



**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 McClean
Judy Cummings	Councilman John Summers
Tonya Jones	Joe Sweat, representing Mayor Bill Purcell

**FEBRUARY 13, 2003 ACTIONS OF THE  
METROPOLITAN PLANNING COMMISSION**

**(For more specific information, call 862-7190)**

**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

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

**III. APPROVAL OF JANUARY 23, 2003 MINUTES**

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

**IV. RECOGNITION OF COUNCILMEMBERS**

**V. OTHER BUSINESS**

1. Executive Director reports
2. Grant agreement between the State of Tennessee and the Metropolitan Planning Commission of Metropolitan Government of Nashville-Davidson County for the Nashville Area Metropolitan Planning Organization  
**Action: Approved (9-0)**
3. Employee contracts for Kathryn Fuller and Jennifer Higgs  
**Action: Approved (9-0)**
4. 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WITHDRAWN ITEMS**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.

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

**VIII. PUBLIC HEARING: A request to adopt the Bellevue Community Plan: 2003 Update**

**Action: Moved to Defer Indefinitely (Disapproved 6-3), Approved as recommended with the ability to raise additional concerns within 60 days, and an advisory added in the language of the plan stating that the zoning map takes precedence (9-0)**

**IX. PUBLIC HEARING: Proposed Moratorium on Commission Consideration of Preliminary Subdivision Plats in areas containing floodplain**

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

**X. PUBLIC HEARING: Amendments to Subdivision Regulations**

**Action: Approved with an effective date of 7/1/03 for the cul-de-sac portion of the amendment (8-0)**

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

- 1. 2002Z-019T**  
Council Bill No. BL2002-1021

A council bill to amend Section 17.28.040 of the Zoning Ordinance text regarding floodplain and floodway development standards, requested by Councilmember Stanley.

**Action: Disapproved original request; Approved Substitute Bill (8-0)**

- 2. 2002Z-022T**  
Council Bill No. BL2002-1226

A request to amend the text of the Zoning Code by changing Section 17.16.220 to allow Commercial Amusement (outside) uses as a Special Exception in the IR and IWD zoning districts, requested by Planning Department staff and sponsored by Councilmember Phil Ponder.

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

**3. 2003Z-003T**  
Council Bill No. BL2003-1336

A request to amend Section 17.04.060 (Definitions) of the Zoning Ordinance modifying the definition of "Recreation Center", requested by Councilmember John Summers.

**Action: Deferred to meeting of February 27, 2003 (8-0)**

**4. 2002Z-114U-13**  
Map 149-3b, Parcels 35 and 36  
Subarea 14 (1996)  
District 28 (Alexander)

A request to change from R10 district to CL district properties at Murfreesboro Pike (unnumbered), at the intersection of Murfreesboro Pike and Brooksboro Place, (1.38 acres), requested by Jeff Browning of Mid South Land Associates, applicant, for Will, Robert, Barbara, and Emily Braswell, owners.

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

**5. 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: Approved (7-1)**

**6. 2003Z-014U-14**  
Map 84-15, Parcel 164  
Map 95-4, Parcels 32 and 33  
Subarea 14 (1996)  
District 15 (Loring)

A request to change from R10 and R20 districts to OL district properties at 119 Fairway Drive and 208 and 212 McGavock Pike, abutting the western margin of McGavock Pike and the eastern margin of Fairway Drive, (2.49 acres), requested by Hoyte and Jane Eakes of HJL, L.P., owners.

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

7.                           **2003Z-016U-13**  
Map 135, Part of Parcel 163  
Subarea 13 (1996)  
District 13 (Derryberry)

A request to change from R20 district to CS (29.3 acres) and MUL (4 acres) districts property at Smith Springs Road (unnumbered), abutting the northern margin of Smith Springs Road, (33.3 acres), requested by J. E. Stevenson, trustee.

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

8.                           **2003Z-021G-14**  
Map 87, Parcel 9  
Subarea 14 (1996)  
District 12 (Ponder)

A request to change from RS15 district to RS7.5 district property at Old Lebanon Dirt Road (unnumbered), abutting the southern margin of Old Lebanon Road, (13.70 acres), requested by Jimmy Yates of Wamble and Associates, applicant, for Thurman R. Williamson, et ux, owners. (See PUD Proposal No. 2003P-005G-14 below).

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

9.                           **2003P-005G-14**  
Parkway Village  
Map 87, Parcel 9  
Subarea 14 (1996)  
District 12 (Ponder)

A request for a preliminary Planned Unit Development located abutting the south margin of Old Lebanon Road, west of Tulip Grove Road, classified RS15 and proposed for RS7.5, (13.70 acres), to permit 49 single-family lots, requested by Wamble and Associates, for Thurman R. Williamson, owner. (See Zone Change Proposal No. 2003Z-021G-14 above).

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

10.                       **2003Z-022U-03**  
Map 69-12, Parcels 24, 44, 45, 46, and 47  
Subarea 3 (1998)  
District 2 (Black)

A request to change from R10 district to RM9 district properties at Bellefield Avenue (unnumbered), at the intersection of Bellefield Avenue and Lawrence Avenue, (8.95 acres), requested by Jerry N. and Belinda C. Vanatta, trustees.

