



**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**

*September 9, 2004*

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- I. **CALL TO ORDER**
- II. **ADOPTION OF AGENDA**  
**Action: Approved (8-0) with corrections**
- III. **APPROVAL OF AUGUST 26, 2004 MINUTES**  
**Action: Approved (8-0)**
- IV. **RECOGNITION OF COUNCILMEMBERS**
- V. **PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  
**Action: Approved (8-0)**
- 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 (8-0)**

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

- 1. 2004Z-051G-06**  
Map 126, Parcel 144  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from CN and R80 district to CS district property located at Highway 70 S (unnumbered), along the east side of Old Charlotte Pike, (6.46 acres), requested by James and Carolyn Gunter, owners.

**Action: Approved (5-3)**

- 2. 2004Z-093U-14**  
Maps 108-01, Parcel 54  
Subarea 14 (1996)  
District 14 (White)

A request to change from RS10 to OL district property located at 2874 Elm Hill Pike, approximately 350 feet north of Shauna Drive, (0.55 acres), requested by Ross Starnes and Vanessa Saenz, owners. (Deferred from meeting of August 12, 2004)

**Action: Disapproved OL (7-1), but Approved ON**

- 3. 2004Z-100G-13**  
Map 151, Parcel 81  
Subarea 13 (2003)  
District 33 (Bradley)

A request to change from AR2a to RS20 district property at 2521 Hobson Pike, north of South Hampton Boulevard, (5.12 acres), requested by Leslie Cappama, applicant/owner. (Deferred from meeting of August 12, 2004)

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

4.                           **2004Z-108U**  
Map 118-05, Parcel 30  
Subarea 10 (1994)  
District 17 (Greer)

A request to apply the Historic Landmark Overlay District to Sunnyside at Sevier Park at 3000 Granny White Pike, (20.43 acres), requested by the Metro Historical Commission.(Deferred from meeting of August 26, 2004)

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

**VIII. PUBLIC HEARING  
ZONING MAP AMENDMENTS**

5.                           **2004Z-118U-12**  
Map 147-7, Parcels 84, 85 & 236  
Subarea 12 (2004)  
District 27 (Foster)

A request to change from R6 to RM20 district at J.J. Watson Avenue (unnumbered) and Winston Avenue west (unnumbered), west of Nolensville Pike, (4.57 acres), requested by Frank Ricci, applicant for Franklin Realty Mortgage Corporation, owner.

**Action: Deferred indefinitely (7-0) with request that applicant have survey performed to locate grave sites**

6.                           **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

**Action: Deferred (8-0) to the September 23, 2004, MPC meeting**

7.                   **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 47 single-family lots, requested by Ralph Gallant, Et ux, and Lose and Associates, Inc., applicant. (See Zone Change No. 2004Z-119G-12)

**Action: Deferred (8-0) the September 23, 2004, MPC meeting**

8.                   **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 (8-0) the September 23, 2004, MPC meeting**

9.                   **2004Z-121G-12**  
Map 180, Parcel 23  
Subarea 12 (2004)  
District 31 (Toler)

A request to change from AR2a to RS10 district at 6515 Holt Road, east of Redmond Lane, (6.6 acres), requested by Anderson-Delk & Associates, Inc., applicant for Thomas E. and Donna F. Sirmeyer, owners.

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

- 10.**                           **2004P-023G-12**  
Rosedown PUD  
Map 180, Parcel 23  
Subarea 12 (2004)  
District 31 (Toler)

A request for preliminary approval for a Planned Unit Development located at 6515 Holt Road, 1,500 feet east of Redmond Court, classified AR2a and proposed for RS10, (6.6 acres), to permit 17 single-family lots, requested by Anderson Delk and Associates, Inc, for Thomas and Donna Sirmeyer, owners, and Regent Development, optionee (See Zone Change No. 2004Z-121G-12).

