



**February 15, 2001 Actions of the Planning Commission
(For more specific information, call 862-7190)**

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

February 15, 2001

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approved (8-0) with adoption of two addendums: 155-79-U-11 on page 5, 2001M-027U-09 on page 9 and revision to 97P-041U-10 on page 6
- III. APPROVAL OF FEBRUARY 1, 2001 MINUTES**
Action: Approved (8-0)
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS**
- VI. PUBLIC HEARING: CONSENT AGENDA**
- VII. PUBLIC HEARING:**
GENERAL PLAN AMENDMENT
 - 1. Subarea 11 Plan Amendment Request**
Mixed Use to Residential Policy
Cameron-Trimble Neighborhood

Action: Deferred indefinitely (8-0)

ZONING MAP AMENDMENTS

2. **2001Z-009G-02**
Map 7, Parcels 78 (78.62 acres) and 82 (4.4 acres)
Subarea 2 (1995)
District 10 (Balthrop)

A request to change from AR2a to RS20 district property located at 1969 and 2091 Tinnin Road (83.02 acres), requested by William D. Castleman, appellant, for Ronald W. Gourley, Chief Manager of Gourley & Associates, LLC, owner. **(Deferred from meeting of 01/18/01).**

Action: Disapproved (8-0)

3. **2001Z-023U-09**
Map 92-4, Parcel 301
Subarea 9 (1997)
District 20 (Haddox)

A request to change from CS, IR and OR20 districts to IWD district property at 1000 Herman Street, abutting the west margin of 10th Avenue North (1.4 acres), requested by Don White, appellant, for Athens Distributing Company of Nashville, Tennessee, owner.

Action: Approved (8-0)

4. **2001Z-024G-04**
Council Bill No. BL2001-597
Map 63, Parcel 5
Subarea 4 (1998)
District 9 (Dillard)

A council bill to rezone from CN to RS40 district property at 1524 Neelys Bend Road, abutting the south margin of Hidden Acres Drive (1.46 acres), requested by Jerry Beck, appellant, for Mary G., Robert J., and Sharon Beck, owners.

Action: Approved (8-0)

5. **2000Z-073G-06**
Council Bill No. BL2001-394
Map 128, Parcels 71 (32.5 acres) and 44 (26.31 acres)
Subarea 6 (1996)
District 23 (Bogen)

A council bill to rezone from R15 and R20 districts to RM4 district properties at Old Hickory Boulevard (unnumbered), approximately 1,900 feet south of Ridgelake Parkway (58.81 acres), requested by Gary Whaley, appellant, for Hutton R. Buchanan et ux, owners. **(See also PUD Proposal No. 2001P-003G-06 below).**

Action: Deferred indefinitely (8-0)

6. **2001P-003G-06**
Hutton Residential Development
Map 128, Parcels 44 (26.31 acres) and 71 (32.50 acres)
Subarea 6 (1996)
District 23 (Bogen)

A request for preliminary approval for a Planned Unit Development District located along the west margin of Old Hickory Boulevard, approximately 2,000 feet south of Ridgelake Parkway (58.81 acres), classified within the R15 and R20 Districts and proposed for RM4 for a portion, to permit 130 condominium units and a 484 square foot clubhouse in three phases with 42 acres of open space, requested by Dale and Associates, appellant, for Hutton R. Buchanan et ux, owners. **(See also Zone Change Proposal No. 2000Z-073G-06 above).**

Action: Deferred indefinitely (8-0)

PRELIMINARY PLAT SUBDIVISIONS

7. **99S-007G-12**
The Ridge at Stone Creek (Revision)
Map 180, Parcel 112
Subarea 12 (1997)
District 31 (Knoch)

A request for revised preliminary approval for 95 lots abutting the northeast margin of the Davidson/Williamson County Line, approximately 850 feet south of Holt Road (40.0 acres), classified within the RS10 district, requested by Beech Hill Properties, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: Approved (8-0)

VIII. FINAL PLAT SUBDIVISIONS

- 8. 2001S-049G-14**
Merritt Downs, Section 1
Map 64, Part of Parcel 25
Subarea 14 (1996)
District 11 (Brown)

A request for final plat approval to create 41 lots abutting the southeast margin of Saundersville Road, approximately 85 feet west of Cascade Drive (16.81 acres), classified within the R10 district, requested by Phillips Builders, Inc., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: Approved subject to a bond of \$1,124,500 (8-0)

- 9. 2001S-050G-06**
Glenwood Trace, Section 1, Resubdivision
of Lots 14-18 and Open Space
Map 128-7-A, Parcels 14-18 and Open Space
Subarea 6 (1996)
District 23 (Bogen)

A request for final plat approval to consolidate five lots, open space and abandon Ridgelake Parkway into one lot and open space abutting the east margin of Sawyer Brown Road and both margins of Ridgelake Parkway (29.65 acres), classified within the R10 and RM4 districts, requested by New Hope Associates, LLC, owner/developer, Walter Davidson and Associates, surveyor.

Action: Approved (8-0)

- 10. 2001S-053G-06**
River Road Estates
Map 88, Parcels 64, 66, 67, 68 and 70-76
Map 89, Parcels 59 and 61-65
Map 101, Parcel 193
Subarea 6 (1996)
District 23 (Bogen)

A request for final plat approval to record 18 parcels as 18 lots to extend utilities abutting the west margin of River Road Pike, approximately 1,805 feet south of Lakeview Drive (130.0 acres), classified within the R80 and AR2a districts, requested by R. R. P. O. A., owners/developers, Crawford Land Surveyors, surveyor.