**Action: Deferred to meeting of February 27, 2003. (8-0)**

11. **2003Z-023U-05**  
Map 72-13, Parcel 215  
Subarea 5 (1994)  
District 7 (Campbell)

A request to change from R6 district to RM9 at 946 Strouse Avenue, abutting the southern margin of Strouse Avenue, (0.93 acres), requested by David Gregory, owner.

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

12. **2003Z-024G-03**  
Map 67, Parcel 149  
Subarea 3 (1998)  
District 1 (Gilmore)

A request to change from CN and AR2a districts to CS district property at Old Hickory Boulevard (unnumbered), at the intersection of Old Hickory Boulevard and Ashland City Highway, (5.68 acres), requested by James A. and Hilda M. Lewis, owners.

**Action: Approved CL, but Disapproved CS, which is currently in Council Bill No. BL2003-1332 (8-0)**

## **XII. PRELIMINARY SUBDIVISION PLATS**

13. **2002S-229G-14**  
Windstar Estates, Revised  
Map 43, Parcels 7 and 8  
Subarea 14 (1996)  
District 11 (Brown)

A request for revised preliminary plat approval for 84 lots abutting the southwest margin of Swinging Bridge Road and the northwest corner of Warren Drive and Keeton Avenue, (73.03 acres), classified R10 and R15 districts, requested by Gene H. Scott, Jr., owner, Charlie Rhoten, developer, Burns and Associates, Inc., surveyor.

**Action: Deferred at request of applicant to meeting of March 13, 2003**

- 14. 2002S-339U-10**  
Glen Echo, Resubdivision of Lot 12  
Map 117-15, Parcel 11  
Subarea 10 (1994)  
District 25 (Shulman)

A request for preliminary 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 R10 district, requested by Eugene Collins, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

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

- 15. 2003S-011U-10**  
Elder Place Subdivision  
Map 116-12, Parcel 110  
Subarea 10 (1994)  
District 25 (Shulman)

A request for preliminary plat approval for eight cluster lots abutting the east margin of Estes Road, approximately 993 feet north of Abbott Martin Road, (5.07 acres), classified R20 district, requested by William L. and Linda G. Elder, owners/developers, Civil Site Design Group, surveyor.

**Action: Approved with addendum condition (8-0)**

- 16. 2003S-028U-08**  
Harding Bosley Tract  
Map 81, Parcels 57-63  
Subarea 8 (1995)  
District 20 (Haddock)

A request for preliminary and final plat approval for 24 lots between Ed Temple Boulevard and 28th Avenue North, (5.28 acres), classified RS5 district, requested by Westport Development Company, owner/developer, Cherry Land Surveying, Inc., surveyor.

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

### **XIII. PLANNED UNIT DEVELOPMENTS (revisions)**

- 17. 53-84-U-12**  
Swiss Ridge Apartment at Hickory Heights  
Map 161, Part of Parcel 93  
Subarea 12 (1997)  
District 31 (Knoch)

A request to revise a portion of the Residential Planned Unit Development located abutting the east margin of Swiss Avenue, west of Nolensville Pike, classified RM15 district, (17.96 acres), to permit the redesign of an undeveloped phase to permit the development of 128 multi-family units in six buildings to replace 128 units in 16 buildings, requested by Ragan-Smith Associates, for Swiss Ridge LP / Murphy Development, owners.

**Action: Deferred to meeting of February 27, 2003 (8-0)**

### **XIV. MANDATORY REFERRALS**

- 18. 2003M-018U-11**  
1301 Pillow St. Right-of-Way Encroachment  
Map 105-7, Parcel 147  
Subarea 11 (1999)  
District 19 (Wallace)

A request for an existing building corner to encroach 1.2 feet and for an existing concrete pad to encroach 1.4 feet into the Alley #187 Right-of-Way, property located at 1301 Pillow Street, as requested by Patrick Brakefield of Charles Hawkins Company, applicant, for John Combs and Cliff's Cabinet Company, property owner.

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

- 19. 2003M-019U-05**  
Capital City Mattress Aerial Encroachment  
Map 82-12, Parcel 323  
Subarea 5 (1994)  
District 6 (Beehan)

A request to install an awning measuring 6.5 feet in length projecting 3 feet over the public sidewalk at 8 feet above the public sidewalk, located at 900 Main Street, requested by Horace Bass of Capital City Mattress Company, Inc., applicant and owner.

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

20.

**2003M-020U-09**

Gateway Boulevard Property Sale and Easement  
Subarea 9 (1997)  
District 19 (Wallace)

An ordinance approving a corrected deed conveying fee simple interest, subject to certain retained easements, in property totaling 25,982.42 square feet to the Nashville & Eastern Railroad Authority and a permanent easement on another parcel totaling 1,374.84 square feet to the railroad for construction of the Gateway Boulevard Project, as requested by Metro Legal Department.

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

**XV. ADJOURNMENT**

