



**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

September 23, 2004

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approved with corrections (7-0)
- III. APPROVAL OF SEPTEMBER 9, 2004 MINUTES**
Action: Approved (7-0)
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING : ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
Action: Approved (7-0)

General Plan Amendments
 - A. Southeast Community Plan – Amendment**
Action: Approved (7-0)
 - B. Donelson Community Plan-Update**
Action: Continued Public Hearing to October 14, 2004, meeting (7-0)

VII. 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.

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

1. **2004Z-085G-13**
Map 175, Parcel 16
Subarea 13 (2003)
District 32 (Coleman)

A request to change from AR2a to RM6 district property at Old Hickory Boulevard (unnumbered), approximately 1,650 feet north of Logistics Way, (60.41 acres), requested by Joe McConnell, MEC, Inc., for Luther Marie Vaughn, owner.

Action: Deferred indefinitely (7-0)

2. **2004Z-109G-12**
Map 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 (7-0) to the October 14, 2004 MPC meeting

3. **2004Z-110U-08**
Map 81-08, Parcel 418,419
Subarea 8 (2002)
District 19 (Wallace)

A request to change from R6 to MUN district at 600 Garfield Street and 1707 6th Avenue North, (0.59 acres), requested by Rodney Harris, applicant for TOP Development, owner.

Action: Approved (7-0)

4. **2004Z-119G-12**
Map 172, Parcels 150, 154
Subarea 12 (2004)
District 31 (Toler)

A request to change from R20 to RS15 district at 251 Holt Hills Road and Holt Hills Road (unnumbered), located at the eastern terminus of Christiansted Lane and Palomar Court, (20 acres), requested by Lose & Associates, Inc., applicant for Turnberry Homes, LLC, owner(Deferred from September 9, 2004)

Action: Approved (7-0)

5. **2004P-024G-12**
Christiansted Valley PUD
Map 172, Parcel 150, 154
Subarea 12 (2004)
District 31 (Toler)

A request for preliminary approval for a Planned Unit Development district located at 251 Holt Hills Road and Holt Hills Road (unnumbered), at the terminus of Palomar Court and Christiansted Lane, classified R20 and proposed for RS15, (20 acres), to permit 49 single-family lots, requested by Ralph Gallant, Et ux, and Lose and Associates, Inc., applicant. (See Zone Change No. 2004Z-119G-12) (Deferred from September 9, 2004)

Action: Approved with conditions (7-0)

6. **2004Z-120G-12**
Map 182, Parcels 141, 142,174, 008, 120, and part of 191
Subarea 12 (2004)
District 32 (Coleman)

A request to change from AR2a to RS10 district at 5917, 5937, 5943, 5869 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: Deferred to 10/28/04 and requested staff follow-up on different impacts between RS10 and RS15, Public Works relating to road conditions, School site dedication and building program from School Board, and geotechnical study follow-up

PRELIMINARY SUBDIVISION PLATS

7. **2004S-250G-14**
Tulip Reserve
Map 086, Parcel 43
Subarea 14 (1996)
District 12 (Gotto)

A request for preliminary plat approval for 24 lots abutting the northwest corner of Old Lebanon Dirst Road and Tulip Grove Road (9.93 acres), classified within the RS15 District, requested by John N. Brasel, owner, Barge, Waggoner, Sumner & Cannon, surveyor.

Action: Approved with conditions (7-0) including a Stormwater study and no grading until final plat. Final plat will not be administrative.

IX. PUBLIC HEARING ZONING MAP AMENDMENTS

8. **2004Z-019T**

A Council Bill to amend Title 17 of the Metropolitan Code, zoning regulations, by amending Section 17.40.470 to exempt residential property from the requirement of obtaining a tree removal permit and submitting a disposal plan

Action: Approved (7-0)

9. **2004Z-066U-12**
Map 160, Parcels 81, 83, 84
Subarea 12 (2004)
District 31 (Toler)

A request to change from RM6 to MUN district properties located at 5606 Cloverland Drive, Old Hickory Boulevard (unnumbered), and 675 Old Hickory Boulevard, abutting the south margin of Old Hickory Boulevard and the east margin of Cloverland Drive, (3.76 acres), requested by Daniel Burton, Hawkeye Constructors, LLC, applicant/owner, Jerry and Wayne Whitehurst, owners.

