



**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 28, 2004*

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- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**  
**Action: Approved (9-0)**
- III. APPROVAL OF OCTOBER 14, 2004 MINUTES**  
**Action: Approved (9-0)**
- 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  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. BELLEVUE COMMUNITY PLAN: UPDATE**

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

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

- 1. 2004Z-120G-12**  
Map 182, Parcel 141, 142  
Map 174, Parcel 008, 120, and part of 191  
Subarea 12 (1997)  
District 32 (Coleman)

A request to change from AR2a to RS10 district property at 5869, 5917, 5937, 5943 Pettus Road and Pettus Road (unnumbered), located 1,500 feet north of Old Hickory Boulevard, (59.15 acres), requested by Anderson-Delk & Associates, Inc., applicant, for SAF Properties, Thelma Clark, and Charles and Martha Dornan, owners.

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

- 2. 2004Z-133G-12**  
Map 181, Parcel portion of 10  
Subarea 12 (2004)  
District 31 (Toler)

A request to change from AR2a to MUL district property on a portion of property at 6815 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: Deferred (9-0) to November 11, 2004, Commission meeting**

**FINAL PLATS**

- 3. 2004S-267U-07**  
West Meade Village, Section C-1, Resubdivision of Lot 8  
Map 118-08, Parcel 68  
Subarea 7 (2000)  
District 23 (Whitson)

A request for final plat approval to subdivide 1 existing lot into 2, located at the southeast corner of Davidson Road and Bresslyn Road (2.13 acres), classified RS40 district, requested by Joan B. Hager, owner and John Hood, surveyor.

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

4. **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: Approved (9-0)**

**IX. PUBLIC HEARING:  
ZONING MAP AMENDMENTS AND ZONING CODE TEXT  
AMENDMENTS**

5. **2004Z-020T**  
Council Bill BL2004-408

A request to amend various sections of the Metro Zoning Code relative to facilitating the appropriate placement and design of two-family dwelling units, requested by the Metro Planning Department.

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

6. **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: Deferred (9-0) to November 11, 2004, Commission meeting**

7. **2004Z-022T**  
Council Bill BL2004-410

A Council bill to amend Section 17.40.360 to require that all court proceedings associated with violations of the zoning code be resolved before the Board of Zoning Appeals may hold a public hearing upon a variance application for relief from the Code provisions that are the subject matter of the violation.

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

- 8. 2004Z-123U-12**  
Map161, Parcels 101-103, 105,107,112, 189  
Map 162, Parcels 78-82  
Subarea 12 (2004)  
District 31 (Toler)

A request to change from SCR, CN, and AR2a to CL district property at Old Nolensville Rd. (unnumbered), 270 Cedarview Drive, 5816 Nolensville Pike. #101, 5808 Old Nolensville Pike., Nolensville Pike. (unnumbered),and 5830 Nolensville Pike, (43.98 acres), requested by Gresham Smith & Partners, applicant for James E. Freeman, Marion Watkins, Peter Tolliver, Jr., Deborah Whittaker, Holly and Tom Rader, Dennis Brandon, Howard & Patsy Claude, Theresa J. Comer and Armelda Comer-Cain, Frederick and Lucinda Burbach, and M. R. Bess, owners. (See

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

- 9. 15-85-P-12**  
Bell Trace Plaza Commercial Pud  
Map 161, Parcel 101-103, 112, 189  
Subarea 12 (2004)  
District 31 (Toler)

Request to cancel a 16-acre portion of an existing, partially-completed, commercial Planned Unit Development as part of an associated rezoning request, where the property is located along the east side of Nolensville Pike and directly across from Swiss Avenue, as requested by Gresham Smith & Partners, applicant, for various property owners.(See Zone Change 2004Z-123U-12)

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

- 10. 2004Z-134U-12**  
Map 161, Parcel portion of 229  
Subarea 12 (2004)  
District 27 (Foster)

A request to change from R10 to OL district property a portion of property at 5427 Edmondson Pike, north of Derby Trace, (1.8 acres), requested by William S. King, Et Ux, applicant/owner.

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

- 11.**                               **2004Z-135U-09**  
Map 82-13, Parcel 33  
Subarea 9 (1997)  
District 19 (Wallace)

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

**Action: Deferred (9-0) to the November 11, 2004, Commission meeting**

- 12.**                               **2004Z-136U-03**  
Map 71-6, Parcel 29  
Subarea 3 (2003)  
District 2 (Isabel)

A request to change from CL(10.61 acres) and RS5 (2.98 acres) to MUL district property at Artic Avenue (unnumbered), south side of W. Trinity Lane, (13.59 acres), requested Richard A. House, Larry R. Williams, P.C., applicant for Arctic, LLC, owner.

