



**December 12, 2002 Actions of the Planning Commission
(For more specific information, call 862-7190)**

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

December 12, 2002

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approved (10-0)
- III. APPROVAL OF NOVEMBER 14, 2002 MINUTES**
Action: Approved (10-0)
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**
Action: Approved (10-0)
- 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.
- VII. PUBLIC HEARING: Request to adopt the Bellevue Community Plan: 2002 Update**
Action: Deferred indefinitely (10-0)
- VIII. PUBLIC HEARING: Request to amend the plan for Subarea 8: The North Nashville Community: 2002 Update to add the detailed Neighborhood Design Plan for Clifton/Southwest, College Heights/Clifton, and Tomorrow's Hope and to amend the Structure Plan**
Action: Approved (10-0)

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

- 1. 2002Z-020T**
Council Bill No. BL2002-1112

A council bill to amend Sections 17.04.060, 17.08.030 and 17.16.110 of the Zoning Ordinance to add a definition for "Recycling Facility" to designate zoning districts where a Recycling Facility is permitted, and to establish conditions for such a facility when permitted with conditions, sponsored by Councilmember David Briley.

Action: Disapproved (10-0)

- 2. 2002Z-021T**
Council Bill No. BL2002-1171
Council Bill No. BL2002-1273

A council bill to amend the text of the Zoning Code to establish buffering distances between waste facilities and parks and schools, and by defining the term "park," requested by Councilmember Feller Brown.

Action: Approved (10-0)

- 3. 2002Z-109U-07**
Map 91-9, Parcel 13
Subarea 7 (2000)
District 22 (Hand)

A request to change from R8 district to CS district property at 6120 Robertson Avenue, approximately 500 feet west of Vernon Street, (.30 acres), requested by Kenneth and Judy McCoy, owners.

Action: Disapproved (10-0)

- 4. 2002Z-116U-10**
Map 130-11, Parcel 94
Subarea 10 (1994)
District 34 (Williams)

A request to change from R40 district to RS20 district property at 4000 Wayland Drive, at the intersection of Wayland Drive and Beacon Drive, (1.2 acres), requested by Thomas W. and Elizabeth L. Molteni, owners.

Action: Disapproved (10-0)

5. **2002Z-119G-06**
Map 141, Parcel 1
Subarea 6 (1996)
District 23 (Bogen)

A request to change from AR2a district to R15 district property at 8733 Newsom Station Road, abutting the eastern margin of Newsom Station Road, (126.72 acres), requested by Randy Caldwell of Ragan-Smith Associates, Inc., applicant, for John S. Cowden, owner. (See PUD Proposal No. 2002P-008G-06 below).

Action: Deferred indefinitely (10-0)

6. **2002P-008G-06**
Olde Mill
Map 141, Parcel 1
Subarea 6 (1996)
District 23 (Bogen)

A request for preliminary approval for a Planned Unit Development district located abutting the north margin of I-40, east of Newsom Station Road, classified within the AR2a district and proposed for R15 district, (126.72 acres), to permit the development of 308 single-family lots, requested by Ragan-Smith and Associates, for John S. Cowden, owner. (See Zone Change Proposal No. 2002Z-119-G-06 above).

Action: Deferred indefinitely (10-0)

7. **2002Z-121U-03**
Map 71-2, Parcel 88
Subarea 3 (1998)
District 2 (Black)

A request to change from OR20 district to CL district property at 2404 Brick Church Pike, approximately 110 feet south of Avondale Circle, (0.6 acres), requested by Michael P. Ott, owner.

Action: Approved (10-0)

8. **2002Z-122G-03**
Map 69, Parcels 77 and 78
Subarea 3 (1998)
District 1 (Gilmore)

A request to change from RS15 district to AR2a district properties at Ashland City Highway (unnumbered), abutting the western margin of Ashland City Highway, (51.41 acres), requested by CJRT, Inc., applicant, for Terry and Kim Flatt, owners.

Action: Deferred to meeting of January 23, 2003 (10-0)

9. **2002Z-123U-08**
Map 82-5, Parcel 121
Map 82-9, Parcel 108
Subarea 8 (1995)
District 20 (Haddox)

A request to change from IR district to MUN district property at 300 Van Buren Street and 1402 4th Avenue North, approximately 50 feet north of Taylor Street, (0.28 acres), requested by Harry E. Lawrence, applicant, for Lawrence Brothers, LLC, and Will Goodman, owners.

