

February 1, 2001 Actions of the Planning Commission  
(For more specific information, call 862-7190)

AGENDA  
OF THE  
METROPOLITAN PLANNING COMMISSION

*February 1, 2001*  
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- I. CALL TO ORDER
- II. ADOPTION OF AGENDA  
*Action: Approved (8-0)*
- III. APPROVAL OF JANUARY 18, 2001 MINUTES  
*Action: Approved (8-0) with change made to include Commissioner Small's remarks regarding 18-84-U-10, Covenant Presbyterian Church playground equipment*
- IV. RECOGNITION OF COUNCILMEMBERS
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS
- VI. PUBLIC HEARING: CONSENT AGENDA  
*Action: Approved (8-0)*
- VII. PUBLIC HEARING

**GENERAL PLAN with ZONING MAP AMENDMENTS**

- 1. **Subarea 12 Plan Amendment Request**  
Residential Low-Medium Density to Mixed Use  
(approximately 14 acres) and Residential Medium Density  
(approximately 85 acres) Policies  
Nolensville Road, opposite Bradford Hills Drive  
*Action: Approved (8-0)*
- 2. **Subarea 4 Plan Amendment Request**  
Industrial to Commercial Policy  
Myatt Drive, 900 feet east of Gallatin Pike  
*Action: Approved (8-0)*

3. **2001Z-001G-04**  
Map 34-6, Part of Parcel 3 (27 acres)  
Subarea 4 (1998)  
District 10 (Balthrop)

A request to change from IR district to CS district a portion of property at 710 Myatt Drive, approximately 900 feet east of Gallatin Pike (27 acres), requested by Phillip A. Warren, appellant, for Dylan Custom Mixing, L.L.C., owner.

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

#### **CODE TEXT AMENDMENTS**

4. **2000Z-028T, 2000Z-030T, 2000Z-031T,  
2000Z-032T, 2000Z-033T, 2000Z-038T,  
2000Z-039T**  
(Council Bill No. BL2000-560)  
**(Referred back to the Planning Commission  
by Metro Council)**

A council bill to amend various sections of the Zoning Ordinance as follows: by creating three new land uses "Temporary Outdoor Storage", "Outdoor Storage", and "Mobile Storage Unit"; by modifying the location of billboards in PUDs; by modifying the development and establishment of zoning fees; by eliminating a floor area ratio for multi-family developments in the OR20 and OR40 zoning districts; by modifying the definition of a boarding house; by creating a definition for hotel/motel; and by modifying final site plan review requirements. **(Deferred from meeting of 01/18/01).**

**Action: Approved (8-0) with disapproval of 2000Z-028T (Temporary Outdoor Storage and Outdoor Storage) and amendment to boarding house definition (2000Z-038T)**

#### **ZONING MAP AMENDMENTS**

5. **2000Z-070U-13**  
Map 148, Part of Parcel 65  
Subarea 13 (1996)  
District 28 (Alexander)

A request to change from AR2a to RM4 district a portion of property at Franklin Limestone Road (unnumbered), approximately 140 feet west of Billingsgate Road (25.32 acres), requested by Kevin Estes, appellant, for M. K. Stevenson, owner.

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

6. **2000Z-126G-12**  
Council Bill No. BL2000-532  
Map 188, Parcels 8, 13 and Part of Parcel 5  
Subarea 12 (1997)  
District 31 (Knoch)

A council bill to rezone from AR2a to RS15 district a portion of property at 7107 Carothers Road, 7211 Carothers Road, and Carothers Road (unnumbered), approximately 1,000 feet east of Battle Road (135.0 acres), requested by Mike Anderson, appellant, for Phillips Builders, Inc., optionee and R. E. Carothers, owner. **(Deferred from meetings of 10/26/00 and 11/9/00).**

**Action: Motion to approve failed (2-6); Disapprove (6-2)**

7. **2001Z-012G-14**  
Map 97, Parcels 4 (44.66 acres), 5 (40.65 acres), 6 (4.35 acres), 6.01 (8.8 acres), 13 (.33 acres), 14 (64.41 acres), 16 (58.4 acres) and 134 (1.97 acres)  
Subarea 14 (1996)  
District 12 (Ponder)

