



**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 |

**JANUARY 23, 2003 ACTIONS OF THE
METROPOLITAN PLANNING COMMISSION
(For more specific information, call 862-7190)**

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved (6-0) with addition of #5 under Other Business, corrections to 2003Z-017U-07 and 2003P-004U-07 on page 6 changing from "RS5" to "RS3.75," correction to 2003P-004U-07 changing from "15 single-family lots" to "14 single-family lots," correction to 2002S-229G-14 on page 7 to omit "part of" parcels 7 and 8, correction to 2002S-339U-10 on page 8 to omit "final" plat.

III. APPROVAL OF JANUARY 9, 2003 MINUTES

Action: Approved (6-0)

IV. RECOGNITION OF COUNCILMEMBERS

V. OTHER BUSINESS:

1. Set Public Hearing for Subdivision Regulation Amendments
Action: Public Hearing set for February 13, 2003
2. Executive Director Reports
Action: Deferred items #20 and #24 to February 13, 2003, and set a hearing on February 13, 2003, to discuss a moratorium on floodplain development.
3. Employee Contracts for David Kleinfelter, Anna Kuoppamaki and James McAteer
Action: Approved (6-0)
4. Legislative Update
5. Review Bellevue Community Plan at 2:00 p.m. on February 13, 2002

VI. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS

Action: Approved (6-0)

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 (6-0)

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

1. 2003Z-001T

A request to amend various sections of Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, relative to notification of a radio/TV/satellite/cellular/personal communications tower application submittal, requested by Councilmember Brenda Gilmore.

Action: Approved (6-0)

2. 2003Z-003T

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 13, 2003 (6-0)

**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 February 27, 2003 (6-0)

4. **2003P-003G-14**
Tulip Grove Townhomes
Map 75-12, Part of Parcel 60 (condo lot)
Map 76, Parcel 2
Subarea 14 (1996)
District 11 (Brown)

A request for a preliminary Planned Unit Development district 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 February 27, 2003 (6-0)

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: Deferred to meeting of February 13, 2003 (6-0)

6. **2003Z-002G-01**
Map 15, Part of Parcel 7
Subarea 1 (1997)
District 1 (Gilmore)

A request to change from RS40 district to MUL district a portion of property at 7305 Whites Creek Pike, abutting the western margin of Whites Creek Pike, (41.5 acres), requested by Joe N. Smith, applicant, for Clara H. Falls, owner.

Action: Approved with conditions (6-0)

7. **2003Z-005U-14**
Map 121, Parcel 81
Subarea 14 (1996)
District 13 (Derryberry)

A request to change from CN district to CS district property at 2700 Couchville Pike at the intersection of Couchville Pike and Pleasant Hill Road, (0.85 acres), requested by Russell Eaton et ux, owner.

Action: Disapproved (6-0)

8. **2003Z-006U-08**
Map 92-8, Parcels 3, 3.01 and 4
Subarea 8 (1995)
District 19 (Wallace)

A request to change from IR district to MUL district properties at 810 17th Avenue North and 17th Avenue North (unnumbered), at the intersection of Fisk Street and 17th Avenue North, (3.44 acres), requested by Alan Cohen, applicant, for Walco Development, LLC.

Action: Approved (6-0)

9. **2003Z-007G-12**
Map 181, Part of Parcel 19
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a district to RS10 (38.3 acres), RM4 (38.3 acres), and RM6 (18 acres) districts property at Culbertson Road (unnumbered), abutting the northern margin of Culbertson Road, (94.6 acres), requested by Mike Anderson of Anderson-Delk and Associates, Inc., applicant, for Delvin Farms, L.P.

Action: Approved with conditions (6-0)

10. **2003Z-010U-07**
Map 91-15, Parcel 104
Subarea 7 (2000)
District 24 (Summers)

A request to change from OR20 district to RS7.5 district property at 5206 Park Avenue, approximately 100 feet east of 53rd Avenue North, (0.19 acres), requested by Councilmember John Summers, applicant, for Alice W. Cameron, owner.

Action: Approved (6-0)

11. **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, (6.29 acres), requested by Gus Richards, owner.

