



**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 John Summers
Tonya Jones	Joe Sweat, representing Mayor Bill Purcell

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*September 25, 2003*

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**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**Action: Approved with corrections to item No. 11, which should read “District 32 (Coleman)”, item No. 12, which should read “District 32 (Coleman)” and item No. 13, which should read “District 3 (Hughes)”**

**III. APPROVAL OF SEPTEMBER 11, 2003 MINUTES**

**Action: Approved (7-0)**

**IV. RECOGNITION OF COUNCILMEMBERS**

**V. OTHER BUSINESS**

**a. Public Hearing -- Subdivision Regulations Amendment – Lot Comparability**

**Action: Approved (7-0)**

**b. Public Hearing -- Bordeaux-Whites Creek Community Plan: Update 2003**

**Action: Approved (7-0)**

**c. Request to set a public hearing to consider an amendment to the Subarea 7 Plan: 1999 Update on November 13, 2003**

**Action: Approved (7-0)**

- d. Executive Director Reports
- e. Legislative Update

**VI. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**

**Action: Approved (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.

**Action: Approved (7-0)**

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

- 1. **2002Z-051U-10**  
Map 117-16, Various Parcels  
Map 118-13, Parcel 64  
Map 131-04, Parcels 2 and 3  
Subarea 10 (1994)  
District 25 (Shulman)

A request to apply the IO (Institutional Overlay) district to various properties located between Belmont Boulevard and Lealand Lane, and along both margins of Granny White Pike, (98.05 acres), Seab Tuck of Tuck Hinton Architects, applicant, requested by Councilmember Jim Shulman.

**Action: Approved with Conditions (7-0)**

- 2. **2003Z-051G-06**  
Map 169, Parcel 55  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from CL district to CS district property at Highway 100 (unnumbered), abutting the southern margin of Highway 100, (0.51 acres), requested by D. E. Ryan, owner.

**Action: Deferred to meeting of October 23, 2003 (6-0)**

3.                           **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, appellant, for Charles Smith, owner. (See PUD Proposal No. 8-86-P-14 below).

**Action: Deferred indefinitely (7-0)**

4.                           **8-86-P-14**  
Andrew Jackson Parkway PUD  
Map 86, Parcel 59  
Subarea 14 (1996)  
District 12 (Gotto)

A request to cancel the undeveloped Residential Planned Unit Development district located at 4060 Andrew Jackson Parkway, abutting the north margin of Andrew Jackson Parkway and the south margin of Nashville & Eastern Railroad, classified RS15 and proposed for CS, (8.13 acres), requested by Ridgetop, Inc., for Charles Smith, owner. (See Zone Change Proposal No. 2003Z-111G-14 above).

**Action: Withdrawn (7-0)**

5.                           **2003Z-112G-06**  
Map 155, Parcels 124, 273, 274 and 276  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from RS40 district to CL district four parcels located at 8121, 8141 and 8175 Highway 100, and Highway 100 unnumbered, (10.42 acres), requested by Yuri Hawley, appellant, for Kroger Limited Partnership I, Trace Creek Shops, LLC., and Trace Creek Commons, owners. (See PUD Proposal No. 97P-019G-06 on page 4).

**Action: Deferred to meeting of October 9, 2003 (7-0)**

6. **97P-019G-06**  
Trace Creek Center  
Map 155, Parcels 124, 273, 274 and 276  
Subarea 6 (2003)  
District 35 (Tygard)

A request for an amendment to the Commercial Planned Unit Development located abutting the south margin of Highway 100, opposite Collins Road, classified RS40 and proposed for CL, (10.42 acres), to permit the addition of a fuel pumping station to replace an undeveloped bank, requested by CEI Engineering for Kroger L.P.I., owner. (See Zone Change Proposal No. 2003Z-112G-06 on page 3).

**Action: Deferred to meeting of October 9, 2003 (7-0)**

7. **2003Z-115G-13**  
Map 175, Parcel 125  
Subarea 13 (2003)  
District 32 (Coleman)

A request to change from AR2a district to RS7.5 district property at 12746 Old Hickory Boulevard, north of Logistics Way, (5.3 acres), requested by Robert E. Porter of Civil Site Design Group, appellant, for John Ellis, owner.

**Action: Approved (7-0)**

8. **2003Z-117G-13**  
Map 151, Part of Parcel 16  
Subarea 13 (2003)  
District 33 (Bradley)

A request to change from R15 district to RS10 district property at Hobson Pike (unnumbered), at the south terminus of Smith Springs Parkway, (85 acres), requested by Mike Hunkler, appellant, for Erol Genca and Pong Moon Chang, owners.