A request to change from RS15 to R6 and RM9 districts properties at Hoggett Ford Road (unnumbered) and 3816, 3824, 3846, 3858, and 3866 Dodson Chapel Road, abutting the north margin of I-40 (219.30 acres), requested by Kevin Guenther of CSP Associates for LDI Design, Inc., for Joe Kidd Brown et ux, Chris C. Pardue, Margaret Brown, and W. D. Dodson et al, owners. **(See also PUD No. 2001P-002G-14 below).**

**Action: Deferred indefinitely (8-0)**

8. **2001P-002G-14**  
Villages of Riverwood  
Map 97, Parcels 4, 5, 6, 6.01, 13, 14, 16 and 134  
Subarea 14 (1996)  
District 12 (Ponder)

A request for preliminary approval of a Planned Unit Development District located abutting the west margin of Dodson Chapel Road and the south margin of Hoggett Ford Road (219.30 acres), classified within the RS15 District and proposed for R6 and RM9 Districts, to permit 531 single-family lots, 250 condominium units, 315 apartment units, and 105 assisted-living units (1,131 total units where every 3 assisted-living units counts as one dwelling unit and a dedicated greenway area). **(See also Zone Change No. 2001Z-012G-14 above).**

**Action: Deferred indefinitely (8-0)**

9.                           **2001Z-017U-10**  
Map 117-12, Part of Parcel 1.01 (1.38 acres)  
Subarea 10 (1994)  
District 25 (Shulman)

A request to change from R40 and R20 districts to R10 district a portion of property located at 3427 Richards Street, north of Woodmont Boulevard (.30 acres), requested by Allen Crawford of Crawford Land Surveyors P.C., appellant, for Nashville Y.W.C.A., owner.

**Action: Motion to disapprove failed (3-5); Defer indefinitely (8-0)**

10.                           **2001Z-019U-08**  
Map 92-2, Parcels 207 (.16 acres), 208 (.18 acres)  
209 (.12 acres) and 211 (.05 acres)  
Subarea 8 (1995)  
District 21 (Whitmore)

A request to change from R6 district to MUL district properties at 1002, 1004 and 1006 28th Avenue North, and 2712 Albion Street, approximately 90 feet south of Alameda Street (.51 acres), requested by Elaine Bailey, trustee.

**Action: Defer indefinitely (8-0)**

11.                           **2001Z-020G-06**  
Map 114, Parcel 172  
Subarea 6 (1996)  
District 23 (Bogen)

A request to change from CL district to CS district property at 623 Old Hickory Boulevard, approximately 400 feet south of Interstate 40 (.95 acres), requested by David Thompson, appellant, for Wal-Mart Stores, Inc., owner. **(See also PUD No. 88P-040G-06 on page 5).**

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

- 12.**                               **88P-040G-06**  
Autobody America (Sams Club Commercial PUD)  
Map 114, Parcels 172, 308 and 323  
Subarea 6 (1996)  
District 23 (Beehan)

A request to amend the existing Commercial (General) Planned Unit Development District located abutting the west margin of Old Hickory Boulevard, 400 feet south of Interstate 40 (6.06 acres), classified CL and proposed for CS District, to add .95 acres and a 10,900 square foot autobody repair shop, requested by Barge-Cauthen and Associates, for Wal-mart, owner. (**See also Zone Change No. 2001Z-020U-06 on page 4**).

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

- 13.**                               **2001Z-021U-11**  
Map 106-1, Parcel 53  
Subarea 11 (1999)  
District 19 (Wallace)

A request to change from CS district to OR20 district property at 410 Murfreesboro Pike, approximately 800 feet east of Elm Hill Pike (.51 acres), requested by Nancy Wood Stabell, appellant, for Mobsen and Aghdas Ghiassi, owners.

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

- 14.**                               **2001Z-022U-14**  
Map 85-11, Parcel 101  
Subarea 14 (1996)  
District 14 (Stanley)

A request to apply the Neighborhood Landmark Overlay District to property at 3052 Lebanon Pike, approximately 360 feet south of Danyacrest Drive (1.51 acres), requested by David R. Kennedy, appellant, for Howard K. Hale et ux, owners.