Action: Approved (10-0)

10. **2002Z-124G-12**
Map 173, Parcel 101
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a district to R10 district property at 1000 Barnes Road, abutting the southern margin of Barnes Road, (10.37 acres), requested by Jake Brooks of Digidata Corporation, applicant, for Charles M. Gary, owner.

Action: Deferred indefinitely (10-0)

11. **2002Z-125U-11**
Map 105-7, Parcel 321
Subarea 11 (1999)
District 17 (Greer)

A request to change from R6 district to OL district property at Southgate Avenue (unnumbered), at the northern terminus of Stewart Place, (1.69 acres), requested by Tim Farley of Harvest Construction Company, LLC, applicant, for Jacob S. and Harold Kornman, owners.

Action: Disapproved (10-0)

12. **2002Z-126U-08**
Map 92-2, Parcel 31
Subarea 8 (1995)
District 21 (Whitmore)

A request to change from CN district to MUN district property at 945 28th Avenue North, abutting the western margin of 28th Avenue North, (0.17 acres), requested by James L. Dickerson of Martin Luther King Lodge #361, applicant, for John H. Otey, owner.

Action: Approved (10-0)

13. **2002Z-127U-05**
Map 83-6, Parcels 276 and 277
Subarea 5 (1994)
District 6 (Beehan)

A request to change from CN district to MUL district properties at 103 and 105 Scott Avenue at the intersection of Scott Avenue and Eastland Avenue, (0.76 acres), requested by Kevin Estes of Dale and Associates, applicant, for Affordable Housing Resources, owner.

Action: Approved (10-0) with condition that staff work with Public Works to get grass strip between new sidewalk and road

14. **2002Z-128U-10**
Map 117-11, Parcel 11
Subarea 10 (1994)
District 25 (Shulman)

A request to change from R40 district to R20 district property at 1920 A Woodmont Boulevard at the intersection of Woodmont Boulevard and Hopkins Street, (1.03 acres), requested by Jeff Heinze of Littlejohn Engineering Associates, applicant, for Craig and Nichole Huseby, owners.

Action: Deferred to meeting of January 9, 2003 (10-0)

X. PRELIMINARY SUBDIVISION PLATS

15. **2002S-289G-14**
Cobblestone Landing
Map 87, Parcels 42, 130, 131 and 133
Subarea 14 (1996)
District 12 (Ponder)

A request for preliminary plat approval for 71 lots abutting the east margin of New Hope Road, approximately 598 feet south of New Hope Meadows Road, (38.25 acres), classified within the RS15 district, requested by Classic Properties, owner/developer, Civil Site Design Group, surveyor.

Action: Approved with conditions (10-0)

16. **2002S-300G-14**
 Towering Oaks
 Map 109, Parcel 141
 Subarea 14 (1996)
 District 12 (Ponder)

A request for preliminary plat approval for 54 lots abutting the north margin of Stewarts Ferry Pike, approximately 1,191 feet west of South New Hope Road, (22.0 acres), classified within the RS15 district, requested by Harvest Christian Fellowship, owner/developer, Batson and Associates, Inc., surveyor.

Action: Approved with conditions including that no grading may occur prior to final plat approval (10-0)

17. **2002S-302U-12**
 Providence Park (formerly Woodland Hills)
 Map 134, Parcel 63
 Subarea 12 (1997)
 District 27 (Sontany)

A request for preliminary plat approval for 141 lots abutting the northeast terminus of Reisha Drive, approximately 765 feet northeast of Paragon Mills Road, (43.8 acres), classified within the R10 district, requested by Centex Homes Holdings, owner/developer Anderson-Delk and Associates, Inc., surveyor.

Action: Approved with conditions (9-0)

18. **2002S-329G-12**
 Indian Creek Addition
 Map 181, Parcel 36
 Subarea 12 (1997)
 District 31 (Knoch)

A request for preliminary plat approval for 156 lots abutting the south margin of Culbertson Road, approximately 1,726 feet southwest 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.

