



**April 25, 2002 Actions of the Planning Commission
(For more specific information, call 862-7190)**

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

April 25, 2002

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: *Approved (7-0)*

III. APPROVAL OF APRIL 11, 2002 MINUTES

Action: *Approved (7-0)*

IV. RECOGNITION OF COUNCILMEMBERS

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WITHDRAWN ITEMS**

Action: *Approved (7-0)*

VI. PUBLIC HEARING: CONSENT AGENDA

Action: *Approved (7-0)*

VII. PUBLIC HEARING

ZONING MAP AMENDMENTS

1. **2001Z-107U-03**
Council Bill No. BL2002-997
Map 070-08, Parcel(s) 224
Subarea 3 (1998)
District 2 (Black)
A council bill to rezone from R8 district to RM2 district property at 820 Youngs Lane, approximately 450 feet west of McKinley Street, (4 acres), requested by Ehrai Acklen and Joyce A. Lilly, owners.
Action: Approved (7-0)

2. **2002Z-034U-09**
Map 081-16, Parcel(s) 724, 725
Subarea 9 (1997)
District 20 (Haddox)
A request to change from CS district to MUN district properties at 934 and 938 Locklayer Street, at the intersection of Locklayer Street and 10th Avenue North, (0.17 acres), requested by Dale & Associates Engineers, appellant, for K-2 Creative, owner.
Action: Approved (7-0)

3. **2002Z-035U-08**
Map 091-12, Parcel(s) 193
Subarea 8 (1995)
District 21 (Whitmore)
A request to change from OR20 district to IR district property at Clifton Avenue (unnumbered), abutting the south margin of Clifton Avenue, (0.79 acres), requested by Stephan Taylor, owner.
Action: Disapproved as contrary to General Plan (8-0)

4. **2002Z-036U-08**
Map 092-06, Parcel(s) 520, 522
Subarea 8 (1995)
District 21 (Whitmore)

701 and 705 A request to change from R6 district to CS district properties at

Lena Street, at the intersection of Lena Street and Clifton Avenue, (0.24 acres), requested by Edgar Covington, owner.

Action: Disapproved as contrary to General Plan (8-0)

5. **2002Z-037G-04**
Map 043-03, Parcel(s) 3, 4
Subarea 4 (1998)
District 9 (Dillard)

and 505 A request to change from IR district to CS district properties at 501

Myatt Drive, abutting the eastern margin of Myatt Drive, (0.96 acres), requested by Aaron and Robin Walker, owners.

Action: Approved (7-0)

6. **2002Z-038U-08**
Map 092-02, Parcel(s) 306
Subarea 8 (1995)
District 21 (Whitmore)

2500 Jefferson A request to change from CN district to RM20 district property at

Street, approximately 500 feet east of 26th Avenue North, (0.17 acres), requested by Willow Martin, owner.

Action: Approved (7-0)

7. **114-66-G-07**
Howard Johnson Motor Lodge
Map 102, Parcel(s) 50
Subarea 7 (2000)
District 22 (Hand)

Development A request to cancel a portion of the Commercial Planned Unit

District located abutting the north margin of Charlotte Pike at I-40 West, classified within the CL district, (6.04 acres), to permit the cancellation of an existing motor lodge and a restaurant from the PUD leaving an automobile repair center as the remaining use in the PUD, requested by Pinnacle Media LLC, appellant, for A V Enterprises, owner. (Rehearing requested by another owner within PUD at MPC meeting on 4/11/02).

Action: Withdrawn by applicant (7-0)

8. **94P-009U-12**
Council Bill No. BL2002-964
Brentwood Properties
Map 160, Parcel(s) 54 & 223
Subarea 12 (1997)
District 32 (Jenkins)

A request to amend the preliminary plan of the Planned Unit Development District located abutting the north margin of Old Hickory Boulevard and the east margin of Franklin Pike Circle, classified OR40 and CL districts, (14.42 acres), to change a condition approved by the Planning Commission regarding the timing of off-site road improvements for the development of three 6-story, 150,000 square foot office buildings and parking garages, and two 8,000 square foot restaurants, replacing 130 condominium units, a 10 story 250,000 square foot office building and two 8,000 square foot restaurants, requested by Barge, Cauthen and Associates, appellant, for Brentwood Properties, owners. (Re-referred from Metro Council on 4/2/02).

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

9. 98P-003G-06

Bellevue Assisted Living
Map 142, Parcel(s) 12
Subarea 6 (1996)
District 23 (Bogen)

A request to revise the preliminary plan and for final approval for a portion of

the Planned Unit Development District located abutting the east margin of Sawyer Brown Road, approximately 230 feet south of Esterbrook Drive, classified

within the RM9 district, (3.2 acres), to permit a change in the required masonry brick wall along the north and east property lines of the Bellevue Assisted-Living development to a wooden fence with brick columns, requested by Prime Quest, LLC, owner.