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

## VIII. FINAL PLAT SUBDIVISIONS

15.                   **99S-279G-06**  
Bellevue Highlands, Phase 1 (Revised)  
Map 155-8-E, Parcels 1-30  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request for final plat approval to reconfigure 30 lots abutting the west margin of Old Harding Pike, approximately 430 feet south of Poplar Creek Trace (8.0 acres), classified within the R15 Residential Planned Unit Development District, requested by The Jones Company Custom Homes of Tennessee, owner/developer, Walter Davidson and Associates, surveyor.

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

16.                   **99S-287G-06**  
Bellevue Highlands, Phase 2 (Revised)  
Map 155-8-E, Parcels 33-91  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request for final plat approval to reconfigure 59 lots approximately 575 feet west of Old Harding Pike and approximately 430 feet south of Poplar Creek Trace (15.27 acres), classified within the R15 Residential Planned Unit Development District, requested by The Jones Company Custom Homes of Tennessee, owner/developer, Walter Davidson and Associates, surveyor.

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

## IX. PLANNED UNIT DEVELOPMENTS (revisions)

17.                   **206-69-G-13**  
South Perimeter Park Drive  
Map 134, Parcel 103.01  
Subarea 13 (1996)  
District 28 (Alexander)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Commercial (General) Planned Unit Development District located abutting the southeast corner of Harding Place and Interstate 24 (.10 acres), classified CS, to add a 38 foot high 14 x 48 square foot billboard in the parking area of an existing Denny's restaurant, requested by Goodview Outdoor of Tennessee LLC, for Drury Inns, Inc., owner.

**Action: Approved with conditions (7-0-1)**

- 18.**                               **91-71-G-14**  
Olson Tire Car Care (Lennox Square)  
Map 64-15, Parcel 5  
Subarea 14 (1996)  
District 11 (Brown)

A request to revise the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development District located abutting the north margin of Lebanon Pike, east of Shute Lane (.64 acres), classified SCR, to develop a 5,677 square foot auto service facility, replacing an approved 2,312 square foot restaurant, requested by Ragan-Smith Associates, for Doos Development Group, Inc.

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

- 19.**                               **109-71-G-14**  
Priest Lake Park, Section Six Car Wash  
Map 136-11, Parcel 21  
Subarea 14 (1996)  
District 29 (Holloway)

A request for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the northwest corner of Old Smith Springs Road and Anderson Road (.84 acres), classified R10, to develop a 2,860 square foot car wash facility, requested by Dale and Associates, for Super Wash, Inc., owner.

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

- 20.**                               **103-79-G-14**  
Riverfront Shopping Center  
Map 53, Parcel 36  
Subarea 14 (1996)  
District 11 (Brown)

A request to revise a portion of the preliminary plan and for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the southwest margin of Robinson Road, 410 feet north of Merritt Street, classified R10 (5.3 acres), to permit a 31,600 square foot mini-warehouse facility, and an open-ended boat storage facility, replacing a 34,000 square foot undeveloped retail facility, and for final approval for a 2,900 square foot mini-storage facility and the boat storage facility, requested by Waste Water Engineers, for Charles Byrd, owner.

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

- 21.**                               **18-84-U-10**  
Covenant Presbyterian Church (Burton Hills)  
Map 131-6-A, Parcel 11  
Subarea 10 (1994)  
District 33 (Turner)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Residential Planned Unit Development District located abutting the east margin of Hillsboro Pike and the north margin of Harding Place, classified within the R15 District (15.4 acres), to permit the use of the existing church facility for a 77,455 square foot elementary school, requested by Benjamin Sensing, attorney for Covenant Presbyterian Church, owner. **(Deferred from meeting of 01/18/01).**

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

- 22.**                               **82-84-G-14**  
Greer Meadows, Section 3, Phase 2  
Map 75, Parcel 101  
Subarea 14 (1996)  
District 12 (Ponder)

A request to revise the preliminary plan and for final approval for a phase of the Residential Planned Unit Development District located abutting the western margin of Tulip Grove Road and the western terminus of Scott's Creek Trail, classified within the RS10 District (13.41 acres), to redesign a phase to develop 56 single-family lots, replacing 55 single-family lots, requested by Barge, Waggoner, Sumner and Cannon, for Southeastern Building Corporation, owner.