**Action: Approved with conditions (7-0), and approval of variance to construct 14 of the 17 lots fronting open space / village green with rear alley access.**

- 11.**                           **2004Z-125U-05**  
Map 73-05, Parcel portion of 149  
Subarea 5 (1994)  
District 7 (Cole)

A request to change from RS10 to RM9 district a portion of property at Cooper Lane (unnumbered), south of Demarius Drive, (5.07 acres), requested by Ragan-Smith & Associates, applicant for Senliff, L.L.C, owner.

**Action: Approved (6-1)**

- 12.**                           **97P-036U-05**  
Parks of Riverwood (formerly Riverwood Riding Academy)  
Map 073-05, Parcels 22, 140, 149,  
Map 073-09, Parcels 3, 4, 64, 65,  
Map 072-12, Parcel 315  
Subarea 5 (1994)  
District 7 (Cole)

A request to amend the preliminary plan for the Residential Planned Unit Development district located at 2303 and 2301 Cooper Lane, Cooper Lane (unnumbered), and Piedmont Avenue (unnumbered), classified RS10, (59.10 acres), to permit 115 single-family lots and 38 townhomes, requested by Ragan Smith and Associates, Inc for Redbird Properties, optionee, and Senliff, LLC, owner.

**Action: Approved with conditions (6-1) including additional study of Cooper Lane to explore possible traffic calming measures**

**IX. PRELIMINARY SUBDIVISION PLATS**

- 13. 2004S-242U-03**  
Brookview (Centex)  
Map 59, Parcel 166  
Subarea 3 (1998)  
District 3 (Hughes)

A request for preliminary plat approval for 228 lots, located on the north side of Ewing Drive, opposite Vista Lane (76.8 acres), classified RS7.5, requested by Centex Homes, and Gresham-Smith & Partners.

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

- 14. 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 Dirt Road and Tulip Grove Road (9.93 acres), classified RS15, requested by John N. Brasel, owner, Barge, Waggoner, Sumner & Cannon, surveyor.

**Action: Deferred (7-0) the September 23, 2004, MPC meeting**

**X. FINAL PLATS**

- 15. 2004S-180U-03**  
G.T.Sheegog Subdivision, Revision Of Lot 14, Block 2  
Map 80-04, Parcel 71  
Subarea 3 (1998)  
District 2 (Isabel)

A request for final plat approval to subdivide one lot into two lots, located along the north side of South Hamilton Road, north of Hydes Ferry Road, classified RS10, (0.5 acres), requested by Cantrell-Kemp, surveyor, for Gregg Poole, owner.

**Action: Approved with conditions (8-0) with a sidewalk variance on South Hamilton Road**

- 16. 2004S-231U-12**  
Chester Maxwell Property Subdivision  
Map 147-08, Parcel 19  
Subarea 12 (2004)  
District 30 (Kerstetter)

A request for final plat approval to create 3 lots at the southeast corner of Taylor Road and Flora Maxwell Road (.89 acres) classified R6 district, requested by Shane Tweeters, developer and J. Franklin and Associates, surveyor.

**Action: Approved with conditions (8-0) with a sidewalk variance**

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

- 17. 84-87-P-13**  
Crossings at Hickory Hollow, Crossings Circle Extension  
Map 174, Parcel 26  
Map 163, Parcel 384  
Subarea 13 (2003)  
District 32 (Coleman)

A request for final approval to extend Crossings Circle (1.05 acres), classified within the R10 Commercial Planned Unit Development District, requested by Crews Investment Properties of TN, Inc., owner/developer, Littlejohn Engineering Associates, Inc., engineer.

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

- 18. 97P-027G-06**  
Vastland Bellevue Condominiums  
Map 128, Parcel 72  
Subarea 6 (2003)  
District 22 (Crafton)

A request to revise the preliminary plan and for final approval for the Residential Planned Unit Development district located along the west side of Old Hickory Boulevard, north of Amberwood Circle, classified R15, (28.94 acres), to develop 115 townhomes and 11 single-family lots, requested by Barge Waggoner Sumner and Cannon, Inc., for The Senior Group, owner.

