



**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 |

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

February 27, 2003

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved with deferral of approval of February 13, 2003 minutes to meeting of March 13, 2003 (8-0)

IV. RECOGNITION OF COUNCILMEMBERS

V. OTHER BUSINESS

1. Executive Director Reports

2. Amendment to Contract Between the Metropolitan Government of Nashville and Davidson County and Multisystems, Inc., for the Preparation of a Regional Transit Development Plan.

Action: Approved (8-0)

3. Legislative Update

VI. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS

Action: Approved (8-0)

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 (8-0)

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

- 1. 2003Z-003T**
Council Bill No. BL2003-1336

A request to amend Section 17.16.220 E of the Zoning Ordinance, modifying the special exception standards for "Recreation Center", requested by Councilmember John Summers. (Deferred from meeting of February 13, 2003).

Action: Disapproved (7-1)

- 2. 2002Z-052U-03**
Map 69, Part of Parcels 59 and 121
Subarea 3 (1998)
District 1 (Gilmore)

A request to change from RS15 district to RM9 district properties at 4343 Ashland City Highway and Ashland City Highway (unnumbered), abutting the southern terminus of Drakes Branch Road, (6.24 acres), requested by Lou Bratton, Ragan Hall, and Bob Adler, applicants, for Volunteer Investments, Inc., owner .

Action: Approved (8-0)

- 3. 2002Z-110G-14**
Map 76, Parcel 2
Subarea 14 (1996)
District 11 (Brown)

A request to change from R10 district to RM6 district property at 735 Tulip Grove Road, approximately 800 feet north of Chandler Road, (17.41 acres), requested by Richard A. Nelson of Morning Star Construction Company, appellant, for John L. Fox, owner. (See PUD Proposal No. 2003P-003G-14 on page 3).

Action: Deferred to meeting of March 13, 2003 (8-0)

4. **2003P-003G-14**
Tulip Grove Townhomes
Map 76, Parcel 2
Subarea 14 (1996)
District 11 (Brown)

A request to apply a preliminary Planned Unit Development district to property located at 735 Tulip Grove Road, abutting the east margin of Tulip Grove Road, north of Chandler Road, classified R10 and proposed for RM6, (17.41 acres), to permit the development of an 80 unit townhome development, requested by Dale and Associates, for John L. Fox, owner. (See Zone Change Proposal No. 2002Z-110G-14 on page 2).

Action: Deferred to meeting of March 13, 2003 (8-0)

5. **2002Z-124G-12**
Map 173, Parcel 101
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a district to RS10 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: Approved (8-0)

6. **2003Z-011U-03**
Map 69, Part of Parcels 34, 35 and 100
Subarea 3 (1998)
District 2 (Black)

A request to change from RS15 district to CS district portions of properties at 3837 Clarksville Pike and 3848 and 3854 Abernathy Road, at the intersection of Clarksville Pike and Abernathy Road, (5.81 acres), requested by Gus Richards, owner.

Action: Approved with conditions (8-0)

7. **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. (Deferred from meeting of February 13, 2003).

Action: Deferred indefinitely (8-0)

8. **2003Z-026U-14**
Map 108-16, Parcels 147 and 148
Subarea 14 (1996)
District 13 (Derryberry)

A request to change from R15 district to CS district properties at 3232 Bell Road and 3228 Bell Road, along the west side of Bell Road, north of Pleasant Hill Road, (.78 acres), requested by Jean Claude and Jill Davet, owners.

Action: Deferred indefinitely (8-0)

9. **2003Z-027U-13**
Map 135, Parcel 393
Subarea 13 (1996)
District 13 (Derryberry)

A request to change from AR2a district to R20 district property at 2995 Ned Shelton Road, approximately 1,500 feet north of Smith Springs Road, (2.03 acres), requested by Billy F. Thomas, owner.

Action: Approved (8-0)

10. **2003Z-029U-13**
Map 120, Parcels 79, 179 and 181
Subarea 13 (1996)
District 13 (Derryberry)

A request to change from CL district to CS district properties at 1315 and 1325 Vultee Boulevard, and Briley Parkway (unnumbered), at the intersection of Vultee Boulevard and Briley Parkway, (1.57 acres), requested by Donald E. and Rita G. Burgner, owners.

