



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

***JULY 10, 2003 MPC ACTIONS OF THE  
METROPOLITAN PLANNING COMMISSION***

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*July 10, 2003*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**  
**Action: Approved (6-0)**
- III. APPROVAL OF JUNE 12, 2003 MINUTES**  
**Action: Approved (6-0)**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. OTHER BUSINESS**
  1. Executive Director Reports
  2. A request to amend the plan for Subarea 8: The North Nashville Community: 2002 Update to add the detailed Neighborhood Design Plans for Fisk-Meharry, Hadley-Washington, McKissack Park and Watkins Park and amend the Structure Plan.  
**Action: Approved motion to open public hearing, but deferred consideration until meeting of July 24, 2003 (9-0)**
  3. Antioch/Priest Lake Community Plan: 2003 Update (Deferred from meetings of May 8, 2003 and June 12, 2003).  
**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 PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**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:  
ZONING MAP AMENDMENTS**

1. **2003Z-096U-13**  
Map 134-14, Parcel 29.01  
Map 134-15, Parcel 18  
Subarea 13 (1996)  
District 28 (Alexander)

A request to change from R10 and OL districts to CS district properties at 1331 Jansing Drive and Jansing Drive (unnumbered), approximately 400 feet south of Antioch Pike, (3.58 acres), requested by Wallace J. Hutcherson, owner.

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

**IX. PRELIMINARY SUBDIVISION PLATS**

2. **2003S-163G-12**  
Cottage Grove Subdivision  
Map 173, Parcel 101  
Subarea 12 (1997)  
District 31 (Knoch)

A request for preliminary plat approval for 38 lots abutting the south margin of Barnes Road, approximately 1,200 feet from Barnes Cove Drive, (10.37 acres), classified RS10, requested by Three Rivers Development, Inc., owner/developer, Anderson-Delk & Associates, surveyor.

**Action: Approved with a variance and a condition that a right-of-way dedication be provided to meet collector street standards minus five feet so that a five-foot private pedestrian easement can be dedicated for the construction of a five-foot sidewalk. (10-0)**

3. **2003S-164U-07**  
Parkehaven Subdivision (formerly Park Street Subdivision)  
Map 91-01, Parcels 24 and 91  
Subarea 7 (2000)  
District 22 (Hand)

A request for preliminary plat approval for 8 lots abutting the southeast terminus of Park Street, approximately 300 feet southeast of 23rd Avenue, (3.8 acres), classified within the R8 district, requested by Hodges & Sons, owners/developers, Dale & Associates, surveyor.

**Action: Approved with conditions and a variance for lot frontage comparability. (9-0)**

**X. PLANNED UNIT DEVELOPMENTS (revisions)**

4. **49-87-P-10**  
St. Paul Southern Methodist Church  
Map 131-05, Parcel 22  
Subarea 10 (1994)  
District 34 (Williams)

A request for a variance to the sign regulations of Section 17.32.090 and 17.12.020 of the zoning code to permit the installation of two ground monument signs with variances to the height and side yard requirements within the Residential Planned Unit Development located abutting the west margin of Hillsboro Pike, 700 feet south west of Castleman Drive, requested by Littlejohn Engineering, for St. Paul Southern Methodist Church, owner.

**Action: Approved subject to a variance request for side yard setback encroachment and for proposed height. The variance request to place two monument signs on one property is not needed based on the submittal of an accurate plat. (9-0)**

**XI. MANDATORY REFERRALS**

5. **2003M-066U-10**  
Close Portion of Alley #889  
Subarea 10 (1994)  
District 21 (Whitmore)

A request to close an approximate 200 linear foot portion of Alley #889 (right-of-way varies) extending west of Louise Avenue, requested by Horace Spoon of Spoon Architecture.

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

6. **2003M-068G-06**  
Granting of Sewer Easement to Ensworth High School  
Subarea 6 (2003)  
District 35 (Tygard)

An Ordinance approving the granting of a permanent, non-exclusive, sewer easement by Metro Government to The Ensworth School for the purposes of ingress, egress, installation, construction, operation, inspection, repair, maintenance, and replacement of sewer lines and related equipment and improvements, requested by the Metropolitan Department of Law.