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

- 19. 2003P-019U-05**  
McKennie Neighborhood Market  
Map 83-01, Parcel 33, 34, 35, 39, 40, 41, 42  
72-13 338, 339, 340  
Subarea 5 (1994)  
District 5 (Murray)

A request for final approval for the Planned Unit Development located abutting the west margin of Gallatin Pike south of Douglas Avenue, classified CS, (4.67 acres), to permit the development of a 39,910 square foot retail grocery store and 2,932 square foot retail/office/restaurant uses, requested by Gresham Smith and Partners, for Wal-Mart Store Inc. owners.

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

- 20. 2001UD-001G-12**  
Lenox Village, Phase D  
Map 172, Parcel 244  
Subarea 12 (2004)  
District 31 (Toler)

A request for final approval for a phase of the Urban Design Overlay located along the east side of Nolensville Pike at Lords Chapel Road, classified RM9, (7.46 acres), to permit 144 condos and townhomes, requested by Batson and Associates, engineer, for Lenox Village I and III, LLC, own

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

- 21. 2003UD-002U-10**  
Bedford Avenue UDO, Phase 1  
Map 117-14, Parcels 11-31, 117-10, 95-97, 104-113  
Subarea 10 (1994)  
District 25 (Shulman)

A request for final approval for a portion of the Bedford Avenue Urban Design Overlay district, located at Bedford Avenue, north of Abbott Martin Road, classified OR20 and MUL, to permit approval of infrastructure along Bedford Avenue, including the new street cross-section, and proposed detention pond, requested by Barge Cauthen and Associates, Inc., applicant, for Rochford Development.

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



**XII. MANDATORY REFERRALS**

- 22. 2004M-069G-12**  
Map 172-09-A, Parcel 225  
Subarea 12 (2004)  
District 31 (Toler)

A request for easement acquisition at 1101 Banbury Lane, for a permanent drainage easement, requested by Metro Water and Sewerage Services, Project No. 04-DL-0706.

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

- 23. 2004M-070G-14**  
Map 86, Parcel 352  
Subarea 14 (1996)  
District 14 (White)

A request for easement acquisition at 3528 Central Pike, for a permanent drainage easement, requested by Metro Water and Sewerage Services, Project No. 04-DL-0708.

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

- 24. 2004M-071U-05**  
Map 72-13, Parcel 196  
Subarea 5 (1994)  
District 5 (Murray)

A request for an easement acquisition at 1016 McClurkan Avenue, for a permanent detention pond easement, requested by Metro Water & Sewerage Services, Project No. 04-DL-0707.

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

- 25. 2004M-072G-12**  
Map 180, Parcel 46  
Subarea 12 (2004)  
District 31 (Toler)

A request for an easement acquisition at 6775 Holt Road, for a 10' permanent drainage easement, requested by Metro Water and Sewerage Services, Project No. 03-D-0514.

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

26. **2004M-080U-09**  
Map 093-06-4, Parcel 008  
Subarea 9 (1997)  
District 6 (Jameson)

A request for an aerial encroachment to permit a wall-mounted 10-square foot sign 17 feet 9 inches above the ground located at 105 Fourth Ave., South, by Cummings Sign Co., applicant, for JRS Investments, Inc., owner

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

27. **2004M-081-08**  
Map 092-08, Parcel 136-139, 146 & 147  
Subarea 8 (2002)  
District 19 (Wallace)

A request to close an unbuilt 63-foot portion of Alley #618, located south of Map 092-08, Parcels 138 and 139, requested by Dr. Jeffrey K. and Jola Moore, property owners.

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

### **XIII. OTHER BUSINESS**

28. Executive Director Reports  
29. Legislative Update



### **XIV. ADJOURNMENT**