a revision to an approved preliminary plat for 152 lots abutting the east terminus of Sugarplum Road, approximately 150 feet east of Campton Road (42.99 acres), classified within the RS10 District, requested by Sugar Valley G. P., owner/developer, Anderson-Delk & Associates Inc., surveyor.

- 29.** **2003S-275G-10**
Maryland Commons, Resubdivision of Lot A,
Maryland Farms, 2nd Resubdivision, Lot 2
Map 159, Parcel 204
Map 170, Parcel 10
Subarea 10 (1994)
District 34 (Williams)

A request for preliminary plat approval for 2 lots abutting the south margin of Old Hickory Boulevard, approximately 75 feet west of Autum Way Drive (15.8 acres), classified within the OR20 district, requested by Maryland Commons, LLC & Andrews Property Holding, owners, Ragan-Smith Associates, Inc., surveyor.

XI. FINAL PLATS

- 30. 2003S-249G-14**
Brandywine Farms, Resubdivision of Lot 294
Map 54-14, Parcel 100
Subarea 14 (1996)
District 11 (Brown)

A request for final plat approval to remove the reserve status on one lot abutting the terminus of Cherry Branch Lane, approximately 675 feet west of Willowbough Lane, classified RS30, (1.09 acres), requested by Herman Brown and Susan Owen et al, owners, Dale and Associates, surveyor.

- 31. 2003S-278U-10**
Glenn Monroe Property, Resubdivision of
Reserved Parcel
Map 104-10, Parcel 205
Subarea 10 (1994)
District 18 (Hausser)

A request to remove the reserve status on a lot abutting the east margin of 32nd Avenue South, approximately 160 feet south of Overlook Drive (0.4 acres), classified within the R8 district, requested by Galen Lenhert, owner, Campbell, McRae and Associates, Inc., surveyor.

XII. PLANNED UNIT DEVELOPMENTS (revisions)

- 32. 135-78-G-14**
Sullivan Commercial Center
Map 86, Parcels 61, 257 and 258
Subarea 14 (1996)
District 12 (Gotto)

A request for a revision to the preliminary and for final approval for a portion of the undeveloped Commercial Planned Unit Development located abutting the east margin of Andrew Jackson Parkway, north of Old Hickory Boulevard, classified CL, (.68 acres), to permit the development of an automobile oil change facility, requested by Dale and Associates for Jim Stevens Realty and Auction, owner.

- 33.** **36-76-G-14**
Belle Acres, Section 2, Phase 3
Map 95-05-0B, Parcel 137
Subarea 14 (1996)
District 14 (White)

A request for final approval for a phase of the Planned Unit Development located abutting the north margin of Lebanon Pike, south of Mill Creek, classified RS10, (7.50 acres), to permit the development of 34 multi-family units, requested by Dale and Associates for David Taylor, owner.

- 34.** **85-85-P-12**
Brentwood Commons
Map 160, Parcel 211
Subarea 12 (1997)
District 31 (Toler)

A request for a revision to the preliminary plan for a portion of the Planned Unit Development located abutting the north margin of Old Hickory Boulevard, east of I-65, classified OL, (56.14 acres), to permit the adjoining PUD, The Brentwood Properties PUD, to construct a new driveway to an existing public road, Brentwood Commons Way, within this PUD, requested by Gresham, Smith and Partners for American General Insurance Company, owner.

- 35.** **102-86-P-06**
Riverside
Map 142, Parcel 120
Map 142-13B, Parcel 1
Subarea 6 (2003)
District 35 (Tygard)

A request to amend the Planned Unit Development located abutting the south margin of Northridge Drive, west of Morton Mill Road, classified RS20, (14.07 acres), to add a new public street and 10 new single-family lots to the overall development, approved for 254 single-family lots and proposed for 264 single-family lots, requested by Walter Davidson and Associates for Rochford Construction Company, owner.

- 36. 88P-068G-13**
Nashboro Square Commercial
Map 135, Parcel 253
Subarea 13 (2003)
District 29 (Wilhoite)

A request for a revision to an undeveloped phase of the Planned Unit Development located abutting the east margin of Murfreesboro Pike at Brooksboro Place, classified R10, (1.12 acres), approved for a 5,000 square foot bank/restaurant and proposed for a 7,000 square foot retail store, requested by Palmer Engineering for Robert Trent, owner.

- 37. 94P-025G-06**
Highway 70 South Joint Venture
Map 142, Parcels 31, 32, 33 and 157
Subarea 6 (2003)
District 22 (Crafton)

A request to cancel the undeveloped residential portion of the Residential/Commercial Planned Unit Development located abutting the southeast corner of Memphis-Bristol Highway and Sawyer Brown Road, classified RM20, (4.57 acres), approved for a 104 unit apartment complex, requested by Mulderrig Realty for Sandra Singletary, Claudia C. Patterson and Alisa Steverson, Ralph and Evelyn Ferrell, Thomas Hewitt, Jr., and Michael Carvalho, owners.