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

- 23.**                               **14-85-P-13**  
Big K Express Convenience Store  
Map 149, Parcel 321  
Subarea 13 (1996)  
District 28 (Alexander)

A request to revise the preliminary plan for a phase of the Commercial (General) Planned Unit Development District located abutting the southwest margin of Murfreesboro Pike and the north margin of Shumate Lane (1.55 acres), classified within the R15 District, to permit a 1,680 square foot convenience market, replacing a 3,600 square foot and a 4,000 square foot retail/restaurant/service station use, requested by Reeves and Associates, for K-Mart Corporation, owner.

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



24. **18-86-P-14**  
Rivertrace Estates  
Map 52, Parcel 9  
Subarea 14 (1996)  
District 15 (Loring)

A request to revise a portion of the preliminary plan of the Residential Planned Unit Development District located abutting the east margin of Lock Two Road, 1,300 feet north of Cain Harbor Road (72 acres), classified within the RS10 District, to permit 91 single-family lots, replacing the approved preliminary plan with 45 single-family lots, a dedication of 47 acres of wetlands, and the construction of a greenway trail/boardwalk in exchange for an encroachment into the 50 foot stream buffer of the Cumberland River, and where the original preliminary plan was approved for 131 single-family lots, requested by Dale and Associates, for John Cain and George Hicks, owners. **(Deferred from meeting of 01/04/01).**

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

25. **96P-006G-12**  
Mountain View  
Map 172, Parcel 30  
Subarea 13 (1996)  
District 31 (Knoch)

A request to revise the preliminary plan and for final approval for a phase of the Residential Planned Unit Development District located south of Old Hickory Boulevard at the southern terminus of Woodland Hills Drive (37.16 acres), classified within the R20 and R15 Districts, to permit one single-family lot, replacing the approved preliminary plan with 10 single-family lots, requested by Littlejohn Engineering Associates, for Centex Homes, owner.

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

26. **97P-019G-06**  
Trace Creek Center of Pasquo  
Map 155, Parcel 274  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to revise a portion of the preliminary plan and for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the south margin of Highway 100, opposite Collins Road (0.98 acres), classified RS40, to develop 3,100 square feet of restaurant uses and 2,700 square feet of retail uses on an undeveloped outparcel, replacing 7,500 square feet of retail/restaurant uses on the approved plan, requested by Gary Batson, for Kroger Limited Partnership, owner.

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

#### X. MANDATORY REFERRALS

27. **2001M-008U-09**  
Close Remaining Portion of Alley #269  
District 19 (Wallace)  
Subarea 9 (1997)

A request to close the remaining portion of Alley #269 from South Third Street to its terminus at I-65, requested by Greg Gillespie of Philip Metals, Inc., appellant and abutting property owner. **(Easements are to be abandoned).**

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

28. **2001M-010U-00**  
Franchise Agreement for Fiber Optic Cable by  
American Fiber Systems, Inc.  
No council district since countywide  
No subarea since countywide

A request for a franchise agreement by American Fiber Systems, Inc., requested by Peter Corea of Swidler, Berlin, Shereff, Friedman, LLP, appellant for American Fiber Systems, Inc.

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

29. **2001M-011U-08**  
Council Bill No. BL2001-583  
M.D.H.A. Lease Agreement  
Map 92-9, Parcel 31  
Subarea 8 (1995)  
District 21 (Whitmore)

A council bill approving a lease by and between the Metropolitan Development and Housing Agency (“MDHA”) and The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Public Schools of Nashville and Davidson County, to provide a facility at 3810 Georgia Court for the one Room Drop-in-School for educational services to be offered to at-risk families, classified within the RM9 district, requested by the Metropolitan Public Schools of Nashville and Davidson County.

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

## **XI. OTHER BUSINESS**

1. Major Street and Collector Plan Update Presentation  
***Recommendation to hold more than one public meeting on plan update***
2. MPO Contract with the Tennessee Department of Transportation for Fiscal Year 2001 FTA (Federal Transit Administration) Planning and Research  
**Action: Approved (8-0)**
3. Legislative update

## **XII. ADJOURNMENT**