Action: Approved (7-0)

- 10.** **2004P-021U-12**
Presidents Reserve At Brentwood PUD
Map160, Parcels 81, 83, And 84
Subarea 12 (2004)
District 31 (Toler)

A request for preliminary approval for a Planned Unit Development district located along the south side of Old Hickory Boulevard, and the east side of Cloverland Drive, classified RM6 and proposed for MUN, (3.76 acres), to permit 16 condominium units and 12,015 square feet of office uses, requested by Daniel Burton, Jerry and Wayne Whitehurst, owners. (See Zone change 2004P-066U-12)

Action: Approved with Conditions (7-0)

- 11.** **2004Z-084G-14**
Map 85, Parcel 7
Subarea 14 (1996)
District 14 (White)

A request to change from AR2a to RS10 district a portion of property at 1176 Stones River Road, west of the Central Pike and Lebanon Pike intersection, (91.63 acres), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant for Ravenwood Club, owner.

Action: Deferred indefinitely (7-0)

- 12.** **2004Z-124G-14**
Map 85, Parcel 17,18
Subarea 14 (1996)
District 14 (White)

A request to change from AR2a and RM20 to MUL district at 1014 and 1015 Stones River Road, at the terminus of Central Pike, (11.32 acres), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant for G. Stroud Merritt, III.

Action: Deferred indefinitely (7-0)

13. **2004P-025G-14**
Ravenwood Community
Map 85, Parcel a portion of 7
Subarea 14 (1996)
District14 (White)

A request for preliminary approval for a Planned Unit Development district at 1176 Stones River Road, at Lebanon Pike, classified AR2a and proposed for RS10, (102.95 acres), to permit 301 single-family lots, and 66,300 square feet of commercial, requested by Barge Waggoner Sumner and Cannon, for Ravenwood Club, owner.

Action: Deferred indefinitely (7-0)

14. **2004Z-117U-10**
Map131-02, Parcel 125
Subarea 10 (1994)
District 25 (Shulman)

A request to change from RM20 to MUL district located at 4200 Hillsboro Pike, on the southeast corner of Overhill Drive and Hillsboro Pike, (.50 acres), requested by Lineberry Properties, Inc., applicant/owner.

Action: Disapproved (7-0)

15. **2004Z-123U-12**
Map 161, Parcel 101-103, 105-107, 112, 189,
Map162, Parcels78-82
Subarea 12 (2004)
District 31 (Toler)

A request to change from SCR (24.46 acres), CN (0.60 acres), and AR2a (18.92 acres) to CS district at Old Nolensville Rd. (unnumbered), 270 Cedarview Drive, 5816 Nolensville Pk. #101, 5808 Old Nolensville Pk., Nolensville Pk. (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.

Action: Approved with conditions (6-1) including that a recommendation be made to Council to adopt a new PUD and cancel the original PUD

- 16. 15-85-P-12**
Bell Trace Plaza Commercial PUD
Map 161-00 Parcels 101-102, 112, 189, and portion of
103
Subarea 12 (2004)
District 31 (Toler)

Request to cancel a portion of a partially-completed Commercial Planned Unit Development district located along the east side of Nolensville Pike opposite Swiss Avenue, classified CN and SCR (16 acres), approved for 132,288 square feet of retail, restaurant and movie theater uses, requested by Gresham Smith & Partners, applicant, for various property owners.

Action: Approved (6-1)

- 17. 2004Z-126U-03**
Map 70-06, Parcel 38
Subarea 3 (1998)
District 2 (Isabel)

A request to change from R8 to MUL district at 1204 West Trinity Lane, east of Youngs Lane, (5.6 acres), requested by Scott Summerville, Facilities Design Group, applicant for Wanda Templeton, owner.

Action: Deferred indefinitely (7-0)

- 18. 2004Z-127U-10**
Map 118-01, Parcel 127-129, 141-146
Subarea 10 (1994)
District 17 (Greer)

A request to change from R8 and CS to MUL district at 1113 and 1115 Montrose Ave., 1114A, 1114B, and 1116 Halcyon, 2600, 2702, 2704, and 2706 12th Ave.S., (1.25 acres), requested by Charles A. Howell, IV, applicant for The Shop Trust, LLC and Howell Realty Trust, owners.