**Action: Approved (6-0)**

9. **2003Z-119U-12**  
Map 147-07, Parcels 29, 30 and Part of Parcel 34  
Subarea 12 (1997)  
District 27 (Foster)

A request to change from R6 district to MUL district properties at 4928 and 4932 Nolensville Pike, and a portion of property at Nolensville Pike (unnumbered), located abutting the south margin of Edmondson Pike, west of Nolensville Pike, (10.06 acres), requested by Jimmy Granbery, for H. G. Hill Realty, owner.

**Action: Approved with conditions (7-0)**

## IX. PRELIMINARY SUBDIVISION PLATS

10.                   **2000S-396G-04**  
Canton Pass Subdivision  
Map 53, Parcel 21  
Subarea 4 (1998)  
District 9 (Forkum)

A request to extend the preliminary approval to October 11, 2004, where the preliminary approval will expire on October 11, 2003, for 130 lots abutting the east terminus of Canton Pass, approximately 360 feet east of Cheyenne Boulevard (95.16 acres), classified within the RS15 district, requested by Alvin R. Hawkins, owner/developer, Littlejohn Engineering, surveyor.

**Action: Approved extension to October 11, 2004 (7-0)**

11.                   **2003S-063G-13**  
Hamilton Chase  
Map 165, Parcel 9  
Subarea 13 (2003)  
District 32 (Coleman)

A request for preliminary plat approval for a 128 lot cluster subdivision abutting the south margin of Hamilton Church Road, approximately 791 feet west of South Shore Drive, (34.62 acres), classified within the RS10 district, requested by Windhaven Shores, Inc., owner/developer, MEC, Inc., surveyor.

**Action: Approved with conditions (6-0)**

12.                   **2003S-144G-13**  
Lakewalk Subdivision  
Map 164, Parcel 204  
Subarea 13 (2003)  
District 32 (Coleman)

A request for a preliminary plat approval for 101 lots abutting the east margin of Hobson Pike, approximately 630 feet south of Hamilton Church Road, (27.45 acres), classified within the RS10 district, requested by Jack William Construction, Company, owner, MEC Inc., surveyor.

**Action: Approved with conditions (6-0)**

13.                   **2003S-173G-03**  
Fontanel  
Map 49, Part of Parcels 140, 200.01 and 319  
Subarea 3 (1998)  
District 3 (Hughes)

A request for preliminary plat approval for 14 lots abutting the east margin of Whites Creek Pike, approximately 1,100 feet north of Lloyd Road, (37.81 acres), classified within the R15 and RS20 districts, requested by Fontanel Properties, LLC, owner, Advantage Land, surveyor. (Deferred from meeting of September 11, 2003).

**Action:   Approved with conditions, disapproved the request for sidewalk relief, approved an alternate sidepath construction standard, and approved the request for an alternate greenway dedication (6-0)**

14.                   **2003S-222U-10**  
Sunnybrook Lane Subdivision, (formerly  
    Sunny Court Subdivision)  
Map 130-07, Parcels 97 and 98  
Subarea 10 (1994)  
District 34 (Williams)

A request for preliminary plat approval for 4 lots abutting the east terminus of Iroquois Drive, approximately 300 feet north of Trimble Road, (2.14 acres), classified within the RS20 district, requested by Richard Bacon, owner, Dale & Associates, surveyor.

**Action:   Deferred to meeting of October 9, 2003 (7-0)**

15.                   **2003S-234G-14**  
Stoner's Glen, Revision of Phases 3 and 4  
Map 75, Parcel 105 and Part of Parcel 67  
Subarea 14 (1996)  
District 12 (Gotto)

A request for preliminary plat approval to subdivide one lot into two lots abutting the west margin of CSX railroad, approximately 150 feet south of Stoner's Glen Court, (6.49 acres), classified within the RS15 and RM4 districts, requested by Stoner's Glen, LLC, developer, C. Michael Moran, RLS, surveyor.

**Action:   Approved with conditions (7-0)**

**X. FINAL PLATS**

- 16. 2002S-340G-14**  
Windstar Estates, Section 1  
Map 43, Part of Parcels 7 and 8  
Subarea 14 (1996)  
District 11 (Brown)

A request for final plat approval to create 47 lots abutting the southwest margin of Swinging Bridge Road and the northwest corner of Warren Drive and Keeton Avenue, (34.92 acres), classified within the R10 and R15 districts, requested by Gene H. Scott, Jr., owner/developer, Burns and Associates, Inc., surveyor.

