



**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

May 12, 2005

4:00 PM

Howard School Auditorium, 700 Second Ave., South

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved (8-0)

III. APPROVAL OF APRIL 28, 2005 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WITHDRAWN**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 (9-0)

VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING

ZONING MAP AMENDMENTS

1. **2004Z-113G-02**
Map 50, Parcels 49, 50, 52, 53 and portions
of 45, 47, 51, 49.01
Subarea 2 (1995)
District 3 (Tucker)

A request to change from RS7.5, IWD, and CS to SCR district properties at Dickerson Pike (unnumbered), 3466 and 3446 Dickerson Pike, abutting the west side of Dickerson Pike, (81.71 acres), requested by Gresham Smith and Partners for Sallie R. Hicks Family, LLC, Alice Cranford and Corolene Bandy, Jenkins Properties L.P. et al, Jack L. Jenkins, and Pegasus Properties, owners.

Action: Approved (7-2)

2. **2004Z-115G-02**
Map 50, Parcel a portion of 47.01
Subarea 2 (1995)
District 3 (Tucker)

A request to change from RS7.5 to SCR district a portion of property at Dickerson Pike (unnumbered), approximately 1,500 feet west of Dickerson Pike, (6.82 acres), requested by Gresham Smith and Partners for Sallie R. Hicks, et al, co-trustees.

Action: Approved (7-2)

3. **2005P-010G-02**
Nashville Commons at Skyline
Map 50, Parcel 49, 49.01, 50, 51, 52, 53,
140, and part of 45, 47, 47.01
Subarea 2 (1995)
District 3 (Tucker)

A request for Preliminary approval for a Planned Unit Development district located at Dickerson Pike (unnumbered), and 3438, 3446, 3466 Dickerson Pike, north of Doverside Drive, (125.84 acres), classified RS7.5, CS, IWD and proposed for SCR, to permit 718,781 square feet of retail and restaurant uses, requested by Gresham Smith and Partners, applicant for Sallie R. Hicks Family LLC, Bandy, Carolene and Alice Cranford, Pegasus Properties, and Jenkins Properties L.P. and Jack Jenkins, owners.

Action: Approved with conditions (7-2)

4. **88P-056G-02**
Mulberry Downs (Formerly Apple Valley)
Map 50, Parcel part of 47.01
Subarea 2 (1995)
District 3 (Tucker)

A request to cancel a 19.75 acre portion of an existing Residential Planned Unit Development district located at the end of Mulberry Downs Circle, and approximately 1,500 feet west of Dickerson Pike, classified RS7.5 and SCR, to remove a 19.75 acre portion from the PUD, requested by Gresham Smith and Partners for George Hicks Family Trust, owner.

Action: Approved with conditions (7-2)

PRELIMINARY SUBDIVISION PLATS

5. **2005S-051G-06**
Avondale Park
Map 141 Parcel 10
Map 140, Parcels 016, 069, 074, 075
Subarea 6 (2003)
District 35 (Tygard)

A request for preliminary approval to create 564 lots on the south side of I-40 east, on the west side of Coley Davis Road (261.66 acres), classified within the AR2a and RS15 districts, requested by Avondale Park Partnership, owners, Civil Site Design Group, engineer.

Action: Deferred to the May 26, 2005, Commission meeting (9-0)

6. **2005S-095G-12**
Mt. Pisgah Hills
Map 172, Parcel 064
Subarea 12 (2004)
District 31 (Toler)

A request for preliminary approval for 5 lots abutting the north side of Mt. Pisgah Road, at the northern end of Bryce Road, (2.06 acres), classified within the RS10 District, requested by Genady Prutianov & Kanneth Chumbley et al, owners, Walter H. Davidson, surveyor.

Action: Deferred to the May 26, 2005, Commission meeting (8-0) for the applicant to work with the Public Works and Planning Departments on lot configuration.

PLANNED UNIT DEVELOPMENTS

7. **2004P-021U-12**
Presidents Reserve at Brentwood PUD
Map 160, Parcels 81, 83, and 84
Subarea 12 (2004)
District 31 (Toler)

A request to revise the preliminary and for final approval for a Planned Unit Development district located along the south side of Old Hickory Boulevard, and the east side of Cloverland Drive, classified MUN, (3.88 acres), to permit 16 condominium units and 12,960 square feet of office uses, requested by Daniel Burton, owner.

