



**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

October 14, 2004

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approved (8-0)
- III. APPROVAL OF SEPTEMBER 23, 2004 MINUTES**
Action: Approved (8-0)
- 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. SUBDIVISION REGULATION AMENDMENTS

Action: Approved (8-0)

**VIII. GENERAL PLAN AMENDMENTS- DONELSON/HERMITAGE
COMMUNITY PLAN UPDATE**

Action: Approved (8-0)

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

1. **2004Z-109G-12**
Map(s) 186, Parcel 14.01
Subarea 12 (2004)
District 31 (Toler)

A request to change from AR2a to MUL district at 7022 Nolensville Pike, south margin of Burkitt Road, (6.6 acres), requested by Mark Traylor, Boyle Nashville LLC, applicant for Michael Ray Boyle, et ux, owner.

Action: Deferred indefinitely (8-0)

PRELIMINARY SUBDIVISION PLATS

2. **2004S-204U-05**
Maple Manor
Map 60, Parcel 041
Subarea 5 (1994)
District 2 (Isabel)

A request for preliminary plat approval to create 80 lots abutting the north margin of Pine Ridge Drive, approximately 500 feet west of Dickerson Pike (17.34 acres), classified within the RS7.5 District, requested by George W. Hussey, owner/developer, Bruce Rainey & Associates, surveyor.

Action: Disapproved (9-0), only one legal access is available at this time, while two are required

PLANNED UNIT DEVELOPMENTS

3. **2004P-001U-10**
Hair Of The Dog Restaurant
Map 105-09, Parcel 46
Subarea 10 (1994)
District 18 (Hausser)

A request for preliminary approval for a Planned Unit Development located at the northwest corner of 12th Avenue South and Acklen Avenue, classified CS, (.39 acres), to permit an existing restaurant an exemption from the minimum distance requirement included in the beer provisions of the Metro Code, requested by Dale and Associates for Tracy Crawford.

Action: Disapproved (7-3)

MANDATORY REFERRALS

4. **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 (8-0) to the November 11, 2004 MPC meeting

X. PUBLIC HEARING: ZONING MAP AMENDMENTS

5. **2004Z-129U-05**
Map 82-02, Parcel 46
Subarea 5 (1994)
District 5 (Murray)

A request to change from CS to IWD district at 926 Dickerson Pike, south of Whites Creek Pike, (0.39 acres), requested by Joseph R. Hernandez, Keystone Automotive Industries, applicant for M. H. Webb, owner.

Action: Deferred (8-0) to the November 11, 2004 MPC meeting

6. **2004Z-130U-10**
Map 117-02, Parcel Various
Subarea 10 (1994)
District 25 (Shulman)

A request to change from R10 to RS10 district properties located along New Natchez Trace, Sterling Rd., Medial Avenue, and Timber Lane (31.93 acres), requested by Councilmember Jim Shulman, for various owners.

Action: Approved (7-2)

7. **2004Z-131U-05**
Map, Parcel Various
Subarea 5 (1994)
District 6 (Jameson)

A request to apply the Neighborhood Conservation Overlay District to various properties along Lillian Street, Boscobel Street, Shelby Avenue, and South 19th Street (13.42 acres), requested by the Metro Historical Commission, applicant for various owners.

Action: Approved (8-0)

8. **2004Z-132G-12**
Map 172, Parcel 172
Subarea 12 (2004)
District 31 (Toler)

A request to change from R20 to RS10 district at 6140 Mt. Pisgah Road, west side of Bryce Road (5 acres), requested by Dean Baxter and Mark Sarmadi, applicants, Mary H. Rucker, owner.

Action: Approved 9-0

XI. PRELIMINARY SUBDIVISION PLATS

9. **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 146 lots, located on the west margin of Old Hickory Boulevard, approximately 900 feet north of Logistics Way (47.12), classified within the RS10 districts, requested by Taylor-Duncan Interests, Inc., owner, and MEC, Inc, engineer.

Action: Deferred (8-0) to November 11, 2004 MPC meeting

XII FINAL PLATS

- 10.** **2004S-213G-14**
Warren Place
Map 034, Parcel 079
Subarea 14 (2004)
District 11 (Brown)

A request for final plat approval to create 8 lots abutting the north margin of Warren Drive, approximately 260 feet west of Swinging Bridge Road (3.18 acres), classified within the R10 and R15 Districts, requested by Jeffrey C. Harlan & Dunklin Murrey, owners, Burns & Associates, surveyor

Action: Approved with conditions (9-0)

- 11.** **2004S-286G-06**
Magnolia Hills, 1st Revision
Map 155-12a, Parcel 1-26
Subarea 6 (2003)
District 35 (Tygard)

A request to remove the sidewalk on 26 lots abutting either side of Magnolia Hills Drive at Harding Pike (8.8 acres), classified within the RS15 Planned Unit Development District, requested by the various property owners of Magnolia Hills Subdivision, Wamble & Associates, surveyor.