**Action: Deferred to meeting of October 23, 2003 (7-0)**

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

- 17. 134-78-U-13**  
Drury Development Corporation PUD  
Map 107, Parcel 87  
Subarea 13 (2003)  
District 13 (Burch)

A request to cancel the undeveloped Commercial Planned Unit Development located abutting the west margin of Briley Parkway, south of Glastonbury Road, classified CL, (2.69 acres), approved for a 8,000 square foot restaurant and a vehicular rental facility, requested by Wamble and Associates,for DSW Development Corporation, owner

**Action: Approved (7-0)**

- 18. 116-83-U-11**  
Willowbrook Marketplace  
Map 119-11, Parcels 163-172  
Map 119-15, Parcels 123 and 124  
Subarea 11 (1999)  
District 16 (McClendon)

A request for final approval for the Commercial Planned Unit Development located abutting the southeast corner of Briley Parkway and Thompson Lane, classified CL, (12.54 acres), to permit the development of a 108,037 retail and restaurant shopping center, requested by Design and Engineering,for T & M Briley Development, owner.

**Action: Approved with conditions (7-0)**

19. **309-84-U-12**  
Hickory Point at Brentwood  
Map 161, Parcel 79  
Subarea 12 (1997)  
District 27 (Foster)

A request to revise the preliminary plan for the undeveloped Residential Planned Unit Development located abutting the north margin of Old Hickory Boulevard, east of Amalie Drive, classified RM15, (24.9 acres), to permit the development of 298 multi-family units to replace the approved and undeveloped 300 multi-family units, requested by Ragan-Smith and Associates, for Doug Hirt, owner.

**Action: Approved with conditions (7-0)**

20. **89-87-P-03**  
Chateau Valley Phase 5  
Map 70, Part of Parcel 1  
Subarea 3 (1998)  
District 2 (Isabel)

A request for final approval for Phase Five of the Residential Planned Unit Development located abutting the east margin of Old Buena Vista Road, opposite Stokers Lane, classified RS15, (4.40 acres), to permit the development of 21 single-family lots, requested Ragan-Smith and Associates, for Chateau Associates, owner.

**Action: Approved with conditions (7-0)**

21. **89P-018U-12**  
Bradford Hills Plaza (Gillespie Meadows  
Commercial PUD)  
Map 172, Parcel 195  
Subarea 12 (1997)  
District 31 (Toler)

A request for a revision to preliminary and for final approval for a phase of the Commercial Planned Unit Development located at the north margin of Bradford Hills Drive, west of Nolensville Pike, classified SCN, (1.33 acres), to permit the development of a 5,160 square foot retail, dry cleaners and restaurant to replace the approved and undeveloped 2,000 square foot convenience store and 2,160 square foot medical office, requested by Batson Associates Engineering, for Turner and Associates Reality, owner.

**Action: Approved with conditions (7-0)**



- 22.**                               **2000P-001U-10**  
Harris Teeter (Pharmacy)  
Map 104-15, Parcel 179  
Subarea 10 (1994)  
District 18 (Hausser)

A request to revise a portion of the preliminary plan of the Planned Unit Development located on the west side of 21st Avenue South and the south side of Blair Boulevard, classified MUL, to permit the conversion of 6,470 square feet of office space to a retail pharmacy use, requested by Barge, Cauthen and Associates, Inc., for H. G. Hill Realty, owner.

**Action: Approved with conditions (7-0)**

- 23.**                               **2001P-005U-10**  
Fifth Third Bank  
Map 104-06, Parcels 58, 59 and 60  
Subarea 10 (1994)  
District 21 (Whitmore)

A request to revise the preliminary plan and final approval for the Planned Unit Development located abutting the south margin of Murphy Road, east of I-440, classified ORI, (1.46 acres), to permit the development of a 11,300 square foot 2-story bank, requested by Barge, Waggoner, Sumner and Cannon, for Moore and Associates, owner.

