



**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

**APRIL 24, 2003 ACTIONS OF THE  
METROPOLITAN PLANNING COMMISSION**

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*April 24, 2003*

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- I. **CALL TO ORDER**
- II. **ADOPTION OF AGENDA**  
**Action: Approved (9-0)**
- III. **APPROVAL OF MARCH 27, 2003 MINUTES**  
**Action: Approved (9-0)**
- IV. **RECOGNITION OF COUNCILMEMBERS**
- V. **OTHER BUSINESS**
  - a. Executive Director Reports
  - b. Grant Agreement between the State of Tennessee, Department of Transportation and the Nashville-Davidson County Metropolitan Planning Commission on Behalf of the Nashville Area Metropolitan Planning Organization  
**Action: Deferred to meeting of May 8, 2003 (9-0)**
  - c. Villages of Brentwood -- Request for release of bond, or reduction and extension of bond.  
**Action: Approved staff recommendation not to release bond (7-2-1)**
  - d. Legislative Update

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 PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**

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

**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:  
ZONING MAP AMENDMENTS**

1. **2003Z-045U-05**  
Map 72-15, Portion of Parcel 235  
Subarea 5 (1994)  
District 7 (Campbell)

A request to change from R6 district to MUL district property at 1500 Porter Road, at the intersection of Porter Road and Cahal Avenue, (1.54 acres), requested by William S. Payne, III of SSOE, Inc, applicant, for Berkshire Place Apartments, LP.

**Action: Approved (9-1)**

2. **2003Z-048U-13**  
Map 135, Parcels 146 and 163  
Subarea 13 (1996)  
District 13 (Derryberry)

A request to change from R20 district to RM9 and IWD districts properties at 1792 Reynolds Road and Smith Springs Road (unnumbered), abutting the northern margin of Smith Springs Road and the eastern margin of Reynolds Road, (40.27 acres), requested by J. E. Stevenson, applicant, for J. E. Stevenson, Trustee and Charles F. and Joyce L. Galbreath, owners.

**Action: Approved with conditions (10-0)**

3. **2003Z-053U-04**  
Map 43-16, Parcel 4  
Subarea 4 (1998)  
District 9 (Dillard)

A request to change from OR20 district to CS district property at Old Hickory Boulevard (unnumbered), at the intersection of Old Hickory Boulevard and Rio Vista Drive, (0.41 acres), requested by Councilmember James Dillard, applicant, for Richard A. Rollins, owner.

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

**IX. PRELIMINARY SUBDIVISION PLATS**

- 4. 2001S-215G-14**  
Cumberland Landing  
Map 53, Parcel 10  
Subarea 14 (1996)  
District 11 (Brown)

A request for preliminary approval for 124 lots, including 31 duplex lots, approximately 300 feet west of Hurst Drive and the southeast terminus of Riverway Drive, (101.37 acres), classified R15 district, requested by Robin York, owner/developer, Dale and Associates, Inc., surveyor. (Deferred from meeting of April 10, 2003).

**Action: Approved with conditions (5-2-1)**

- 5. 2003S-077U-10**  
Glen Echo, Resubdivision of Lot 12  
Map 117-15, Parcel 11  
Subarea 10 (1994)  
District 25 (Shulman)

A request for preliminary and final plat approval to subdivide one lot into two lots abutting the northwest margin of Hillmont Drive, approximately 125 feet northeast of Glen Echo Road, (.89 acres), classified within the R10 district, requested by Eugene Collins, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

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

- 6. 2003S-088U-07**  
Park Street Subdivision  
Map 91-1, Parcels 24 and 91  
Subarea 7 (2000)  
District 22 (Hand)

A request for preliminary plat approval for 10 lots abutting the northeast corner James Avenue and Park Street, (3.85 acres), classified R8 district, requested by Hodges & Sons, owner/developer, Dale and Associates, Inc., surveyor.

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

7.                   **2003S-089U-05**  
McFerrin Place  
Map 82-8, Parcel 103  
Subarea 5 (1994)  
District 5 (Hall)

A request for preliminary plat approval for nine lots abutting the west margin of McFerrin Avenue, approximately 168 feet south of Seymour Avenue, (2.09 acres), classified RS5 Urban Zoning Overlay District, requested by Harakas Construction, Inc., owner/developer, Batson and Associates Engineering, Inc., surveyor.