Action: Deferred Indefinitely (9-0)

8. **2004P-024G-12**
Christiansted Valley
Map 172, Parcel 150,154
Subarea 12 (2004)
District 31 (Toler)

A request for final approval for a residential Planned Unit Development located on the eastern end of Christiansted Lane, and Palomar Court, classified RS15, (20 Acres), to permit 49 single-family lots requested by Lose and Associates for Turnberry Homes, owner.

Action: Approved with conditions (9-0)

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

9. **2004Z-116G-06**
Map 155, Parcels 208, 114, 116, 116.02
Map 156, Parcels 27, 27.01, 27.02
Subarea 6 (2003)
District 35 (Tygard)

A request to change from RS40 to CL district properties located at 7751, 8042, 8050, and 8100 Highway 100, and 7821, 7749, and 7751 Old Harding Pike, (10.57 acres), requested by R. Chris Magill- Architects Incorporated, applicant, for William S. O'Neil, A.W. Duke, Harold E. Cunningham, Eva D. and Herman M. Allen, Raymond F. Pyburn, and E.C. Gossett, owners.

Action: Deferred to the June 9, 2005, Commission meeting (8-0)

- 10.** **2005P-017G-06**
Shoppes On The Harpeth
Map 155, Parcels 208, 116, 114, 116.02
Map 156, Parcels 027, 27.02, 27.01
Subarea 6 (2003)
District 35 (Tygard)

A request for preliminary approval for a planned unit development (10.57 Acres), located between Harding Pike and Highway 100 (7751, 8042, 8050, and 8100 Highway 100, and 7821, 7749, and 7751 Old Harding Pike) classified RS40, (10.57 acres), to permit a 4,000 sq. ft. bank, a 3,000 sq. ft. bank, three restaurants totaling 12,400 sq. ft., 26,500 sq. ft. retail requested by Chris Magill, applicant for William S. O'Neil, A.W. Duke, Harold E. Cunningham, Eva D. and Herman M. Allen, Raymond F. Pyburn, E.C. Gossett, property owners.

Action: Deferred to the June 9, 2005, Commission meeting (8-0)

- 11.** **2005Z-054U-13**
Map136, Parcel 071, 113
Map 136-14 Parcels 167, 168, 169
Subarea 13 (2003)
District 29 (Wilhoite)

A request to change from AR2a to RM9 (8.7 acres) and RS5 (6.91 acres) district property located at 2801 Smith Springs Road, 2803 Smith Springs Road, Starboard Court (unnumbered), Starboard Drive (unnumbered), (15.61 total acres), requested by Coleman Lake Partners, LLC, applicant, for James R. Jones, Russell Jones and Melvin Jones, owners.

Action: Deferred to the May 26, 2005, Commission meeting (9-0)

- 12.** **2005Z-055U-12**
Map 147-12, Parcel 37, 39-50
Map148-09, Parcels 75-79, 81, 85-91
Subarea 12 (2004)
District 30 (Kerstetter)

A request to change from R10 to RS40 district properties located on Haywood Lane, (92.59 acres), requested by the Metro Planning Department, for various property owners.

Action: Approved without conditions (8-0)

- 13.** **2005Z-058U-05**
Map 083-10, Parcel 10
Subarea 5 (1994)
District 6 (Jameson)

A request to change from CN to MUL district zoning located at 1516 Ordway Place, on the southwest corner of Ordway Place and N. 16th Street, (0.12 acres), requested by Donelson Construction and Development, applicant for Gary Lee Tussing, owner.

Action: Deferred to the June 9, 2005, Commission meeting (8-0)

- 14.** **2005Z-063U-10**
Map 92-14, Parcel 39
Subarea 10 (1994)
District 21 (Whitmore)

A request to change from IR to ORI district property located at 3000 Charlotte Avenue, (4.48 acres), requested by Phil Pace of Floreat, Inc., optionee, for Stephen Browne of Records Browne, LLC, owner.

Action: Approved *without* conditions (9-0)

- 15.** **2005Z-064U-08**
Map 82-13, Parcel 198
Subarea 8 (2002)
District 19 (Wallace)

A request to change from IR to MUN district property located at 510 Madison Street, (.36 acres), requested by John Nelson of Tennessee Real Estate Development Corporation, applicant for owners, Jesse B. Cole and Sue Ellen Cole.

Action: Approved (9-0)

- 16.** **2005Z-066G-12**
Map 182, Parcel 27
Map 174, Parcel 151
Subarea 12 (2004)
District 32 (Coleman)

A request to change from AR2a to RS10 district properties located at 5791 Cane Ridge Road and a portion of property at Cane Ridge Road (unnumbered) (57.95 acres), requested by Dale & Associates, applicant for owner, Cane Ridge Farms, LLC.