**Action: Deferred to meeting of October 9, 2003 (7-0)**

- 24.**                               **2003P-012U-08**  
1200 Fifth Avenue North PUD  
Map 82-09, Parcels 484 and 485  
Subarea 8 (2002)  
District 19 (Wallace)

A request for preliminary and final approval for a Planned Unit Development located abutting the northeast corner of 5th Avenue North and Madison Street, classified MUN, (.29 acres), to permit a restaurant within the Mixed Use Development to have an exemption from the minimum distance requirements included in the beer provisions of the Metro Code, requested by Germantown Partners, LLC, owner.

**Action: Approved with conditions (7-0)**

## **XII. MANDATORY REFERRALS**

- 25. 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 the unimproved northern portion of Trousdale Drive, located on the north margin of Hill Road, requested by Lyman H. Hines, property owner. (Deferred from meeting of August 28, 2003).

**Action: Deferred to meeting of October 23, 2003 (7-0)**

- 26. 2003M-094U-08**  
Colonial Pipeline Easement Expansion  
Map 82, Parcel 20  
Subarea 8 (2002)  
District 19 (Wallace)

A request to add a 300 square foot permanent easement area to allow for the expansion of an existing gas pipeline easement, located at 1600 Second Avenue North, on the west margin of Cement Plant Road, requested by Farmer & Luna, on behalf of Colonial Pipeline Company.

**Action: Approved (7-0)**

- 27. 2003M-098G-14**  
Hermitage Hills Baptist Church Easement  
Abandonment and Relocation  
Map 86, Parcel 7  
Subarea 14 (1996)  
District 14 (White)

A request for an easement abandonment and relocation of a 15" sewer line for Project No. 03-SL-134, Hermitage Hills Baptist Church, located at the southwest corner of Lebanon Pike and Juarez Drive, requested by the Department of Water and Sewerage Services.

**Action: Approved (7-0)**

- 28.**                               **2003M-099U-03**  
Alley Closure, Utility Abandonment and Relocation,  
Alley #1065  
Map 71-10, Parcels 24 and 25  
Subarea 3 (1998)  
District 2 (Isabel)

A request to abandon Alley #1065, located between the properties of 1338 and 1324 Brick Church Pike, and to abandon and relocate the utilities in the alley, for the purpose of lot consolidation, requested by Charles Ray Raymer, property owner.

**Action: Approved (7-0)**

- 29.**                               **2003M-101U-09**  
1<sup>st</sup> Street River Bank Easement Acquisition  
Map 82-10, Parcel 9  
Map 82-14, Parcels 57, 58, 87 and 89  
Subarea 9 (1997)  
District 5 (Murray)

A request for easement acquisition for Project No. 99-SG-117, 1st Street River Bank, for easements along five parcels abutting the east bank of the Cumberland River for stabilization from the Cumberland River between the Jefferson Street Bridge South and the CSX Rail Road Bridge, requested by the Department of Water and Sewerage Services.

**Action: Approved (7-0)**

- 30.**                               **2003M-102U-10**  
Woodvale Dive Easement Acquisition  
Map 131-04, Parcel 152  
Subarea 10 (1994)  
District 25 (Shulman)

A request for easement acquisition for Stormwater Project No. 03-D-0417, located at 1107 Woodvale Drive, requested by the Department of Water and Sewerage Services.

**Action: Approved (7-0)**

- 31. 2003M-103U-14**  
Abandon Sewer Easement on Spence Lane  
Map 94-15, Parcel 8  
Subarea 14 (1996)  
District 15 (Loring)

A request to abandon a sewer easement located at 254 Spence Lane for Project No. 03-SG-143, requested by the Department of Water and Sewerage Services.

**Action: Approved (7-0)**

- 32. 2003M-104U-13**  
Easement Acquisition for BNA Airport  
Map 107, Parcels 69, 70 and 81  
Subarea 13 (2003)  
District 13 (Burch)

A request for an easement acquisition for the BNA/Airport 36" Water Main, required from properties located at 1 International Plaza, 2 International Plaza, and Briley Parkway (unnumbered), requested by the Department of Water and Sewerage Services.

**Action: Approved (7-0)**

- 33. 2003M-105G-04**  
Laemmle-Janson Subdivision Easement  
Abandonment and Relocation  
Map 34-06, Parcel 45  
Subarea 4 (1998)  
District 10 (Ryman)

A request for an easement abandonment and relocation for Project No. 03-D-552, Laemmle-Janson Subdivision, located at 660 Myatt Drive, approximately 400 feet south of Spring Branch Road, requested by the Department of Water and Sewerage Services.

**Action: Approved (7-0)**

### **XIII. ADJOURNMENT**