Action: Approved (6-0)

12. **2003Z-012G-04**
Map 52-9, Parcel 61
Subarea 4 (1998)
District 8 (Hart)

A request to change from RS10 district to RM40 district property at 421 Due West Avenue, at the intersection of Due West Avenue East and Peter Pan Street, (0.27 acre), requested by Romie Lewis, owner.

Action: Disapproved (6-0)

13. **2003Z-013U-14**
Map 85, Part of Parcel 19
Subarea 14 (1996)
District 14 (Stanley)

A request to change from R10 district to RM9 district a portion of property at 3021 Lebanon Pike, abutting the southern margin of Lebanon Pike, (5 acres), requested by Penny Campbell of Park Center, applicant, for the State of Tennessee.

Action: Approved (6-0)

14. **2003Z-015G-06**
Map 126, Part of Parcel 28
Subarea 6 (1996)
District 23 (Bogen)

A request to change from AR2a district to RS15 district a portion of property at 8840 Highway 70, abutting the northern margin of Highway 70, (31.5 acres), requested by Robert Porter of Civil Site Design Group, applicant, for W. J. Newsome, owner.

Action: Deferred to meeting of February 27, 2003 (6-0)

15. **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: Deferred to meeting of February 13, 2003 (6-0)

16. **2003Z-017U-07**
Map 91-14, Parcels 200, 201 and 202
Subarea 7 (2000)
District 24 (Summers)

A request to change from R6 district to RS3.75 district properties at 224, 226 and 228 Orlando Avenue, abutting the eastern margin of Orlando Avenue, (2.63 acres), requested by Kim Hawkins of Hawkins Partners, applicant, for Bruce Harding and W. P. Kofahl et ux, owners. (See PUD Proposal No. 2003P-004-07 below).

Action: Approved (6-0)

17. **2003P-004U-07**
Patina
Map 91-14, Parcels 200, 201 and 202
Subarea 7 (2000)
District 24 (Summers)

A request for a preliminary Planned Unit Development district located at 224, 226 and 228 Orlando Avenue, abutting the east margin of Orlando Avenue, classified R6 and proposed for RS3.75, (2.63 acres), to permit the development of 14 single-family lots, requested by Hawkins Partners, for Shamricj Holdings Inc., owner. (See Zone Change Request 2002Z-017U-07 above).

Action: Approved with conditions (6-0)

- 18. 2003Z-018U-08**
Map 81-16, Parcels 422-432, 438, 439, 471 and 476
Map 92-4, Parcels 23 and 24
Subarea 8 (1995)
District 19 (Wallace)

A request to change from CS and RM20 districts to MUL district properties at 1401 and 1405 Jefferson Street, 1311, 1313, 1404, 1406, 1408 and 1408 1 Meharry Boulevard, and 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039 and 1041 14th Avenue North, at the intersection of Meharry Boulevard and 14th Avenue North, (2.05 acres), requested by Michael Delvzizis of Stantec Consulting Services, applicant, for Mathew Walker Comprehensive Health Center, Inc., and Clark Memorial Methodist Church, Inc., owners.

Action: Approved MUL for Map 81-16, Parcels 422 and 423; Approved OR40 for Parcels 424 through 432; and Disapproved MUL for Parcels 438, 439, 471, and 476 and Map 92-4, Parcels 23 and 24 (6-0)

- 19. 2003Z-025U-10**
Map 117-12, Parcel 53
Subarea 10 (1994)
District 17 (Greer)

A request to apply the Neighborhood Landmark Overlay district to property at 3420 Belmont Boulevard, at the intersection of Belmont Boulevard and Woodmont Boulevard, classified R10, (1.04 acres), requested by Jonathan Bulter, applicant, for Alan J. McCracken, et ux.

Action: Disapproved (6-0)

IX. PRELIMINARY SUBDIVISION PLATS

- 20. 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 within the R10 and R15 districts, requested by Gene H. Scott, Jr., owner, Charlie Rhoten, developer, Burns and Associates, Inc., surveyor.

Action: Deferred to meeting of February 13, 2003 (6-0)

- 21. 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: Deferred to meeting of February 13, 2003 (5-1)

- 22. 2003S-011U-10**
Elder 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, (5.08 acres), classified R20 district, requested by William L. and Linda G. Elder, owners/developers, Civil Site Design Group, surveyor.