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

- 13.**                               **2004Z-137G-12**  
Map 172, Parcel 64  
Subarea 12 (2004)  
District 31 (Toler)

A request to change from AR2a to RS10 district property at 6125 Mt. Pisgah Road., at the terminus of Bryce Road., (2.06 acres), requested by Kenneth L. Chumbley, applicant/owner, Genady Prutianov, owner.

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

- 14.**                               **2004Z-138U-13**  
Map 107, Parcel 76, 77, 152, 153  
Subarea 13 (2003)  
District 13 (Burch)

A request to change from RS10 and CL to CS district property at 727, 729, 733, and 739 Briley Parkway, south of Interstate 40, (12 acres), requested by John A. Hobbs, applicant for Hobbs & Sons, Inns of Nashville, and Aspen Tennessee, LLC, owners.(See PUD Proposal 40-71-G-13)

**Action: Approved (8-0)**

15. **40-71-G-13**  
Hobbs Heights  
Map 107, Parcel 76, 77, 152, 153  
Subarea 13 (2003)  
District 13 (Burch)

A request to cancel the Commercial Planned Unit Development district located at 729, 733, 727, and 739 Briley Parkway located at Briley Parkway and Dabbs Avenue, classified RS10 and CL, (12.02 acres), requested by Inns of Nashville, Aspen Tennessee, LLC, and Hobbs and Sons, L.P., owners. (See Zone Change Proposal 2004Z-138U-13)

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

16. **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 (9-0) to November 11, 2004, Commission meeting**

17. **2004Z-140U-10**  
Map 132-01, Parcel 31  
Subarea 10 (1994)  
District 25 (Shulman)

A request to change from R20 to R10 district property 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 November 11, 2004, Commission meeting**

18.

**2004Z-141U-10**

Map 131-08, various Parcels  
Map 132-05, various Parcels  
Subarea 10 (1994)  
District 25 (Shulman)

A request to change from R20 to RS20 district property at properties located along Tower Place, Outer Drive, Savannah Place., Dale Avenue., Coral Road., Gary Oaks Drive, Lealand Lane., and General Bate Drive, (60.88 acres), requested by Councilmember Jim Shulman, applicant for various owners.

**Action: Approved (7-1)**

19.

**2004Z-142U-10**

Map 104-2, Parcels 384, 388-390  
Map 104-3, Parcels 17-18  
Subarea 10 (1994)  
District 18 (Hausser)

A request to change from OR20 to ORI district property at 3000, 3002, and 3004 Vanderbilt Pl., 119 and 121 29th Ave. S., and 120 30th Ave. South., (1.39 acres), requested by Littlejohn Engineering Associates, applicant for Cherokee Equity Corporation, owner.

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

20.

**2004Z-143U-10**

Map 104-3, Parcel 48, 51, 63, 66, 257  
Subarea 10 (1994)  
District 18 (Hausser)

A request to change from CL to MUG district property at 106 28th Ave. S., 2707, 2609, 2611, and 2613 West End Ave., east side of Natchez Trace, (5.92 acres), requested by Margaret L. Behm, Dodson, Parker & Behm, P.C., applicant, Margaret Ann Warner, Natchez West, LLC, and Edwin B. Raskin, owners.

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

- 21.**                                 **2004Z-144G-06**  
Map 114, Parcel 209, 213, and 329  
Subarea 6 (2003)  
District 23 (Whitson)

A request to change from R10 to RM15 district property at 7301 Sonya Dr. and Sonya Dr. (unnumbered), east of Old Hickory Boulevard, (13.32 acres), requested by CCH Partners, G.P., applicant/owner.

**Action: Deferred (9-0) to November 11, 2004, Commission meeting**

**X.       FINAL PLATS**

- 22.**                                 **97S-014U-03**  
Forest Vale Subd.  
Map 059-01, Parcel 28-34  
Subarea 3 (2003)  
District 1 (Gilmore)

A recommendation from the Metropolitan Department of Law to rescind the original approval of the preliminary and final approval for seven lots abutting the northeast corner of Briley Parkway and Buena Vista Pike, opposite Beal's Lane (3.52 acres), classified within the R15 District, requested by Howard Fisher, owner/developer, H & H Land Surveying, Inc., surveyor. The original plat was approved without the required sewer line extension being built or properly bonded.

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

- 23.**                                 **2004S-285U-11**  
Cato Bass  
Map 119-07, Parcel 1  
Subarea 11 (1999)  
District 16 (McClendon)

A request for final plat approval to create 4 lots abutting the eastern side of Old Glenrose Avenue and the CSX railroad (3.33 acres), classified RS10 district, requested by Cato Bass, owner and H & H Land Surveying, surveyor.