Action: Deferred (8-0) to October 28, 2004 MPC meeting

- 12.** **2004S-290U-10**
Kenner-Manor, resub lot 108
Map 116-08, Parcel 016
Subarea 10 (1994)
District 24 (Summers)

A request for final plat approval to subdivide one existing lot into two lots abutting the east margin of Woodmont Boulevard, approximately 400 feet north of Woodmont Circle (0.46 acres), classified within the R10 District, requested by Jim L. Butler and O.H. Mason, owners, John Hood, surveyor.

Action: Approved with conditions (9-0)

- 13.** **2004S-302U-05**
Kenmore Place, Resub. of lots 62 and 63
Map 72-07, Parcel 140-141
Subarea 5 (1994)
District 7 (Cole)

A request for final plat approval to create 3 lots on the south side of Kenmore Place and west side of Oxford Street (0.69 acres), classified within the RS7.5 district, requested by Carter E. Bolling, owner, Thornton & Associates, surveyor.

Action: Approved with conditions (9-0)

XIII PLANNED UNIT DEVELOPMENTS (revisions and finals)

- 14.** **97P-011G-06 and 2004P-002G-06**
Westchase and addition to Westchase
Map 114, Parcel part of 39, 91, And 300
Subarea 6 (2003)
District 22 (Crafton)

A request for final plan approval for a portion of the Westchase PUD and final approval for the Addition to Westchase Residential Planned Unit Development districts located abutting the south side of Old Charlotte Pike, opposite Gower Road, classified RS10 and RS20, (37.4 acres), to permit the development of 61 single-family lots in two separate phases, requested by Anderson-Delk and Associates for Tennessee Contractors, Inc.,

Action: Approved with conditions (9-0)

- 15.** **98-73-G-02**
Hickory Hills Commercial (Verizon Wireless)
Map 31, Parcel 154
Subarea 2 (1995)
District 3 (Hughes)

A request to revise a portion of the preliminary and for final approval for a portion of the Commercial Planned Unit Development district located along the west side of Hickory Hills Boulevard, north of Old Hickory Boulevard, classified OR20, (12.4 acres), to permit a 51,405 square foot office/equipment building for a wireless communications company, requested by PBS&J for Verizon Wireless Tennessee Partnership, owner.

Action: Approved with conditions (8-0)

16.

2004P-009G-14

Bridgewater (Re-Referred Plan From Council)

Map 98, Parcel 34

Subarea 14 (2004)

District 12 (Gotto)

A request for preliminary approval for a Planned Unit Development located abutting the west margin of Earhart Road and the north margin of John Hager Road, classified AR2a and proposed for R15, (115.56 acres), to permit the development of 290 lots, including 192 single-family and 98 duplex lots, requested by Frank C. Batson Homes for Neal Smith owner.

Action: Approved with conditions (9-0)

XIV. MANDATORY REFERRALS

17.

2004M-073G-03

Map 46, Parcels 74, 75

Subarea 3 (1998)

District 1 (Gilmore)

A request for easement acquisition for Stormwater drainage construction at 4637 and 4641 Bull Run Road, Metro Water Services Project No. 02-D-213, requested by Metro Water and Sewerage.

Action: Approved (8-0)

18.

2004M-074U-14

Map 108-00, Parcel 162

Subarea 14 (2004)

District 15 (Loring)

A request for easement acquisition for Stormwater drainage construction at Map 108-00, Parcel 162, Metro Water Services Project No. 04-D-687, requested by Metro Water and Sewerage.

Action: Approved (8-0)

- 19.** **2004M-075U-05**
Map 60-08, Parcel 22.01
Subarea 5 (1994)
District 2 (Isabel)

A request for easement acquisition for Stormwater drainage construction at 3006-A Hillside Road, Metro Water Services Project No. 03-D-0553, requested by Metro Water and Sewerage Services.

Action: Approved (8-0)

- 20.** **2004M-076U-10**
Map 116-08, Parcel 97
Subarea 10 (1994)
District 24 (Summers)

A request for easement acquisition for Stormwater drainage construction at 4021 Woodmont Boulevard, Metro Water Services Project No. 03-D-0358, requested by Metro Water and Sewerage Services.

Action: Approved (8-0)

- 21.** **2004M-077G-02**
Map 50, Parcel 40, 43
Subarea 2 (1995)
District 3 (Hughes)

A request for easement acquisition for Stormwater drainage construction at 3534 and 3530 Dickerson Pike, Metro Water Services Project No. 02-D-227, requested by Metro Water and Sewerage Services.

Action: Approved (8-0)

- 22.** **2004M-078U-05**
Map 83-14, Parcels 60, 83-14 292
Subarea 5 (1994)
District 6 (Jameson)

A request for easement acquisition for Stormwater drainage construction at 1616 Boscobel Street and 1707 Russell Street, Metro Water Services Project No. 04-D-662, requested by Metro Water and Sewerage Services.

Action: Approved (8-0)

23. **2004M-079U-07**
Map 90-12, Parcel 34
Subarea 7 (2000)
District 20 (Walls)

A request for easement acquisition for Stormwater drainage construction at 6309 Robertson Avenue, Metro Water Services Project No. 03-D-634, requested by Metro Water and Sewerage.