Action: Deferred to meeting of February 13, 2003 (6-0)

- 23. 2003S-020G-14**
Binkley ROW
Map 85, Parcel 41
Subarea 14 (1996)
District 12 (Ponder)

A request for preliminary and final plat approval to subdivide one parcel into three lots abutting the south margin of Central Pike, approximately 737 feet east of Lebanon Pike, (6.04 acres), classified IWD and CS districts, requested by Odell and Mary Evelyn Binkley, Jr., owners/developers, John D. McCormick, surveyor.

Action: Approved with conditions (6-0)

24. **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 within the RS5 district, requested by Westport Development Company, owner/developer, Cherry Land Surveying, Inc., surveyor.

Action: Deferred to meeting of February 13, 2003 (6-0)

X. FINAL PLATS

25. **2000S-026G-14**
Cole's Retreat, First Revision
Map 76-13, Parcel 5
Map 87-10, Parcel 7
Subarea 14 (1996)
District 12 (Ponder)

A request for final plat approval for five lots abutting the east terminus of Wonderland Pass, approximately 100 feet east of Tulip Grove Road, (2.08 acres), classified RS15 district, requested by Arnold A. and Alice Faye Cole, owners/developers, Michael Moran, surveyor.

Action: Approved (6-0) with conditions, including that a sidewalk is to be constructed along lots 5, 4, and 3 up to the driveway.

26. **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: Deferred to meeting of February 13, 2003 (6-0)

XI. PLANNED UNIT DEVELOPMENTS (revisions)

- 27. 8-74-U-11**
Jolly Ox Restaurant
Map 120-1, Parcels 144 and 146
Subarea 11 (1999)
District 13 (Derryberry)

A request to cancel the Commercial Planned Unit Development district located abutting the western margin of Murfreesboro Pike, 330 feet north of Glengarry Drive, classified MUL district, (1.81 acres), approved for an 8,773 square foot restaurant and parking lot, requested by SunTrust Bank, owner for parcel 146.

Action: Approved (6-0)

- 28. 122-74-G-14**
The Lakes Condominiums
Map 109, Parcel 123
Subarea 14 (1996)
District 13 (Derryberry)

A request to revise a phase of the Residential Planned Unit Development district located abutting the east margin of Lincoya Bay Drive, east of Bell Road, classified RM15, (17.88 acres), to permit the development of 146 condominium units to replace the undeveloped 224 condominium units, requested by Barge-Cauthen and Associates, for Lakes Multi-Family Land LLC., owner.

Action: Approved with conditions (6-0)

- 29. 62-87-P-06**
Summit Oaks
Map 128, Part of Parcel 169
Map 142, Part of Parcels 343 and 344
Subarea 6 (1996)
District 23 (Bogen)

A request to amend the existing Residential Planned Unit Development district located abutting the west margin of Old Hickory Boulevard, north of Highway 70, classified R15 and OL, (4.49 acres), to permit the addition of 4.49 acres to the existing PUD for the creation of seven new single-family lots, requested by Barge, Waggoner, Sumner and Cannon, for Greater Middle Tennessee Development Partnership, owner.

Action: Approved with conditions (6-0)

- 30. 2000P-003G-06**
Riverwalk Community
Map 126, Parcels 47, 47.01 and 48
Subarea 6 (1996)
District 23 (Bogen)

A request to amend the Planned Unit Development district located abutting the north margin of Newsom Station Road, south of the Harpeth River, classified RS15, (150.71 acres), to add seven additional single-family lots to Phase 2C and Phase 3, requested by Civil Site Design Group, for Riverwalk Partners, Inc., owner.

Action: Approved with conditions (6-0)

XII. MANDATORY REFERRALS

- 31. 2003M-008G-04**
Close Portion of Old Amqui Road
Map 43-1, Parcel 8
Map 43-5, Parcel 6
Subarea 4 (1998)
District 3 (Nollner)

A request to close a portion of Old Amqui Road from the west property line of Map 43-05, Parcel 006 to its terminus at the CSX railroad tracks, as requested by Ron Nollner, for Dowdy Layne, Eula Dickson, Mamie Wilson, Molly Pierce, Autry Lee, Richard Pierce, and Ruby Kelly, abutting property owners. (Easements to be retained)

Action: Approved (6-0) with condition that a turn-around dedication must be provided prior to final Council approval.