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



24.                                   **2004S-299G-04**  
Stone Subdivision  
Map 43-12, Parcel 17  
Subarea 4 (1998)  
District 9 (Forkum)

A request for final plat approval to create 2 lots at the southwest corner of North Dupont Avenue and Rio Vista Drive (1.018 acres), classified within the RS7.5 district, requested by Willie and Beverly Stone, owners, Dale & Associates, Inc., surveyor.

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

25.                                   **2004S-308U-05**  
514 Maplewood Lane  
Map 61-05, Parcel 15  
Subarea 5 (1994)  
District 8 (Hart)

A request for final plat approval to create 3 lots abutting the southeast corner of Maplewood Land and Maple Place (1.28 acres), classified within the RS15 District, requested by AMC Mortgage Company, Inc., owner, William M. Keel, surveyor.

**Action: Disapproved (6-3)**

26.                                   **2004S-310A-11**  
Glenclyff Estates, amendment to lot 2  
Map120-05, Parcel 078  
Subarea 11 (1999)  
District 13 (Burch)

A request to amend the setback line on one lot abutting the northeast corner of Woodmere Drive and Greymont Drive (0.65 acres), classified within the RS15 District, requested by Shirley Jones, owner.

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

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

- 27. 103-80-U-12**  
Barnes Crossing (Formerly Monte Carlo Square)  
Map 173, Parcel 116  
Subarea 12 (2004)  
District 31 (Toler)

A request for final plan approval for the Residential Planned Unit Development district located at Barnes Road (unnumbered) along the north side of Barnes Road, opposite Barnes Cove Drive, classified R10, (43.03 acres), to permit 278 townhomes, requested by Anderson-Delk and Associates, Inc, for Vernon Williams, III, Trustee.

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

- 28. 27-87-P-03**  
Creekside Trails, Phase 4 & 5  
Map 58, Parcel 16  
Subarea 3 (2003)  
District 1 (Gilmore)

A request for final approval for 2 phases of the Residential Planned Unit Development district located along the west side of Eaton's Creek Road, north of Cato Road, classified RS15, (11.96 acres), to develop 35 single-family lots, requested by The Laine Company, Engineer's, for Eaton's Creek Real Estate Investor Fund, LLC, owner.

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

- 29. 88P-068G-13**  
Nashboro Square Commercial  
Map 135, Parcels 251, 252, 253, 258, 267, 268, 269  
Subarea 13 (2003)  
District 29 (Wilhoite)

A request to revise a portion of the preliminary and for final approval for a portion of the Commercial Planned Unit Development district located abutting the east side of Murfreesboro Pike, north of Brooksboro Trail., classified R10, (7.26 acres), to permit an 8,750 square foot office, a 4,645 square foot restaurant, a 1,650 square foot restaurant, and a 4,200 square foot bank, requested by Palmer Engineering Company, for Pharis Douglas, Lola Douglas, Marry Louise Douglas Tripp, and Robert and Durwood Trent, owners.

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

30. **2004P-019G-14**  
Hermitage Senior Living  
Map 86, Parcel 164  
Subarea 14 (1996)  
District 12 (Gotto)

A request for final approval for a Planned Unit Development district located at 4131 Andrew Jackson Parkway, south of Stoner's Glen Road, classified RM6, (8.5 acres), to permit a 47 rooming unit, assisted-living facility and 24 townhomes, requested by Gresham Smith and Partners, for Unity Center for Positive Living, Inc., owner.

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

31. **2004P-027G-06**  
Bellevue KFC  
Map 142, Parcel Part of 57  
Subarea 6 (2003)  
District 22 (Crafton)

A request for preliminary approval for a Planned Unit Development district located on a portion of property at 7121 Highway 70 South, abutting the south side of Highway 70 S, and the north side of Old Harding Pike, classified OR20 and proposed for CL, (1.10 acres), to permit a 3,125 square foot fast-food restaurant, requested by T Square Engineering, for AJS Associates, optionee, and Suntrust Bank, owner.

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

## **XII. MANDATORY REFERRALS**

32. **2004M-107G-12**  
Map 183, Parcel 188  
Subarea 12 (2004)  
District 31(Toler)

A request for underground encroachment into Metro right of way at Burkitt Road, approximately .7 miles south of Old Hickory Boulevard, and Battle Road, for communications cable, requested by United Telephone Company.

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

33. **2004M-108U-03**  
Map 059-15, Parcel Various  
Subarea 3 (2003)  
District 2 (Isabel)

A request to rename a 1,390 foot section of Walker Lane, to "Mable Boyd Lane," requested by Metro Public Works.

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

### **XIII. OTHER BUSINESS**

34. Avondale Park Subdivision preliminary fee waiver request.

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

35. Adopt 2005 Metro Planning Commission schedule

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

36. Executive Director Reports

37. Legislative Update

### **XIV. ADJOURNMENT**

