



February 14, 2002 Actions of the Planning Commission
(For more specific information, call 862-7190)

AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION

February 14, 2002

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approved with corrections to #7 (delete "and an in-lieu sidewalk fee request on Youngs Lane), #12 (add Map 142, part of Parcel 298), #20 (change 40 foot tall to 30 foot tall), and add #24 Addendum
- III. APPROVAL OF FEBRUARY 14, 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- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**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. 2002Z-005T**
Council Bill No. BL2002-969
Map , Parcel(s)
Subarea ()
District ()

A council bill to amend Section 17.32.040H (Exempt Signs) of the Zoning Ordinance to allow official government, fraternal, religious, or civic flags to be displayed in a fashion other than being mounted individually on permanent poles attached to the ground or building, requested by Councilmembers Don Majors, Leo Waters, and Carolyn Tucker.

Action: *Defer until 02/28/02 so staff can tailor this ordinance to ensure compliance with federal regulations concerning the display of the American flag (7-0)*

2. **2002Z-009U-10**
 Council Bill No. BL2002-963
 Map 117-10, Parcel(s) 95
 Subarea 10 (1994)
 District 25 (Shulman)

A council bill to change from R10 district to OR20 district property at 2411 Crestmoor Road, abutting the northern terminus of Bedford Avenue, (0.4 acres), requested by Frank Ingraham, appellant, for Valarie L. Wilson and William J. Wilson, owners.

Action: *Defer until 2/28/02 at request of Councilmember Shulman (7-0)*

3. **2002Z-010U-13**
 Map 149-00, Parcel(s) 147
 Subarea 13 (1996)
 District 28 (Alexander)

A request to change from AR2a district to RM9 district property at 625 Bell Road, at the intersection of Bell Road and Hickory Highlands Drive, (15 acres), requested by Gary Keckley of Goodworks Unlimited LLC, appellant, for Judson Baptist Church Inc., owner.

Action: *Approved (7-0)*

4. **2002Z-011G-04**
 Council Bill No. BL2002-965
 Map 042-11, Parcel(s) 81, 82
 Subarea 4 (1998)
 District 3 (Nollner)

A council bill to change from RS20 district to RM4 district properties at Old Hickory Boulevard (unnumbered), abutting the southern terminus of Heritage Drive, (3.6 acres), requested by Gary Keckley of Goodworks Unlimited LLC, appellant, for Earl Pate Sr. and Earl Pate Jr., owners.

Action: *Defer to 02/28/02 at request of applicant (7-0)*

5. **2002Z-012U-11**
Map 105-11, Parcel(s) 247
Subarea 11 (1999)
District 17 (Greer)

A request to change from R6 district to RM9 district property at 1900 Thurman Street, approximately 180 feet north of Benton Avenue, (0.82 acres), requested by Nathaniel Hicklen Jr., owner.

Action: Disapproved (7-0)

PRELIMINARY PLAT SUBDIVISIONS

6. **2001S-306U-10**
WICH SUBDIVISION
Map 116-16, Parcel(s) 063
Subarea 10 (1994)
District 34 (Williams)

A request for preliminary plat approval to subdivide one parcel into two lots abutting the west margin of Estes Road, approximately 776 feet south of Abbott Martin Road (1.0 acres), classified within the RS20 district, requested by A. Michael Wich and Marlene A. Wich, owners/developers, John Kohl and Company, surveyor. (Deferred indefinitely from meeting of 10/25/01).

Action: Approved with conditions and a variance for lot comparability and lot frontage to the Subdivision Regulations (Section 2-4.7) (7-0)

7. **2002S-004U-03**
 FORGES SUBDIVISION
 Map 070-06, Parcel(s) 014 & 015
 Subarea 3 (1998)
 District 2 (Black)

A request for preliminary and final plat approval to subdivide two parcels into three lots and a sidewalk variance on Buena Vista Pike and an in-lieu sidewalk fee request on Youngs Lane, abutting the northeast corner of Youngs Lane and Buena Vista Pike, (.76 acres), classified within the R8 district, requested by Sarah R. T. Forges, owner/developer, Land Surveying, Inc., surveyor. (Deferred from meeting of 1/10/02).