Action: Approved with conditions (10-0)

19. **2002S-339U-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 three 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: Deferred to meeting of January 9, 2003 (10-0)

20. **2002S-342G-12**
Brookview Forest, Revision
Map 172, Parcels 155 and 156
Map 173, Parcels 151 and 152
Map 180, Parcels 8, 31 and 235
Subarea 12 (1997)
District 31 (Knoch)

A request for reapproval of a preliminary plat for 165 lots and a variance to place sidewalks along both sides of internal streets, location abutting the southwest margin of Nolensville Pike and the north margin of Holt Road, (56.0 acres), classified within the RS10 district, requested by Drees Homes, owner/developer, DBS and Associates, surveyor.

Action: Deferred to meeting of January 9, 2003 (10-0)

XI. PLANNED UNIT DEVELOPMENTS (revisions)

21. **155-74-G-14**
Larchwood Commercial
Map 97-13, Parcel 34
Subarea 14 (1996)
District 14 (Stanley)

A request to revise a portion of the Commercial Planned Unit Development District located abutting the south margin of Percy Priest Drive and the north margin of Blackwood Drive, classified within the CL district, (11.11 acres), to permit the development of a 92,800 square foot retail, office, restaurant, motel and medical office center, to replace an undeveloped 87,200 square foot retail and restaurant development, requested by Ragan-Smith Associates for Nashville Land Fund LTD, owner.

Action: Approved with conditions (10-0)

22. **9-77-U-12**
Wal-Mart Neighborhood Market
Map 161, Parcel 32
Subarea 12 (1997)
District 32 (Jenkins)

A request for final approval for a phase of the Commercial Planned Unit Development district located abutting the northwest corner of Edmondson Pike and Old Hickory Boulevard, classified within the SCR district, (7.302 acres), to permit the development of a 40,000 square foot retail grocery store, requested by Gresham, Smith and Partners, for Albertson's, Inc., owner.

Action: Approved with conditions (10-0)

23. **113-78-U-07**
Mary Queen of Angels Residential PUD
Map 103-15, Parcel 1
Subarea 7 (2000)
District 24 (Summers)

A request for a variance to the zoning code, Section 17.32.090, (Sign Ordinance), to permit an 11' 3" sign, 8 foot maximum height permitted, for the Residential Planned Unit Development district located abutting the northeast corner of White Bridge Road and Post Road, requested by Mary Queen of Angels, owner.

Action: Approved (10-0)

24. **28-79-G-13**
Hickory Manor Apartment
Map 163, Parcel 128
Subarea 13 (1996)
District 28 (Alexander)

A request to revise the preliminary plan and for final approval for Phase Two of the Residential Planned Unit Development district located abutting the west margin of Hamilton Church Road, 430 feet north of Zelida Avenue, classified within the R15 district, (6.40 acres), to permit the development of 68 multi-family units to replace the 42 multi-family units currently approved, requested by BA Engineering, for Hickory Manor Ltd., owner.

Action: Approved with conditions (10-0)

25. **103-79-G-14**
Riverfront Shopping Center
Map 53, Parcel 41
Subarea 14 (1996)
District 11 (Brown)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development district located abutting the south margin of Robinson Road, opposite Martingale Drive, classified within the R10 district, (1.27 acres), to permit the development of a 13,500 square foot office and warehouse to replace the undeveloped 15,000 square foot retail facility, requested by Batson & Associates, for Scott Means, owner.

Action: Approved with conditions (10-0)

26. **139-80-U-08**
Schrader Acres Assisted Living Center
Map 81, Parcel 55
Subarea 8 (1995)
District 21 (Whitmore)

A request to revise a portion of the preliminary plan and for final approval for the Residential Planned Unit Development district located abutting the north margin of Schrader Lane, west of Ed Temple Boulevard, classified within the R6 district, (4.09 acres), to permit the development of a 38 unit assisted living and independent living facility, 26 units for final approval with this request and 12 future units to replace a 120 residential unit for the elderly of which 22 units have been constructed, requested by AMEC, for Schrader Lane Church of Christ, owner.