Action: Approved (8-0)

24. **2004M-090U-12**
Map147-11, Parcels 42
Subarea 12 (2003)
District 27 (Foster)

A request for property acquisition in the Nolensville Road area for use in a public project for the Metro Government of Nashville and Davidson County, specifically with relation to the construction of a new Head Start Center.

Action: Approved (8-0)

25. **2004M-095G-02**
Map 33, Parcel 78
Subarea 2 (1995)
District 10 (Ryman)

A request for an easement acquisition at 1245 Dickerson Pike, for a permanent drainage easement, requested by Metro Water and Sewerage Services, Project No. 04-DL-0719.

Action: Approved (8-0)

26. **2004M-096U-12**
Map 133, Parcel 115
Subarea 12 (2004)
District 26 (Adkins)

A request for an easement acquisition at 3758 Nolensville Pike, for a permanent drainage easement, requested by Metro Water and Sewerage Services, Project No. 04-DL-0718.

Action: Approved (8-0)

27. **2004M-097U-14**
Map 96-13, Parcel 196
Subarea 14 (2004)
District 14 (White)

A request for an easement acquisition at 2879 Lyncrest Drive, for a permanent drainage easement, requested by Metro Water and Sewerage Services, Project No. 03-D-0377.

Action: Approved (8-0)

28. **2004M-098U-10**
Map 132-05, Parcel 27
Subarea 10 (1994)
District 25 (Shulman)

A request for an easement acquisition at 910 Tower Place, for a permanent drainage easement, requested by Metro Water and Sewerage Services, Project No. 03-D-0365.

Action: Approved (8-0)

29. **2004M-099U-07**
Map 91-11, Parcel 314
Subarea 7 (2000)
District 24 (Summers)

A request for an easement acquisition at 4801 Alabama Avenue, for a permanent drainage easement, requested by Metro Water and Sewerage Services, Project No. 04-DL-0716.

Action: Approved (8-0)

30. **2004M-100U-05**
Map 71-14, Parcel 387, 82-02, 78
Subarea 5 (1994)
District 2 (Isabel) and District 5 (Murray)

A request for an easement acquisition along the west side of Cowan Street, requested by Metro Water and Sewerage Services, Project No. 04-DL-0715, Cowan Street Riverbank Protection Project.

Action: Approved (8-0)

- 31.** **2004M-101U-13**
Map 148-12, Parcel 165
Subarea 13 (2003)
District 28 (Alexander)

A request for an easement acquisition at 121 Dowdy Ct., for a permanent drainage easement, requested by Metro Water and Sewerage Services, Project No. 03-DL-0482.

Action: Approved (8-0)

- 32.** **2004M-102U-12**
Map 161, Parcel 43
Subarea 12 (2004)
District 31 (Toler)

A request for an easement acquisition at Old Hickory Blvd. (unnumbered), for a permanent detention pond, requested by Metro Water and Sewerage Services, Project No. 04-DL-0717.

Action: Approved (8-0)

- 33.** **2004M-103U-05**
Map 84, Parcel 8, 8.01,23
Subarea 5 (1994)
District 7 (Cole)

A request for an easement abandonment and relocation at the terminus of Beth Drive, requested by Metro Water and Sewerage Services, Project No. 04-SL-110.

Action: Approved (8-0)

- 34.** **2004M-104U-14**
Map 85, Parcel 212
Subarea 14 (2004)
District 15 (Loring)

A request for an easement abandonment and relocation south of Fernbrook Lane, requested by Metro Water and Sewerage Services, Project No. 04-SL-116.

Action: Approved (8-0)

35. **2004M-105U-13**
Map 120, Parcel56
Subarea 13 (2003)
District 13 (Burch)

A request to enter into a lease agreement with the Metropolitan Nashville Airport Authority at 1415 Murfreesboro Road, requested by Real Property Services.

Action: Approved (8-0)

36. **2004M-106U-08**
Map 81-02, Parcel
Subarea 8 (2002)
District 2 (Isabel)

A request for property acquisition at 1700-1728 Simpkins Street and 2116 and 2120 24th Avenue North for the Simpkins Street Sidewalk Improvements Project for curb and gutter, grass strip, sidewalk and associated improvements, requested by Real Property Services.

Action: Approved (8-0)

XV. OTHER BUSINESS

37. Amendment to employment contract for Kathryn Fuller and Adriane Harris.

Action: Approved (8-0)

38. Approve employment contract for Luis M. Pereira.

Action: Approved (8-0)

39. Approve employment contract for Karen Hilton.

Action: Approved (8-0)

40. Grant Agreement between TDOT and Metro (for the MPO) for Transportation Planning Process in the Nashville Urbanized Area under the Unified Work Program for the 2005 Fiscal Year"

Action: Approved (8-0)

41. Executive Director Reports

42. Legislative Update



XVI. ADJOURNMENT