Action: Approved with conditions (9-0)

17. **2005Z-068U-13**
Map 163, Parcel 137, 138
Subarea 13 (2003)
District 33 (Bradley)

A request to change from AR2a to RM15 district property located at 5505 and 5515 Mt. View Road, approximately 450 feet east of Baby Ruth Lane, (4.8 acres), requested by Gary Whaley, Signature Homes, applicant for Patsy Hedgepath, Mary E. Wilson etal, and the Estate of Lester W. Mercer, owners.

Action: Deferred Indefinitely (9-0)

18. **2005Z-069U-09**
Map 81-16, Parcels 626, 627, 628, 629, 630
Subarea 9 (1997)
District 19 (Wallace)

A request to change from RS3.75 to RM20 district properties located at 1002 Warren Street, 1010 B Jackson Street, 1010 A Jackson Street, 1008 Jackson Street, and 1006 Jackson Street, (0.41 acres), requested by Mitchell Pollard and Gregory Pollard, owners.

Action: Approved (9-0)

19. **2005UD-004U-09**
Park Place Court
Map 081-16, Parcels 626, 627, 628, 629, 630
Subarea 9 (1997)
District 19 (Wallace)

A request for Preliminary approval for a Urban Design Overlay district located at 1002 Warren Street and 1006, 1008, 1010A and 1010B Jackson Street, (0.41 acres), classified RS7.5 and proposed for RM20, to permit 8 multi-family units, requested by Dale and Associates, applicant for Baneker Homes, LLC, developer and Gregory Pollard, Mitchell Pollard and MDHA, owners.

Action: Approved with conditions (9-0), including the elimination of "UDO standards and conditions" # 4b and #6, the amendment of "UDO standard and condition" # 4a to read "...that plant material shall be distributed throughout the site, and/or park...", and adding the new condition that the minimum setback from the property line along the park boundary is to be five feet, except for units 7 and 8, in which case there shall be a five foot minimum planting strip between the front porch and the inside edge of the proposed sidewalk.

20. **2005Z-070G-13**
Map 164, Parcel 57
Subarea 13 (2003)
District 32 (Coleman)

A request to change from AR2a to RS10 district property located at 3681 Hamilton Church Road, east of Hobson Pike, (17.37 acres), requested by Wamble & Associates, applicant, for Kenneth Meroney, owners.

Action: Approved (9-0)

21. **2005P-016G-13**
Meroney Property
Map 164, Parcel 57
Subarea 13 (2003)
District 32 (Coleman)

A request for Preliminary approval for a Planned Unit Development district located at 3681 Hamilton Church Road, east of Hobson Pike, classified AR2a and proposed for RS10, (17.37 acres), to permit 46 single-family lots, requested by Wamble and Associates for Kenneth Meroney, owner.

Action: Approved with conditions (9-0)

IX. PRELIMINARY SUBDIVISION PLATS

22. **2004S-158G-12**
Waterford Estates (Formerly Cane Ridge Estates)
Map 174, Parcel 035
Subarea 12 (2004)
District 32 (Coleman)

A request for revision to the preliminary plat approval to create 75 lots on the northeast side of Cane Ridge Road, approximately 2,765 feet southeast of Old Franklin Road, (31.0 acres), classified within the RS15 district, requested by Dotson and Thomasson, owner/developer, Dale and Associates, surveyor.

Action: Approved with conditions (9-0)

23. **2005S-084G-14**
Hay's Hamlet
Map 064, Part of Parcel 032
Subarea 14 (2004)
District 11 (Brown)

A request for preliminary approval for 39 lots abutting the east side of Shute Lane, approximately 600 feet south of Saundersville Road,(10.79 acres), classified with the R10 District, requested by National Heritage of Tennessee, Inc., owner Craighead Development, LLC, owner/developer, Volunteer Surveying, surveyor.

Action: Deferred to the June 9, 2005, Commission meeting (8-0)

X. **FINAL PLATS**

24. **2005S-049U-12**
H. G. Hill Edmondson Pike
Map 147-03, Parcel 013
Map 147-07, 29, 30, 34
Subarea 12 (2004)
District 27 (Foster)

A request for final plat approval to create 3 lots abutting the southwest corner of Edmondson Pike and Nolensville Pike, (12.25 acres), classified within the MUL and CL Districts, requested by H. G. Hill Realty, owner, Cherry Land Surveying, surveyor.