Action: Approved with conditions (10-0)

27. **269-84-G-14**
Tulip Grove Center
Map 75-4, Parcel 246
Subarea 14 (1996)
District 11 (Brown)

A request to revise a portion of the preliminary plan and for final approval for Phase Three of the Commercial Planned Unit Development district located abutting the south margin of Lebanon Pike, west of Tulip Grove Road, classified within the R10 district, (3.04 acres), to permit the development of a 3,500 square foot bank to replace an undeveloped 8,312 square foot retail facility, requested by ETI Corporation, for Hermitage Development LLC, owner.

Action: Approved with conditions (10-0)

- 28.** **306-84-U-12**
Wilson Inn Suites
Map 160, Parcel 56
Subarea 12 (1997)
District 32 (Jenkins)

A request for a height variance to Section 17.32.130 (Sign Regulations) of the zoning code for a portion of the Commercial Planned Unit Development district located abutting the east margin of Franklin Pike Circle, approximately 500 feet west of Old Hickory Boulevard, classified within the CL district, to permit a ground sign of 75 feet in height to replace the existing 50 foot sign, requested by Roberts Sign Services, for Brentwood Hotel Company LLC, owner.

Action: Approved (10-0)

- 29.** **18-86-P-14**
River Trace Estates
Map 62, Part of Parcel 9
Subarea 14 (1996)
District 14 (Stanley)

A request for final approval for a portion of the Residential Planned Unit Development district located abutting the southwest corner of Paddlewheel Drive and Longfellow Drive, classified within the RS10 district, (.5 acres), to permit the development of a new overflow parking/recreation area, requested by Dale & Associates, for River Trace Homeowners Association, owner.

Action: Approved with conditions (10-0)

- 30.** **88P-009G-12**
Autumn Oaks, Phase Seven
Map 181-10, Part of Parcel 43
Subarea 12 (1997)
District 31 (Knoch)

A request for final approval for a phase of the Residential Planned Unit Development district located abutting the east margin of Nolensville Pike, south of Culberson Road, classified within the R20 district, (4.26 acres), to permit the development of 18 single-family lots, requested by Wamble & Associates, for Autumn Oaks, LLC, owner.

Action: Approved with conditions (10-0)

- 31. 88P-020G-04**
The Woods of Neeley's Bend, Phase 2 and 3
Map 53-14, Parcel 79
Map 63-2, Parcel 137 and Part of Parcel 126
Subarea 4 (1998)
District 9 (Dillard)

A request to revise the preliminary plan for Phase 2 & 3 and for final approval for Phase Two of the Residential Planned Unit Development district located abutting the southern terminus of Comanche Run, west of Pawnee Trail, classified within the RS15 district, (26.63 acres), to permit a redesign of the preliminary plan for 86 single-family lots, replacing 92 single-family lots, and for final approval for Phase Two for 24 single-family lots, requested by Bruce Rainey and Associates, for M. R. Stokes, owner.

Action: Approved with conditions (10-0)

- 32. 88P-068G-13**
Nashboro Square
Map 135, Parcel 253
Subarea 13 (1996)
District 28 (Alexander)

A request to revise a portion of the undeveloped Commercial Planned Unit Development district located abutting the east margin of Murfreesboro Pike at Brooksboro Place, classified within the R10 district, (26.65 acres), to permit a redesign of a phase for the development of 56,000 square feet of retail, restaurant and bank uses to replace 90,100 square feet of retail on the approved plan, requested by Barge, Waggoner, Sumner and Cannon, for Robert Trent, owner.

Action: Approved with conditions (10-0)

- 33. 93P-023G-13**
Gateway of Hermitage
Map 86, Parcel 330
Subarea 14 (1996)
District 12 (Ponder)

A request for final approval for a phase of the Commercial Planned Unit Development district located abutting the south margin of Central Pike, east of Shurgard Way, classified within the CS district, (.81 acres), to permit the development of a 3,164 square foot bank, requested by Ragan-Smith and Associates, for Wiltruco Employee – Federal Credit Union, owner.

Action: Approved with conditions (10-0)

XII. MANDATORY REFERRALS

- 34. 2002M-124U-08**
Disposition of a Certain Parcel of Property
by Metro Government
Map 92-1, Parcel 50
Subarea 8 (1995)
District 21 (Whitmore)

An ordinance approving the disposition of a certain parcel (parcel 50) of surplus property to the adjacent property owner, property currently held by the Metropolitan Government of Nashville & Davidson County, as requested by the Metro Director of Public Property.