Action: Approved (8-0)

IX. PLANNED UNIT DEVELOPMENTS (revisions)

- 11. 28-79-G-13**
Hickory Manor Apartments and Townhouse
Map 163, Parcels 128 and 365
Subarea 13 (1996)
District 29 (Holloway)

A request to revise the preliminary plan for a phase and for final approval for a phase of the existing Residential Planned Unit Development District abutting the west margin of Hamilton Church Road, north of Zelida Avenue (19.33 acres), classified within the R15 district, to permit a new access to the undeveloped Phase 2 and to develop 42 multi-family units in Phase 2 for a total of 195 multi-family units, replacing the approved 240 units, requested by BA Engineering, for Hickory Manor Ltd. L.P., owner.

Action: Approved (8-0)

Addendum:

- 155-79-U-11**
Santa Fe Restaurant
Map 132-15, Parcel 28.01
Subarea 11 (1999)
District 33 (Turner)

A request to revise the preliminary plan and for final approval to a phase of the Commercial (General) Planned Unit Development District abutting the northwest corner of Elysian Fields Road and Sidco Drive (.01 acres), classified within the CL district, to add a 14' x 48' monopole Type II billboard not to exceed 50 feet in height along I-65 at the rear of the Santa Fe restaurant building, requested by DBA Patterson Signs, for Realty Income Corporation, owner.

Action: Disapproved (5-3)

- 12.** **97P-041U-10**
West End Extended Stay America
Map 104-6, Parcel 168
Subarea 10 (1994)
District 18 (Hausser)

A request to revise the preliminary plan and for final approval for the Commercial Planned Unit Development District abutting the southeast margin of West End Avenue, north of Murphy Road (1.68 acres), classified within the ORI district, to develop a 51,933 square foot, four story, 114 room extended stay motel where a 51,020 square foot hotel was previously approved, requested by Ragan-Smith Associates, for Extended Stay America, owner.

Action: Approved (8-0)

X. MANDATORY REFERRALS

- 13.** **2001M-014U-11**
Council Bill No. BL2001-615
Desoto Drive Property Sale
Map 119-2, Parcel 27
Subarea 11 (1999)
District 16 (McClendon)

A council bill approving the sale of property at 225 DeSoto Drive owned by Metropolitan Government, classified within the R10 district on .53 acres, requested by the Public Property Administrator.

Action: Approved (8-0)

- 14.** **2001M-015U-08**
Council Bill No. BL2001-616
Eden Street Property Sale
Map 92-6, Parcel 57
Subarea 8 (1995)
District 21 (Whitmore)

A council bill approving the sale of property at 2713 Eden Street owned by Metropolitan Government, classified within the R6 district on .09 acres, requested by the Public Property Administrator.

Action: Approved (8-0)

15. **2001M-016U-12**
Council Bill No. BL2001-613
Ash Grove Drive Property Sale
Map 162-9, Parcel 73
Subarea 12 (1997)
District 31 (Knoch)

A council bill approving the sale of property at 284 Ash Grove Drive owned by Metropolitan Government, classified within the R10 district on .15 acres, requested by the Public Property Administrator.

Action: Approved (8-0)

16. **2001M-017G-07**
Council Bill No. BL2001-617
Pendleton Avenue Property Sale
Map 116-11, Parcel 116
Subarea 7 (2000)
District 34 (Williams)

A council bill approving the sale of property at Pendleton Avenue (unnumbered) owned by Metropolitan Government and located within the City of Belle Meade on .02 acres, requested by the Public Property Administrator.

Action: Approved (8-0)

17. **2001M-018U-12**
Council Bill No. BL2001-618
Tusculum Road Property Sale
Map 162-1, Parcel 125
Subarea 12 (1997)
District 30 (Kerstetter)

A council bill approving the sale of property at Tusculum Road (unnumbered) owned by Metropolitan Government, classified within the R10 district on .05 acres, requested by the Public Property Administrator.

Action: Approved (8-0)

- 18. 2001M-019G-14**
Council Bill No. BL2001-619
Western Shore Drive Property Sale
Map 121-4, Parcel 5
Subarea 14 (1996)
District 13 (Derryberry)

A council bill approving the sale of property at Western Shore Drive (unnumbered) owned by Metropolitan Government, classified within the R10 district on .09 acres, requested by the Public Property Administrator.

Action: Approved (8-0)

- 19. 2001M-020U-08**
Council Bill No. BL2001-614
Cedarvalley Drive Property Sale
Map 162-13, Parcel 110
Subarea 12 (1997)
District 31 (Knoch)

A council bill approving the sale of property at Cedarvalley Drive (unnumbered) owned by Metropolitan Government, classified within the R10 district on .03 acres, requested by the Public Property Administrator.

Action: Approved (8-0)

- 20. 2001M-021U-08**
Transfer of Property to M.D.H.A.
Map 91-12, Parcel 216
Subarea 8 (1995)
District 18 (Hausser)

A request to approve the transfer of property at 4005 Indiana Avenue owned by Metropolitan Government to the Metropolitan Development and Housing Agency, classified within the OR20 district, requested by the Public Property Administrator.

Action: Approved (8-0)

Addendum:

2001M-027U-09

Lease Agreement for Arts Commission
and Historical Commission

Map 93-9, Parcel 320

Subarea 9 (1997)

District 19 (Wallace)

A request to extend the existing lease of the Arts Commission and the Historical Commission at Cummins Station until June 30, 2001, at the end of this fiscal year.

Action: *Approved (8-0)*

XI. OTHER BUSINESS

1. Legislative update

XII. ADJOURNMENT