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

7. **2003M-069G-06**  
Greenway Easement Acceptance from Ensworth HS  
Subarea 6 (2003)  
District 35 (Tygard)

An Ordinance authorizing the Director of Parks and Recreation to accept, execute and record an agreement for the granting of a *150-foot Trail and Access Easement* and a *Conservation Easement* by The Ensworth School for the Metro Greenway System. Metropolitan Government shall construct and maintain a pathway for pedestrian or bicycle travel or a nature trail, twelve (12') feet in width, on and within a portion of the easement area, requested by the Metropolitan Department of Law.

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

8. **2003M-074U-13**  
BNA 36" Water Main Easement Acquisition  
Subarea 13 (1996)  
District 13 (Derryberry)

A request, by the Metro Department of Water & Sewerage Services, to acquire an easement for the BNA / Airport 36-inch Water Main. The proposed easement will extend from the terminus of Karen Drive and run southward between Briley Parkway and the western margin of the MNAA and will terminate north of Vultee Boulevard.

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

9. **2003M-076U-03**  
SR-65/US-431 Slope Easement Conveyance to T.D.O.T.  
Subarea 3 (1998)  
District 1 (Gilmore)

An Ordinance authorizing the conveyance of a slope easement, of approximately 169 square feet, on real property to the State of Tennessee Department of Transportation (TDOT) in conjunction with the construction of sidewalks on SR-65 / US-431 from Lloyd Road to Alex Green School entrance, requested by the Metro Department of Finance Real Property Services.

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

10. **2003M-077U-10**  
12th Avenue South Streetscape Improvement Project  
Subarea 10 (1994)  
District 17 (Greer)

An Ordinance authorizing the acquisition of property by negotiation or condemnation for the 12th Avenue South Streetscape Improvement Project encompassing roadway improvements, sidewalks, curb and gutter, on street parallel parking, drainage, and street lighting from Halcyon Avenue to Ashwood Avenue, requested by the Metro Department of Finance Real Property Services.

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

11. **2003M-078U-10**  
Lauderdale Road Public Utility Drainage Easement  
Subarea 10 (1994)  
District 24 (Summers)

A request, by the Metro Department of Water & Sewerage Services, to acquire an easement for the proposed Lauderdale Road (Stormwater) Public Utility Drainage Easement, for Project No. 03-SD-0404 (CIB#04WS0023).

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

12. **2003M-079G-14**  
Pennington Bend Sewer Line Abandon & Relocation  
Subarea 14 (1996)  
District 15 (Loring)

A request, by the Metro Department of Water & Sewerage Services, to abandon and relocate an existing sewer line for Project No. 03-SL-22 for the Abbingdon Park, Phase 1, Section 2 subdivision plat.

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

13. **2003M-080G-04**  
U.S. Auto Pawn Tennyson Avenue Fence Encroachment  
Subarea 4 (1998)  
District 10 (Balthrop)

A request, by U.S. Auto Pawn at 1470 North Gallatin Pike, to encroach on and under the Tennyson Avenue right-of-way to allow for the construction of a 6-foot cyclone fence down the center of Tennyson Avenue from Gallatin Pike eastward approximately 326 feet into the Tennyson Avenue right-of-way.

**Action: Disapproved with a recommendation that the applicant request to close Tennyson Avenue (10-0)**

14. **2003M-081U-08**  
Daily's 7105 (P.E.C.) Underground Encroachment  
Subarea 8 (2002)  
District 22 (Hand)

A request, by Petroleum Equipment Company (P.E.C.) - Daily's 7105, to encroach under Alley #542 by boring and installing monitoring wells to allow for the Tennessee Division of Underground Storage Tanks (DUST) to conduct an underground storage tank investigation at the Daily's fuel and convenience station. Property is located at 1918 18th Avenue North.

**Action: Approved with a condition (9-0)**

15. **2003M-082U-03**  
Close Unnumbered Alley  
Subarea 3 (1998)  
District 2 (Black)

A request to close an unnumbered alley, located between Pfeiffer Street and Powell Avenue, requested by Ronald Laster, applicant, for Homer Simpkins and H. B. Binkley, abutting property owners.

**Action: Approved with a condition (9-0)**

16. **2003M-083U-09**  
Rolling Mill Hill Property Dispositions  
Subarea 9 (1997)  
District 19 (Wallace)

An Ordinance approving the disposition of certain property owned by the Metropolitan Government of Nashville and Davidson County on Hermitage Avenue, Franklin Street, and Peabody Street as part of the Rolling Mill Hill mixed-use property redevelopment, requested by the Metro Department of Finance, Real Property Services, and MDHA.

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

## XII. ADJOURNMENT