Action: Approved with conditions and a sidewalk variance on Buena Vista Pike, and a bond for sidewalk construction along Youngs Lane (Section 2-6.1 of the Subdivision Regulations) (6-1)

8. **2002S-034U-07**
 WESTLAND SQUARE
 Map 103-02, Parcel(s) 244
 Subarea 7 (2000)
 District 24 (Summers)

A request for preliminary plat approval for 13 lots abutting the west margin of Maudina Avenue and Demoss Road, (2.99 acres), classified within the R6 district, requested by Scott Sohr, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: Approved with conditions with a variance for road width to permit a portion of new road to have 40 feet of right-of-way (Section 2-6.2.1, Table 2 of the Subdivision Regulations); variance for sidewalk width and landscaped strip on 40 foot section road (Section 2-4.2E of the Subdivision Regulations), requirement to combine rear of lots 4, 5, 6 and 7 for drainage/open space and to eliminate a flag-shaped lot for lot #7 (8-0)

VIII. FINAL PLAT SUBDIVISIONS

- 9. 2002S-032G-01**
AUDREY SUE SUBDIVISION
Map 008, Parcel(s) 113
Subarea 1 (1997)
District 1 (Gilmore)

A request for final plat approval to subdivide one parcel into two lots abutting the northeast margin of Whites Creek Pike, opposite Baxter Road, (8.45 acres), classified within the AR2a district, requested by Audrey Sue Demonbreun et vir, owner/developer, Williams Land Surveying, surveyor.

Action: Approved with conditions and a variance for a flag-shaped lot (Section 2-4.2A of the Subdivision Regulations) (7-0)

- 10. 2002S-036U-14**
SUNSET VIEW, Section 6, Resubdivision of Lot 661 and Reserve Parcel
Map 073-03, Parcel(s) 094; Map 73-7, Parcel(s) 6
Subarea 14 (1996)
District 15 (Loring)

A request for final plat approval to subdivide one lot and a reserve parcel into two lots and a sidewalk variance along Fairbrook Drive and McGavock Pike, abutting the southwest corner of McGavock Pike and Fairbrook Drive, (1.44 acres), classified within the RS15 district, requested by David P. and Nancy W. Sartor, owners/developers, John D. McCormick, surveyor.

Action: Approved with conditions and a sidewalk variance along McGavock Pike and a bond for sidewalks along Fairbrook Drive (Section 2-6.1 of the Subdivision Regulations) (4-1-1)

- 11. 2002S-037U-07**
WEST MEADE SWIMMING CLUB ONE LOT SUBDIVISION
Map 115-07, Parcel(s) 001
Subarea 7 (2000)
District 23 (Bogen)

A request for final plat approval to record a reserve parcel as one lot abutting the southwest margin of Davidson Road, approximately 210 feet northwest of Davidson Drive, (1.68 acres), classified within the RS40 district, requested by West Meade Swimming Club, Inc., owner/developer, Sharondale Surveying, Inc., surveyor.

Action: Approved with conditions and variance for a non-radial lot line (Section 2-4.2 of the Subdivision Regulations) (6-0)

IX. PLANNED UNIT DEVELOPMENTS (revisions)

12. 94-71-G-06

Bellevue Mall (Sign Variance)
Map 128, Parcel(s) part of 152
Subarea 6 (1996)
District 23 (Bogen)

A request for a variance to Section 17.32.130 (sign regulations) of the Zoning Ordinance within the existing Bellevue Mall Commercial Planned Unit Development District located abutting the south margin of Interstate 40, north of Highway 70S, classified SCR district, (.05 acres), to allow an 80 foot tall, 500 square foot sign oriented toward Interstate 40, and to retain a 98 square foot sign on an existing monument sign along Highway 70S, and to erect a new 435 square foot sign along Highway 70S, requested by Bill Lockwood, for Barge, Waggoner, Sumner and Cannon, for Charles and Ester Frost, owners.

Action: Disapproved both sign variances because too large, too tall, and exceeded number of permitted signs by Zoning Ordinance (6-0)

13. 21-76-U-07

Post Square (O'Charley's Restaurant)
Map 103-15, Parcel(s) 51
Subarea 7 (2000)
District 24 (Summers)

A request to revise the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development District containing an O'Charley's restaurant located abutting the southwest corner of Post Road and White Bridge Road, classified SCC district, (1.10 acres), to permit a 1,007 square foot addition to O'Charley's restaurant, requested by Edward Hotchkiss Architects, for Post Square Shopping Center, owner.