- 32. 2003M-009G-04**
Close Portion of East Campbell Road
Map 43-1, Parcel 2
Subarea 4 (1998)
District 3 (Nollner)

A request to close a portion of East Campbell Road from 105 East Campbell Road, east to the CSX railroad tracks, (Map 43-01, Parcel 007), requested by Ron Nollner, abutting property owner. (Easements to be retained)

Action: Approved (6-0)

- 33. 2003M-013U-14**
Briley Parkway Water & Sewer Easement Acquisitions
Map 84-15, Parcel 53
Map 95-10, Parcel 112
Map 95-14, Parcel 109
Subarea 14 (1996)
District 15 (Loring)

A request to acquire easements on Map 95-10, Parcel 112; Map 84-15, Parcel 53; and Map 95-14, Parcel 109 for the Briley Parkway Widening and Realignment Proposed Water & Sewer Interchange Improvements for Project Nos. 01-SG-92, 01-WG-89 Phase IV, 01-SG-91, and 01-WG-88 Phase V, and for Capital Improvement No. 96SG0005 / 96WG0005, as requested by the Department of Water & Sewerage Services.

Action: Approved (6-0)

- 34. 2003M-014G-014**
Rename Portion of Spring Branch Drive
to Harbor Village Drive
Map 34-3, Parcels 50, 51 and 93
Subarea 4 (1998)
District 10 (Balthrop)

A request by the Assistant Director of Metro Public Works to rename a portion of "Spring Branch Drive" to "Harbor Village Drive" at Map 34-7-A from Twin Hills Drive to its terminus at the Harbor Village development for improved E911 emergency efficiency and response and to reduce confusion.

Action: Approved (6-0)

- 35. 2003M-015U-08**
Property Lease for Court Facilities
(Additional Parking)
Map 70-11, Parcel 7
Subarea 8 (1995)
District 20 (Haddox)

An Ordinance approving a lease agreement between Five Star Investments, L.P. and the Metropolitan Government of Nashville & Davidson County for certain real property located at 540 Mainstream Drive, for use as a temporary parking lot for the courts and related services at Metro Center, whereas Five Star Investments, L.P. proposes to lease the property for rental in the amount not to exceed \$179,250 for a term beginning on April 1, 2003, and ending on March 31, 2006, as requested by the Department of Public Property.

Action: Approved (6-0)

36. **2003M-016U-08**
Property Lease for Court Facilities
(Records Storage)
Map 71-13, Parcel 15
Subarea 8 (1995)
District 20 (Haddox)

An Ordinance approving a lease agreement between Realmark Property Investors Limited Partnership V and the Metropolitan Government of Nashville & Davidson County for certain real property located at 230 Cumberland Bend Drive, for use as a temporary records operation for the courts and related services at Metro Center, whereas Realmark Property Investors Limited Partnership V proposes to lease the property for rental in the amount not to exceed \$114, 396 for a term beginning on April 1, 2003, and ending on March 31, 2006, as requested by the Department of Public Property.

Action: Approved (6-0)

37. **2003M-017U-11**
Close Willow Brook Drive and Portion of
Thompson Lane Right-of-Way
Map 119-11, Parcels 163-172
Map 119-15, Parcels 123 and 124
Subarea 11 (1999)
District 16 (McClendon)

A request to close Willow Brook Drive from Thompson Lane southward to its terminus and to close a 940-foot portion of Thompson Lane Right-of-Way off of the eastbound lane between Map 119-11, Parcel 163 and Map 119-11, Parcel 172, as part of the Willowbrook Market Place PUD where a shopping center and grocery is scheduled to be constructed, as requested by Jay West of Bone, McAllester, Norton PLLC for JDN Development Company, Inc., contracted purchaser of all abutting properties. (Easements to be retained)

Action: Approved (6-0) with condition that all properties must be consolidated by title prior to final Council approval.

XIII. ADJOURNMENT