Action: *Deferred to May 23, 2002 meeting by applicant (7-0)*

PRELIMINARY PLAT SUBDIVISIONS

10. 2002S-082G-12

SUNDOWN GREEN (formerly Greenway)

Map 181, Parcel(s) 036

Subarea 12 (1997)

District 31 (Knoch)

A request for preliminary plat approval of 156 lots abutting the south margin of

Culbertson Road, approximately 1,675 feet south of Old Hickory Boulevard, (43.35 acres), classified within the RS10 district, requested by H. Maxine Sullivan, owner/developer, Anderson-Delk and Associates, Inc., surveyor. (Deferred from meeting of 4/11/02).

Action: Disapproved (7-0) based on the following findings and conclusions:

1. The proposed subdivision does not comply with Subdivision Regulation 2-6.2.2 (D)(1), which requires that streets within the subdivision "shall be properly integrated with the existing and proposed system of streets and dedicated rights-of-way as established on the Major Street Plan or the adopted General Plan." Adequate connections are not provided from the proposed subdivision to collector and/or arterial streets.

2. Some of the street connections to the proposed subdivision recommended by the

traffic impact study are on property not owned or controlled by the owner of the subject property. The Planning Commission has no assurance that the proposed connections will ever be constructed. In short, the proposed subdivision requires connections to a street network that has been neither constructed, programmed for funding, nor approved.

3. In order to protect the safety and welfare of the citizens of Metropolitan Nashville and Davidson County, (Subdivision Regulation 1-5.1), the property in question is unsuitable at this time for subdivision due to its location in an area that is not currently served by an adequate road network, (Subdivision Regulation 2-3).

4. The Executive Director of the Planning Commission has determined, based upon his experience and professional training, that Culbertson Road is currently a severely substandard road with inadequate paving width and right-of-way, and inappropriate horizontal and vertical curves creating inadequate sight distances. Further, a portion of the road is in the Mill Creek Floodway and has experienced flooding. Culbertson Road, as the only available access at this time, is unsuited to provide sole access for a new residential subdivision or portion thereof, failing to properly connect the subdivision with the existing and proposed system of streets.

6. To protect the safety and welfare of Davidson County citizens, it is premature to approve the preliminary plat for the proposed Sundown Green subdivision, or a portion thereof, until a safe and adequate road network becomes available to which the subdivision can connect.

- 11. 2002S-084G-04**
W. C. HALL LAND
Map 043-04, Parcel(s) 028
Subarea 4 (1998)
District 11 (Brown)

A request for preliminary plat approval to subdivide one parcel into two lots

abutting the northwest corner of Hickman Street and Swinging Bridge Road, (.52 acres), classified within the R10 district, requested by W. C. and Mattie T. Hall, owners/developers, Campbell, McRae and Associates Surveying Inc., surveyor.

Action: Approved with lot comparability variance for lot area (Section 2-4.7 of the Subdivision Regulations), subject to a demolition bond for removal of garages in order to increase size of lot 2, and a revised plat prior to recordation decreasing the size of Lot 1 and increasing the size of Lot 2 to 10,000 square feet, the minimum lot size in the R10 district (7-0).

- 12. 2002S-102G-06**
ARBORS at BELLEVUE (formerly Buttrey Place)
Map 128, Parcel(s) 056
Subarea 6 (1996)
District 23 (Bogen)

A request for preliminary plat approval of 26 lots abutting the east margin of

Sawyer Brown Road, approximately 120 feet south of Williamsport Court, (13.88 acres), classified within the R20 district, requested by Classic Properties, owner/developer, Civil Site Design Group, surveyor. (Deferred from meeting of 4/11/02).

Action: Approved with conditions (7-0), and request for information with final plat that water does not drain into backyards of adjacent neighbors on Williamsport Court.

13. 2002S-113U-05

H. G. HILL, Lots 3 and 4, First Revision
Map 072-03, Parcel(s) 122 & 123
Subarea 5 (1994)
District 8 (Hart)

A request for preliminary and final plat approval to subdivide two lots into four

lots abutting the north margin of Howard Street, approximately 200 feet east of Gallatin Pike, (.97 acres), classified within the RS7.5 district, requested by Stewart Building Group, owner/developer, Tommy E. Walker, surveyor.