Action: Approved with conditions (7-0)

- 14. 122-83-U-12**
The Woodlands (Water Tanks)
Map 172, Parcel(s) Part of 179
Subarea 12 (1997)
District 31 (Knoch)

A request to revise the preliminary plan and for final approval with a variance to Section 17.16.100B (Utility Uses) for a portion of the Residential Planned Unit Development District located abutting the southern terminus of Swiss Avenue at the east margin of Pineview Lane, classified R15 district, (6.93 acres), to permit three, 3-million gallon water tanks, replacing 12 multi-family units on the plan approved by the Planning Commission, requested by HNTB Corporation for the Metro Department of Water and Sewerage Services, and Jeffrey Hitt, owner.

Action: Approved with conditions and variances for maximum lot size (Section 2-4.2D), lot depth to width ratio (Section 2-4.2E) and flag-shaped lot (Section 2-4.2A) to the Subdivision Regulations and recommendation to Board of Zoning Appeals for no landscape buffer yard (7-0)

- 15. 14-85-P-13**
Gold's Gym / Retail Center
Map 149, Parcel(s) 325
Subarea 13 (1996)
District 28 (Alexander)

A request to revise the preliminary plan and for final approval for the Planned Unit Development District located abutting the east margin of Edge-O-Lake Drive and the south margin of Martway Drive, classified SCC district, (5.09 acres), to permit the development of a 51,000 square foot retail and personal care services center with a new drive up window and access to Martway Drive to replace a 48,840 square foot retail and personal care center, requested by Ragan-Smith and Associates, for K- Mart Corporation, owner.

Action: Approved with conditions (7-0)

X. MANDATORY REFERRALS

- 16. 2001M-109U-11**
Lamar Billboard Lease at Fairgrounds
Map 105-11, Parcel(s) 301; Map 105-12, Parcel(s) 62
Subarea 11 (1999)
District 16 (McClendon)

A request to lease Lamar Advertising six existing billboard structures at the Tennessee State Fairgrounds, requested by Metro Legal on behalf of the Tennessee State Fair.

Action: Approved (7-0)

17. 2001M-110G-01

Lease of Library Property by First Baptist Church of Joelton
Map 022, Parcel(s) 91
Subarea 1 (1997)
District 1 (Gilmore)

A request to lease the Whites Creek library property to the First Baptist Church of Joelton for parking and ingress/egress to Whites Creek Pike, requested by Metro Legal on behalf of Metro Library.

Action: Approved (7-0)

18. 2002M-003G-14

Council Resolution No. RS2002-943
Property Acquisition for Ruby Major Elementary School and
Future Middle School
Map 98, Parcel(s) 101, 163
Subarea 14 (1996)
District 12 (Ponder)

A council resolution to acquire by purchase 31.95 acres of land for a new elementary school (Ruby Major) and middle school at John Hager Road (unnumbered), zoned RS15 district, requested by the Public Property Administrator on behalf of the Nashville Board of Public Education, owned by Mary Gladys George et al.

Action: Approved with strong recommendation that funding to upgrade John Hager Road be included in next Capital Improvements Budget (6-0)

19. 2002M-017U-08

Close Portion of Michigan Avenue
Map 091-08, Parcel(s) 244, 275; Map 091-12, Parcel(s) 298
Subarea 8 (1995)
District 21 (Whitmore)

A request to close an unbuilt portion of Michigan Avenue between 42nd Avenue North and 43rd Avenue North, requested by Councilmember Ed Whitmore. Easements are to be retained.

Action: Approved (7-0)

- 20. 2002M-018U-12**
Southern Hills Medical Center Sign Encroachment
Map , Parcel(s)
Subarea 12 (1997)
District 26 (Arriola)

A request to encroach 18 feet with a 40 foot tall pole sign for Southern Hills Medical Center into the public right-of-way of a yet-to-be-dedicated public street connecting Harding Place with Wallace Road, requested by Larry Alexander of CESP, Inc., for HCA, owner.

Action: *Deferred indefinitely (7-0)*

- 24. 2002M-019U-11**
Lease Amendment to Greer Stadium Lease with Nashville Sounds
Baseball Club, L.P.
Map 105-02, Parcel(s) 434
Subarea 11 (1999)
District 19 (Wallace)

A request for an amendment to Greer Stadium lease with the Nashville Sounds Baseball Club, L.P., requested by Metro Legal.

Action: *Approved (7-0)*

XI. OTHER BUSINESS

- 21.** MPO Contract with McKinnie & Moore to provide legal services for the MPO
Action: *Approved (7-0)*
- 22.** Employee Contract for Anna Kuoppamaki
Action: *Approved (7-0)*
- 23.** Legislative Update

XII. ADJOURNMENT