Action: Approved (7-0) all parcels

19. **2004Z-128U-11**
Map119-01, Parcel a portion of 496
Subarea 11 (1999)
District 16 (McClendon)

A request to change from OR20 and R6 to CS district a portion of property located at 375 Glenrose Ave., east of Nolensville Pike, (0.78 acres), requested by Rodney Kruse, applicant for Bhomar Property, owner.

Action: Approved (7-0)

20. **97P-005U-11**
Bhomar PUD (Import Specialty Service)
Map 119-01, Parcel 496
Subarea 11 (1999)
District 16 (McClendon)

A request to amend the Commercial Planned Unit Development located at 375 Glenrose Avenue, at Hester Avenue, classified OR20, CS, and R6, (1.67 acres), 7,200 square foot, 8 bay, automotive repair facility, approved for a 4-story, 32,800 square foot motel, requested by Dale and Associates, for Bhomar, LLC, owner.

Action: Approved with conditions (7-0) with conditions to be worked out by staff to modify Councilmember McClendon's conditions

X. PRELIMINARY SUBDIVISION PLATS

21. **2004S-204U-05**
Maple Manor
Map 060, 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: Deferred (7-0) to the October 14, 2004 MPC meeting with staff to research legal access to Pine Ridge Drive and traffic access study

- 22. 2004S-268G-04**
Pridemore Subdivision - Section One
Map 063, Parcel 102, 187
Subarea 4 (1998)
District 9 (Forkum)

A request for preliminary plat approval for 5 lots abutting the south margin of Hudson Road, approximately 700 feet east of Neelys Bend Road (4.6 acres), classified within the RS40 District, requested by Denise Pridemore, owner, Dale & Associates, surveyor.

Action: Approved with conditions (7-0)

X. FINAL PLATS

- 23. 2004S-260G-01**
Winters Subdivision
Map015-07, Parcel portion of 277
Subarea 1 1997)
District1 (Gilmore)

A request for final plat approval to create five lots abutting the north margin of Morgan Road, approximately 1,000 feet west of Wilkinson Road (6.21 acres), classified within the RS40 District, requested by E. Wayne Winters, Trustee, William Marlin Keel, surveyor.

Action: Approved with conditions (7-0)

- 24. 2004S-263G-13**
Author Harris Subdivision
Map 150, Parcel 185, 187
Subarea 13 (2003)
District 33 (Bradley)

A request for final plat approval to create two lots abutting the north margin of Hamilton Church Road, approximately 1400 feet east of Mt. View Road (8.15 acres), classified within the AR2a District, requested by Author Harris, owner, H & H Land Surveying, surveyor.

Action: Deferred indefinitely (7-0)

25. **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 until October 28, 2004 MPC meeting

XI. PLANNED UNIT DEVELOPMENTS (revisions)

26. **126-78-U-14**
Lakeshore Estates
Map 85, Parcel 212
Subarea 14 (1996)
District 15 (Loring)

A request for final PUD approval for a portion of the Residential Planned Unit Development, located at Fernbrook Lane (unnumbered), classified R15, (4.14 acres), to permit a 4-story assisted living facility, requested by Dale and Associates, for Heartland Christian Tower, Inc., owner.

Action: Approved with conditions (7-0)

27. **89P-022U-10**
Melrose PUD
Map118-06, Parcel 161, 162
Subarea 10 (1994)
District 17 (Greer)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development District located at Gale Lane (unnumbered), classified SCC, (8.1 acres), to permit a 12,000 square foot medical office building, replacing a 8,400 square foot retail use, requested by Barge Waggoner Sumner and Cannon, for Land Trust Corporation, owner.

Action: Approved with conditions (7-0)

28. **2004P-001U-10**
Hair of the Dog Restaurant
Map 105-09, Parcel 46 and part of 188
Subarea 10 (1994)
District 18 (Hausser)

A request for preliminary approval for a Planned Unit Development located at 1831 and 1900 A 12th Avenue South, along 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 and Tracy Crawford, for James Christian, and special Olympics of Tennessee owner.