Action: Approved (9-0)

25. **2005S-091U-11**
Glendale Subdivision
Map 119-07, Parcel 002
Subarea 11 (1999)
District 16 (McClendon)

A request for final plat approval to create two lots abutting the northwest corner of Dodge Drive and Old Glenrose Avenue, (0.64 acres), classified within the RS10 District, requested by Bob Bass, owner, Crouch Engineering, surveyor.

Action: Approved subdivision, but disapproved sidewalk variance (8-0)

26.

2005S-108U-07

West Nashville Annex - Lots 1 & 2, Resub Lot 4
Map 091-01, Parcel 022
Subarea 7 (2000)
District 20 (Walls)

A request for final plat approval to create 2 lots abutting the northern end of 23rd Street, approximately 450 feet west of Briley Parkway, (0.87 acres), classified within the R8 District, requested by Benny & Frances Gaddis, owners, H & H Land Surveying, surveyor.

Action: Approved with condition (9-0) that the plat be revised prior to recording to either show the sidewalk, or a note and proof that a financial contribution has been paid.

27.

2005S-113U-03

Syrus Estates
Map 71-0, Parcel 46
Subarea 3 (2003)
District 2 (Isabel)

A request for final plat approval to create 2 lots located on the north side of Yokley Road, (0.344 Acres), classified within the RS7.5 district, requested by Dale and Associates, applicant, for DY Properties II, LLC, owner.

Action: Approved with conditions (9-0)

28.

2005S-121U-05

Adler Subdivision
Map 83-02, Parcel 335
Subarea 5 (1994)
District 6 (Jameson)

A request for final plat approval to create 4 lots at the end of McKennie Avenue, east of Chapel Avenue, (0.54 acres), requested by Mary Clemons, Trustee, John Kohl & Co., surveyor.

Action: Approved with conditions, including a lot comparability waiver (9-0).

29. **2005S-122G-06**
Hulan Heights
Map 142, Parcel 295,367
Subarea 6 (2003)
District 22 (Crafton)

A request for final plat approval to create 3 lots on the south side of Bellevue Road, west of Wild Iris Drive, (2.29 acres), classified within the RS15 district, requested by E.H. Evans, owner, Crawford Land Surveyors, surveyor.

Action: Deferred Indefinitely (9-0)

30. **2005S-125G-10**
Richland Woods
Map 159, Parcel 54, 126, 127
Subarea 10 (1994)
District 34 (Williams)

A request for final plat approval to create 12 lots located along the east side of Granny White Pike, (19.02 acres), classified within the R40 district, requested by J. Mack Cantrell, applicant, for Mildred B. Carter, owner.

Action: Deferred to the May 26, 2005, Commission meeting (9-0)

XI. PLANNED UNIT DEVELOPMENTS (revisions)

31. **28-79-G-13**
Berkley Hall Section II (formerly Hickory Highlands)
Map 149, Parcel 228
Subarea 13 (2003)
District 28 (Alexander)

A request for final approval for Section II of the Residential Planned Unit Development located on the northwest side of Rural Hill Road and the eastern margin of Moss Road, classified RM6 and RS10, (42.11 acres), to permit the development of 87 single family lots and 85 condominium units, requested by Dale and Associates for Burns, Deselms and Howell, owner.

Action: Approved with conditions (9-0)

32. **94-85-P-13**
Chinquapin, Phase II
Map 149, Parcel 27
Subarea 13 (2003)
District 33 (Bradley)

A request to revise the preliminary plan for a planned unit development, (2.32 Acres), located along the east side of Una-Antioch Pike, within the R15 zoning district for 19 multifamily units, requested by MEC, Inc., applicant, for General Construction, owner.
Action: Deferred to the June 9, 2005, Commission meeting (6-2) for the applicant, Public Works, and Planning Department staff to explore an alternative access point.

33. **2005P-014U-11**
Morningstar Missionary Baptist
Map 105-04, Parcel 206, 207, 208, and 396
Subarea 11 (1999)
District 17 (Greer)

A request for Preliminary approval for a Planned Unit Development district located at Hart Street (unnumbered), and 36, 38 and 40 Hart Street, (0.56 acres), classified R6 and IWD and proposed for OL and IWD, to permit a parking lot, requested by Vickel Cawthon of Morningstar Baptist Church, applicant/owner.
Action: Approved with conditions (9-0)

XII. OTHER BUSINESS

34. Adoption of revised Planning Commission rules.
(Deferred from May 12, 2005, Commission meeting.)
Action: Approved adoption of revised Planning Commission rules (8-0).
35. Executive Director Reports
36. Legislative Update

XIII. ADJOURNMENT