Action: Approved (10-0)

- 35. 2002M-125U-07**
Ingress-Egress Driveway Easement Abandonment
Map 129-5, Parcel 6
Subarea 7 (2000)
District 23 (Bogen)

A request to abandon a portion of an existing ingress-egress driveway easement, for Project No. 02-SG-159, located at 400 Hathaway Court, requested by the Metro Department of Water Services.

Action: Approved (10-0)

- 36. 2002M-126U-13**
Donation of Property for Metro Greenway System
Map 148, Parcel 79
Subarea 13 (1996)
District 28 (Alexander)

An Ordinance authorizing the Director of Public Property to accept ownership of a certain part of Tax Map 148, Parcel 79 for the use and benefit of the Greenway Commission, to construct a portion of the Mill Creek Greenway System, with the property located at 4640 Cummings Park Drive, as requested by Director of Metro Public Property Administration.

Action: Approved (10-0)

- 37. 2002M-127G-01**
Property Transfer to Metro Water Services
Map 22, Parcel 91
Subarea 1 (1997)
District 1 (Gilmore)

An Ordinance approving the disposition of a certain parcel of property by the Director of Public Property, held by the Metropolitan Government of Nashville & Davidson County at 7100 Whites Creek Pike, Joelton, TN, to the Metro Department of Water Services for construction of a water storage reservoir, as requested by the Director of Metro Public Property Administration.

Action: Approved (10-0)

- 38. 2002M-128U-07**
Rename a Portion of Old Hickory Boulevard
to Annex Avenue
Map 102
Subarea 7 (2000)
District 22 (Hand)

A request by the Assistant Director of Public Works to rename a portion of Old Hickory Boulevard, from Charlotte Pike to the existing Annex Avenue (on the other side of Interstate 40), to Annex Avenue to reduce the amount of segmentation of Old Hickory Boulevard and for improved E911 emergency efficiency and response.

Action: Approved (10-0)

- 39. 2002M-129U-09**
Sidewalk Surface Encroachment for The Hermitage Hotel
Map 93-6-1, Parcel 3
Subarea 9 (1997)
District 19 (Wallace)

A request to install a granite decorative inlay in the sidewalk fronting the 6th Avenue North entrance of The Hermitage Hotel, measuring 14 feet by 8 feet, requested by The Hermitage Hotel, applicant and property owner.

Action: Approved (10-0)

- 40.** **2002M-130U-07**
Close a Portion of Alley #1534
Map 103-1, Parcels Various
Subarea 7 (2000)
District 22 (Hand)

A request to close a portion of Alley #1534 from Westboro Drive to the alley's western terminus, requested by St. John's UMC - Eddie Porter, Trustee, for Wayne A. Greer, St. John's United Methodist Church, and Dale S. Watson, abutting property owners. (Easements to be abandoned)

Action: Approved (10-0)

- 41.** **2002M-131U-09**
Close a Portion of Alley #98
Map 93-14, Parcels Various
Subarea 9 (1997)
District 19 (Wallace)

A request to close a portion of Alley #98 between Division Street north to Alley #196, requested by Judith A. Swindell, for Norman & Judith Kale & Co., LLC, abutting property owner. (Easements to be retained)

Action: Approved (10-0)

- 42.** **2002M-132U-10**
Close a Portion of Boview Lane
Map 116-16, Parcels Various
Subarea 10 (1994)
District 34 (Williams)

A request to close a portion of Boview Lane between Skyline Drive and Wallace Lane, requested by David Heusinkveld, for Regan A. Logan, Carl & Silvine Hudson, James A. Horrell, Keri A. Underwood, and Roland Stein, abutting property owners. (Easements to be retained)

Action: Approved with conditions (10-0)

XIII. OTHER BUSINESS

- 43. Executive Director Reports
- 44. Employee contracts for Ann A. Hammond, Lou T. Edwards, Nicholas J. Lindeman, Jeffrey A. Lawrence and Darrell Howard.
Action: Approved (10-0)
- 45. Grant agreement between TDOT and Nashville Area MPO for Transit Planning and Coordination activities as in the Urban Area Unified Planning Work Program
Action: Approved (10-0)
- 46. Legislative Update

XIV. ADJOURNMENT