Action: Deferred (7-0) to the October 14, 2004 MPC meeting

XI. MANDATORY REFERRALS

29. **2004M-024U-09**
James Robertson Apts./Awning
Map 93-63, Parcel 25
Subarea 9 (1997)
District 19 (Wallace)

A request for an aerial encroachment in the public right of way at 166 7th Avenue North for awnings over an existing sidewalk requested by James Robertson Apartments, applicant.

Action: Approved (7-0)

30. **2004M-057U-09**
Street closure/12th Avenue North
Subarea 9 (1997)
District 19 (Wallace)

A request to close an 1,100 foot section of 12th Avenue North from Charlotte Avenue to the Church Street Bridge requested by NES, applicant for Metro Government, owner.

Action: Disapproved (7-0)

- 31. 2004M-082U-13**
Map 136 Parcel
Subarea 13 (2003)
District 29 (Wilhoite)

A request to rename a 1,150 foot section of Anderson Road, between Anderson Road and New Smith Springs Road, to "Old Anderson Road," requested by Metro Public Works.

Action: Approved (7-0)

- 32. 2004M-084U-05**
Map 72-06, Parcel 296.01
Subarea 5 (1994)
District 7 (Cole)

A request for an easement acquisition at 1100 Kirkland Avenue, for a permanent drainage easement, requested by Metro Water and Sewerage Services, Project No. 04-DL-0714.

Action: Approved (7-0)

- 33. 2004M-085U-10**
Map 104-11, Parcel 193
Subarea 10 (1994)
District 18 (Hausser)

A request for an easement acquisition at 2021 24th Avenue South, for a permanent drainage easement, requested by Metro Water and Sewerage Services, Project No. 04-DL-0713.

Action: Approved (7-0)

- 34. 2004M-086U-08**
Map 81-03 Parcel 24,18, 17, 370, 16, 14 ,13 ,369 ,1
81-02 83-85
Subarea 8 (2002)
District 2 (Isabel)

A request for an easement on the west side of 18th Avenue South, requested by Metro Water Services, Project No. 04-D-0705.

Action: Approved (7-0)

35. **2004M-087G-12**
Map 172-10 B, Parcel 2-7 Co
Subarea 12 (1997)
District 31 (Toler)

A request for an easement acquisition at 6605, 6609, 6613, 6617, 6621, 6625 Christiansted Lane, for permanent drainage easement, requested by Metro Water Services, Project No. 03-D-0613.

Action: Approved (7-0)

36. **2004M-088G-06**
Map 155-12, Parcel 2
Subarea 6 (2003)
District 35 (Tygard)

A request for easement acquisition at 8116 Highway 100, requested by Metro Water Services, Project No. 04-D-0712.

Action: Approved (7-0)

37. **2004M-089U-12**
Map 147, Parcel 6
Subarea 12 (2004)
District 27 (Foster)

A request for property acquisition at the corner of Edmonson Pike and Nolensville Pike, requested by the Metro Parks Department.

Action: Approved with conditions (7-0)

38. **2004M-092U-08**
Map 092-10, Parcel 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 (7-0) to the October 14, 2004 MPC meeting

39. **2004M-094U-10**
Map 118-6, Parcel 161,162
Subarea 10 (1994)
District 17 (Greer)

A request for an easement abandonment at Gale Lane (unnumbered), requested by Barge Waggoner Sumner & Cannon, Inc.

Action: Approved (7-0)

XII. OTHER BUSINESS

40. Contract Renewals for Ryan Latimer, Robert Leeman and Anita McCaig

Action: Approved (7-0)

41. Extension of contract between Metro and Wilbur Smith Associates for the Regional Freight and Goods Movement Study: Phase I

Action: Approved (7-0)

42. Technical Assistance Contract between Metro Planning Commission (on behalf of the Metro Planning Organization) and the City of Lebanon for planning services"

Action: Approved (7-0)

43. Technical Assistance Contract between Metro Planning Commission (on behalf of the Metro Planning Organization) and the City of Hendersonville for planning services"

Action: Approved (7-0)

44. Technical Assistance Contract between Metro Planning Commission (on behalf of the Metro Planning Organization) and the Greater Nashville Regional Council for planning services"

Action: Approved (7-0)

45. Subdivision Regulation Amendments

Action: Continued Public Hearing to October 14, 2004, meeting.

46. Executive Director Reports

47. Legislative Update

XIII. ADJOURNMENT