Action: Disapproved (8-0)

11. **2003Z-031U-11**
Council Bill No. BL2003-1323
Map 118-15, Parcel 16
Subarea 11 (1999)
District 33 (Turner)

A request to change from IWD district to CS district property at 100 Powell Place, abutting the south side of Powell Place, (2.18 acres), requested by Ed Freeman of The Freeman Group, applicant, for Shurgard-Freeman 100 Oaks, L.L.C.

Action: Approved (8-0)

IX. PRELIMINARY SUBDIVISION PLATS

12. **2003S-030G-14**
Hickory Hills, Section 18
Map 76, Parcel 46
Subarea 14 (1996)
District 11 (Brown)

A request for preliminary plat approval for 11 lots abutting the northwest terminus of Leesa Ann Lane, approximately 210 feet northwest of Halifax Court (access from Wilson County), (9.73 acres), classified within the R10 district, requested by JCH Development Company, Inc., owner/developer, MEC, Inc., surveyor.

Action: Approved with conditions and a variance for street standards (8-0)

13. **2003S-046G-12**
Second Addition to Indian Creek
Map 181, Parcel 37
Subarea 12 (1997)
District 31 (Knoch)

A request for preliminary plat approval for 41 lots located on the south margin of Culbertson Road, approximately 2,895 feet southwest of Old Hickory Boulevard, (15.76 acres), classified within the RS10 district, requested by Paul E. Johnson, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: Approved with conditions (8-0)

X. FINAL PLATS

14. **2003S-001G-04**
Montague Falls, Resubdivision of Lots 3 and 4
Map 52-9, Parcels 29 and 30
Subarea 4 (1998)
District 8 (Hart)

A request for final plat approval to reconfigure two lots abutting the southeast margin of Falls Avenue, approximately 240 feet northeast of East Palestine Avenue, (1.68 acres), classified within the RS10 district, requested by John C. and Marie F. Harford, owners/developers, Land Surveying, Inc., surveyor.

Action: Approved with conditions and a variance for an open space conservation/greenway easement (8-0)

15. **2003S-038U-05**
McGaughey's 2nd Haysboro Subdivision,
 Block 1, Revision of Lots 4 and 5
Map 61-8, Parcels 154 and 155
Subarea 5 (1994)
District 8 (Hart)

A request for final plat approval to reconfigure two lots abutting the southwest margin of Brush Hill Road, approximately 100 feet southeast of Log Cabin Road, (1.37 acres), classified within the RS20 district, requested by Frank Watrous, Jr., owner/developer, Cantrell-Kemp, LLC, surveyor.

Action: Approved with conditions and a variance for lot comparability (8-0)

16. **2003S-039G-10**
Middleton, 3rd Revision, Resubdivision of Reserve Parcel
Map 157-8-A
Subarea 10 (1994)
District 34 (Williams)

A request for final plat approval to create two lots abutting the south margins of Middleton Circle and Chatham Court, (2.03 acres), classified within the R40 Residential Planned Unit Development District, requested by Sallie R. Hicks, owner/developer, Dale and Associates, Inc., surveyor.

Action: Approved with conditions (8-0)

17. **2003S-043G-06**
Jeff Amann Subdivision
Map 154, Parcel 283
Subarea 6 (2003)
District 35 (Tygard)

A request for final plat approval to record one parcel as one lot and a variance from private street standards, abutting the west terminus of Taylor Lane (private road), approximately 1,920 feet northwest of Poplar Creek Road, (5.42 acres), classified within the AR2a district, requested by Jeffrey B. and Lisa B. Amann, owners/developers, Bruce Rainey and Associates, surveyor.

Action: Deferred to meeting of March 13, 2003 (8-0)

XI. PLANNED UNIT DEVELOPMENTS (revisions) AND URBAN DESIGN OVERLAYS

- 18. 199-83-U-05**
Ellington View Apartments
Map 61, Parcel 86
Subarea 5 (1994)
District 4 (Majors)

A request to revise a portion of the Residential Planned Unit Development located abutting the south terminus of Lemont Drive, west of Ellington Parkway, classified RM9, (10 acres), to permit 32 multi-family units to replace the undeveloped 114 multi-family, requested by Gresham-Smith and Partners, for Woodbine Community Organization, owner.

Action: Approved with conditions (8-0)

- 19. 53-84-U-12**
Swiss Ridge Apartments
Map 161, Part of Parcel 93
Subarea 12 (1997)
District 31 (Knoch)

A request to revise a portion of the preliminary plan and for final approval for a phase of the Residential Planned Unit Development located abutting the east margin of Swiss Avenue, west of Nolensville Pike, classified RM15, (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, and for final approval for 84 multi-family units in the first phase, requested by Ragan-Smith Associates, for Swiss Ridge LP/ Murphy Development, owner.