- 38. 98P-007U-12**
Seven Springs
Map 160, Parcel 241
Subarea 12 (1997)
District 31 (Toler)

A request for final approval for a undeveloped portion of the Planned Unit Development located abutting the north margin of Old Hickory Boulevard, opposite Cloverland Drive, classified OR40, (1.45 acres), to permit the construction of a 2-story, 19,250 square foot office building, requested by Ragan-Smith and Associates for Seven Springs Associates, owner.

- 39. 2003P-015U-05**
Sam Levy Homes
Map 82-11, Parcels 56, 72, 73, 79, and 104-149, and 158
Subarea 5 (1994)
District 5 (Murray)

A request to cancel the Residential Planned Unit Development, Sam Levy Homes, located at Meridian Street and Foster Street, classified RM20, (33.61 acres), approved for 480 multi-family units, requested by Metropolitan Housing and Development Office, MDHA, owner.

- 40. 2003P-016U-08**
The Home Plate Sports Bar
Map 81-08, Parcel 30
Subarea 8 (2002)
District 19 (Wallace)

A request for preliminary approval for a Planned Unit Development located at the southeast corner of Clay Street and 9th Avenue North, classified CS, (.37 acres), to permit an existing restaurant an exemption from the minimum distance requirements included in the beer provisions of the Metro Code, by Dodson, Parker, Dinkins and Behm, P.C., for Penny Graham, owner.

- 41. 2003P-018U-05**
Beyond the Edge PUD
Map 83-09, Parcel 222
Subarea 5 (1994)
District 6 (Jameson)

A request for preliminary approval for a Planned Unit Development located at 112 South 11th Street, classified CS, (.19 acres), to permit a restaurant an exemption from the minimum distance requirements included in the beer provisions of the Metro Code, requested by Matthew Charette, Beyond the Edge, for Charles and Suzanne Noble, owners.

XIII. MANDATORY REFERRALS

- 42. 2003M-116U-14**
Name Alley #2090 & Part of Alley #2089 to
"Spring Valley Lane"
Map 95-08
Subarea 14 (1996)
District 15 (Loring)

A request to name alley #2090 and part of alley #2089, between Spring Valley Road and Alley #2090 to "Spring Valley Lane", requested by the Assistant Director of Public Works. This will allow homes located along these alleys to place mailboxes in front of their homes instead of on Spring Valley Road.

- 43. 2003M-117U-08**
Awning Encroachment at 1200 5th Avenue North
Map 82, Parcel 484
Subarea 8 (2002)
District 19 (Wallace)

A request to install six awnings, measuring 47" x 30" projections awnings totaling 60' 5" linear feet; aluminum frame painted black; with three silk screened logos, by the Department of Public Works for Empire Sign Systems at 1200 5th Avenue North, to encroach on 5th Avenue right-of-way to allow for an awning in the public right-of-way, approximately 48 feet from Madison Avenue.

- 44. 2003M-118U-09**
Lease Agreement
Map 93-02-4, Parcel 3
Subarea 9 (1997)
District 5 (Murray)

A request, by the Department of Public Property Administration, to enter into a lease agreement and leasehold improvements agreement with W.S. Investment Holdings, L.P., and Square Investment Holdings, L.P. for 40, 097 square feet of office space for the use of The Office of the District Attorney General, the Office of Economic Development, and the Sports Authority located in the Washington Square Building, 222 2nd Avenue North.

- 45. 2003M-121U-00**
2003 Street and Alley Maps

An ordinance to adopt the Metropolitan Government of Nashville and Davidson County Official Street and Alley Map, requested by the Director of Metro Public Works.

XIV. OTHER BUSINESS

- 46.** Request to re-hear Subdivision Proposal No. 2003S-063G-13, Hamilton Chase Subdivision.
- 47.** Request to re-hear Subdivision Proposal No. 2003S-144G-13, Lakewalk Subdivision.
- 48.** Request to approve contract for services for CNU Transportation Symposium
- 49.** Adopt Metro Planning Commission Meeting Schedule for 2004

50. Request to approve Harding/White Bridge Consultant Contract: A request to approve the Contract for Transportation Consultant Services as part of the Harding/White Bridge Detailed Neighborhood Design Plan and to approve the acceptance of private funds to fund the study.
51. Request to approve contract between the MPC (for the MPO) and GNRC for Technical Assistance in coordinating planning services as outlined in the approved Work Program for the City of Goodlettsville and for the Southern and Southeastern planning corridors, which include Williamson County, the City of Brentwood, the City of Fairview, the Town of Smyrna, and the Town of Spring Hill.
52. Request to approve contract between the MPC (for the MPO) and Hendersonville for Technical Assistance in coordinating planning services as outlined in the approved Work Program for the Northeast Corridor, also known as Sumner County, and including the MPO jurisdictions of Sumner County, and the cities of Gallatin, Hendersonville, Millersville, Portland, Springfield and White House.
53. Request to approve contract between the MPC (for the MPO) and Lebanon for Technical Assistance in coordinating planning services as outlined in the approved Work Program for the East Corridor, also known as Wilson County, and including the MPO jurisdictions of Wilson County, the City of Lebanon, and the City of Mt. Juliet.
54. Executive Director Reports
55. Legislative Update

XV. ADJOURNMENT