Action: Approved with conditions and a variance to Section 2-4.2 of Subdivision Regulations for a non-radial lot line (7-0)

14. 2002S-121G-13

BONDS INDUSTRIAL PROPERTY
Map 175, Parcel(s) 023
Subarea 13 (1996)
District 29 (Holloway)

A request for preliminary plat approval to create 30 lots abutting the southwest

corner of CSX Transportation Railroad and Old Hickory Boulevard, (243.06 acres),

classified within the IWD and AR2a districts, requested by Loretta Ann Bonds et al, owner/developer, Civil Site Design Group, P.L.L.C., surveyor.

Action: Deferred indefinitely by applicant (7-0)

VIII. FINAL PLAT SUBDIVISIONS

15. 2002S-106G-03

NATIONAL MATERIALS L.P. PROPERTY
Map 068, Parcel(s) 070
Subarea 3 (1998)
District 1 (Gilmore)

A request for final plat approval to subdivide one lot into two lots abutting the

south terminus of Amy Lynn Drive, and a variance for public road frontage for lot 2, approximately 1,200 feet south of WWCR Avenue, (32.4 acres), classified within the IR district, requested by National Material L.P., owner/developer, Crawford Land Surveyors, surveyor.

Action: Deferred to May 9, 2002 meeting (7-0)

IX. PLANNED UNIT DEVELOPMENTS (revisions)

16. 74-79-G-13

Nashboro Village, Tract 11
Map 135, Parcel(s) 324
Subarea 13 (1996)
District 28 (Alexander)

Unit A request for final approval for a phase of the Residential Planned

Development District located abutting the east margin of Flintlock Court, south of Nashboro Boulevard, classified R10, (12.99 acres), to develop 155 townhouse units, requested by Wamble and Associates, for WDN Properties LTD, owner.

Action: Approved with conditions (7-0)

X. MANDATORY REFERRALS

17. 2002M-036G-00

Council Bill No. BL2002-1040
Nashville Career Advancement Lease in Wilson County
Map , Parcel(s)
Subarea ()
District ()

and A council bill to lease 3,300 square feet of office space from Neal

Oleta Shipper for the Nashville Career Advancement Center (NCAC) at 813-A N. Cumberland Drive, Lebanon, Tennessee, sponsored by Councilmember Jim Shulman.

Action: Approved (7-0)

18. 2002M-037U-05

Lease Amendment of Medical Examiner's Office
Map 061, Parcel(s) 039
Subarea 5 (1994)
District 4 (Majors)

between Metro

Government and the State of Tennessee to modify the lease term and clarify the first year's rental payment for the Metro Government's medical examiner's office, requested by the Director of Public Property.

Action: Approved (7-0)

19. 2002M-038U-09

Lease Agreement with American Trust Building LLC

Map 093, Parcel(s)
Subarea 9 (1997)
District 19 (Wallace)

A request to lease 39,974 square feet of additional office space for
the Public

Defender at the American Trust Building at 310 Union Street, requested by the
Director of Public Property.

Action: Approved (7-0)

20. 2002M-039U-09

Lease Agreement for 222 Second Avenue North, Suite 430
Map 093, Parcel(s) 003
Subarea 9 (1997)
District 19 (Wallace)

A request to amend an existing lease (Ord. No. 093-690) between
the

Metropolitan Government of Nashville and Davidson County and W.S.

Investment

Holdings, L.P. and Square Investment Holdings, L.P. for the use of 4,508 square
feet of additional office space at 222 2nd Avenue North, Suite 430, Nashville,
Tennessee, requested by the Director of Public Property.

Action: Approved (7-0)

21. 2002M-042U-13

Bell Road Right-of-Way Acquisition
Map 136, Parcel(s) 308,54,56,48,49,39
Subarea 13 (1996)
District 27 (Sontany)

A request to acquire small portions of properties along Bell Road
and Smith

Springs Road for public right-of-way and easements for the Smith Springs
Road and Bell Road intersection improvements (Project No. 94-R-3, CIB
#97PW028), requested by Public Works.

Action: Approved (7-0)

22. 2002M-043U-13

Army Corps of Engineers Easement for Smith Springs

Townhomes

Map 136, Parcel(s)
Subarea 13 (1996)
District 29 (Holloway)

A request for Metro Government to enter into an agreement with
the U.S. Army

Corps of Engineers for an easement on J. Percy Priest Tract #1031, south of
Smith Springs Road, for the construction and maintenance of certain drainage
culverts and concrete headwalls, requested by Public Works.

Action: Approved (7-0)

XI. OTHER BUSINESS

- 23.** Consideration of the 2002-2003 to 2007-2008 Capital
Improvements Recommended Budget

Approved (7-0)

- 24.** Public Hearing: Revisions to MPC Rules Regarding Subarea
Plan Amendments

Deferred indefinitely by MPC (7-0)

- 25.** Employee contract for Cynthia Wood

Approved (7-0)

- 26.** Legislative Update

XII. ADJOURNMENT