Action: Approved with conditions including a sidewalk variance and a condition that a sidewalk is to be constructed on Swiss Avenue from Nolensville Pike to the property on both sides of Swiss Avenue (8-0)

- 20. 98-85-P-14**
Woodland Point, Phase 8
Map 121, Parcel 104
Subarea 14 (1996)
District 13 (Derryberry)

A request for a revision to the preliminary plan for Phase 8 the Residential Planned Unit Development located abutting the east margin of Bell Road at Woodland Pointe, classified RM9, (4.89 acres), to permit the development of 54 condominium units replacing the undeveloped 55 condominium units and a realign the current entry drive, requested by Land-Design, for James Carbine, Trustee.

Action: Approved with conditions (8-0)

21. **94P-025G-06**
Bellevue Commercial PUD (Bank of Nashville)
Map 142, Parcels 29.01, 29.02, 29.03 and 252
Subarea 6 (2003)
District 35 (Tygard)

A request to revise a portion of the Commercial Planned Unit Development located abutting the south margin of Highway 70 and the east margin of Sawyer Brown Road, classified ON, (3.5 acres), to permit a 3,896 square foot bank with a temporary right in right out access to Highway 70 to replace an undeveloped 5,000 square foot bank, requested by Littlejohn Engineering, for Elvis L. Wallace and Sarah Jones Risdahl, owners.

Action: Approved with conditions (8-0)

22. **2001UD-001G-12**
Lenox Village, Phase B
Map 172, Part of Parcel 89
Subarea 12 (1997)
District 31 (Knoch)

A request for final plan approval for a phase of the urban design overlay district located on the east margin of Nolensville Pike, opposite Bradford Hills Drive, classified RM9, to permit the development of 35 townhouses and 12 single-family lots, requested by Anderson-Delk & Associates, Inc., for Lenox Village I, LLC, owner.

Action: Approved with conditions, including a condition that the curb radii standards will be reconciled with Public Works prior to final plat recordation (8-0)

XII. MANDATORY REFERRALS

23. **2003M-022U-08**
Lena Street Partial Right-of-Way Closure
Map 92-6, Parcels 530 and 531
Subarea 8 (2002)
District 21 (Whitmore)

A request to close a 10-foot by 30-foot (300 square feet) section of Lena Street fronting Map 92-6, Parcel 531 since this surplus right-of-way was obtained when the streets were being improved, requested by Leslie Shechter, attorney, for Magdalene, Inc., property owner. (Easements to be retained)

Action: Approved (8-0)

24. **2003M-023U-08**
Buena Vista Elementary Easement Abandonment
Map 81-12, Parcel 300
Subarea 8 (2002)
District 20 (Haddox)

A request for easement and sewer line abandonment for Project No. 02-SL-175, Buena Vista Elementary School Addition, in which a manhole will be installed over an existing 10-inch sewer line to establish separation of public and private lines, property located at 1531 9th Avenue North, as requested by the Metro Department of Water & Sewerage Services.

Action: Approved (8-0)

25. **2003M-024U-05**
MDHA Water Line Easement Abandonment & Relocation
Map 93-4, Parcel 82
Subarea 5 (1994)
District 6 (Beehan)

A request for a 6-inch water line easement abandonment and relocation for Project No. 02-WL-162 for the expansion of a MDHA Section 8 office building, property located at 890 South 7th Street, as requested by the Metro Department of Water & Sewerage Services.

Action: Approved (8-0)

26. **2003M-025U-05**
Meigs Magnet School Partial Sewer Abandonment
Map 82-12, Parcel 12
Subarea 5 (1994)
District 5 (Hall)

A request for an 8-inch sewer line abandonment for Project No. 03-SG-026, Meigs Magnet School, property located at 715 Ramsey Street, as requested by the Metro Department of Water & Sewerage Services.

Action: Approved (8-0)

27.

2003M-026U-13

Rename Portion of McCrory Creek Road to Pulley Road
Map 121, Parcel 4
Subarea 13 (1996)
District 13 (Derryberry)

A request to rename a portion of McCrory Creek Road, north from Couchville Pike to Pulley Road, to "Pulley Road", as requested by Councilmember Tony Derryberry.

Action: Deferred to meeting of March 13, 2003 (8-0)

XIII. ADJOURNMENT