**Action: Deferred to meeting of May 22, 2003 (9-0)**

**X. FINAL PLATS**

8.                   **98S-129U-10**  
Baldwin Arbor, First Revision  
Map 131-1-K, Parcels 1-9  
Subarea 10 (1994)  
District 34 (Williams)

A request for final plat approval to eliminate the sidewalk requirement on nine lots abutting the north margin of Hobbs Road, approximately 147 feet west of Legend Hall Drive, (2.81 acres), classified RS10 district, requested by Hobbs, LLC, owner/developer, Walter Davidson and Associates, surveyor. (Deferred from meeting of April 10, 2003).

**Action: Deferred to meeting of May 22, 2003 (9-0)**

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

9.                   **84-87-P-13**  
The Crossings at Hickory Hollow  
Map 174, Parcel 176  
Subarea 13 (1996)  
District 28 (Alexander)

A request for a revision to the preliminary plan for Phases 14 and 15 of the Commercial Planned Unit Development located abutting the south margin of Crossings Boulevard at Old Franklin Road, classified R10, (26.61 acres), to permit 59,420 square feet commercial in Phase 14, and 103,766 square feet of commercial in Phases 15A and 15B, a total of 163,186 square feet of commercial, approved for 278,480 square feet of commercial, request by Hodgson Douglas for TSC Crossings IV, LP, owners.

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

## **XII. MANDATORY REFERRALS**

- 10. 2002M-056U-08**  
Close a Portion of 41st Avenue North  
and a Portion of Alley #1204.  
Map 91-12, Parcels 189 and 193  
Subarea 8 (1995)  
District 21 (Whitmore)

A request to close a portion of 41st Avenue North between Clifton Avenue and Indiana Avenue, and to close a 49-foot portion of Alley #1204 from the east margin of 41st Avenue North, requested by Andrew M. Akers, appellant and abutting property owner, for S. Charles Taylor, abutting property owner. (Easements to be retained).

**Action: Deferred to meeting of May 8, 2003 (9-0)**

- 11. 2003M-040U-03**  
Price Street Closure  
Map 70-8  
Subarea 3 (1998)  
District 2 (Black)

A request to close Price Street from West Trinity Lane to Freesilver Road, as requested by Parker Toler, for Sabbath Day Church and Wade Phelps, abutting property owners. (Deferred from meeting of April 10, 2003).

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

- 12. 2003M-043G-10**  
Close Portion of Otter Creek Road  
Map 159, Parcel 67  
Subarea 10 (1994)  
District 33 (Turner)

An Ordinance to amend the Official Street & Alley Acceptance & Maintenance Map for the Metro Government of Nashville and Davidson County, by abandoning a portion of Otter Creek Road from Granny White Pike east to the Oak Hill city limit because the Metro Department of Public Works has concluded that this portion of Otter Creek Road is unsafe for vehicular traffic, and the ecology of the area adjacent to the roadway prohibits the type of repairs necessary for the road to be improved to meet safety standards for public use by vehicular traffic; as well as it is the desire of the State of Tennessee, abutting property owner, that the abandonment be accomplished, as requested by the Director of Public Works.

**Action: Deferred to meeting of May 8, 2003 (9-0)**

13. **2003M-044G-14**  
Stones River Greenway Easement Acceptance  
Map 85, Parcel 76  
Subarea 14 (1996)  
District 14 (Stanley)

An Ordinance authorizing the Director of Public Property to accept and record easements in favor of the Metro Government, for the use in connection with development of the Stones River Greenway System, and to execute to Mr./Mrs. Gayron C. Lytle a quitclaim deed for the Metro Government's interest in an existing but unbuilt right-of-way, since the Lytle's are donors of easements required for the construction of the greenway system, as requested by the Metro Department of Law.

**Action: Approved staff recommendation to close and abandon the unbuilt right-of-way (9-0)**

14. **2003M-045U-14**  
Acceptance of Easements by N&E RR for Greenway  
Map 96, Parcel 2  
Subarea 14 (1996)  
District 14 (Stanley)

An Ordinance accepting an easement from Nashville & Eastern Railroad on a parcel of property for use in the Stones River Greenway System for constructing, operating, and maintaining portions of the greenway system, as requested by the Metro Department of Law.

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

### **XIII. ADJOURNMENT**

