



**July 11, 2002 Actions of the Planning Commission
(For more specific information, call 862-7190)**

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

July 11, 2002

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: *Approved with corrections to #17 on page 7 to read: "measuring 75 feet", delete #21 on page 8, and add #24 Chairman's Update (6-0)*

III. APPROVAL OF JUNE 27, 2002 MINUTES

Action: *Approved (6-0)*

IV. RECOGNITION OF COUNCILMEMBERS

V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS

Action: *Agenda item VII. indefinite deferral approved (6-0)*

VI. PUBLIC HEARING: CONSENT AGENDA

Action: *Approved (6-0) with exception of #6, #7 and #11*

VII. PUBLIC HEARING: Amendment to the plan for Subarea 13 for properties in and around Mt. View Road, Pin Hook Road, Hamilton Church Road, LaVergne-Couchville Pike, Old Hickory Boulevard, and Murfreesboro Road to support new residential mixed-use and commercial development in southern Davidson County

Action: *Deferred indefinitely (6-0)*

VIII. PUBLIC HEARING

ZONING MAP AMENDMENTS

1. 2002Z-061U-08

Map 082-05, Parcel(s) 120; Map 082-09, Parcel(s) 80-84, 212, 215

Subarea 8 (1995)

District 20 (Haddock)

A request to change from IR district to MUN district properties within the Urban Zoning Overlay at 302, 304, 306, 308, 310 and 314 Van Buren Street, at the intersection of Van Buren Street and 4th Avenue North, 1318 3rd Avenue North, and 3rd Avenue North (unnumbered), approximately 250 feet south of Taylor Street, (1.11 acres), requested by Harry Lawrence, appellant, for M & M Contractors, Inc., owner.

Action: Approved (6-0)

2. 2002Z-062G-14

Map 086-01, Parcel(s) part of 49

Subarea 14 (1996)

District 14 (Stanley)

A request to change from OR20 district to CL district property at 1004 Hickory Hill Lane, approximately 160 feet north of Lebanon Pike, (0.16 acres), requested by Larry Powell, appellant/owner.

Action: Approved (6-0)

3. 2002Z-063G-14

Map 097-13, Parcel(s) 34

Subarea 14 (1996)

District 14 (Stanley)

A request to change from CL district to CS district property at Percy Priest Drive (unnumbered), approximately 150 feet east of Fitzpatrick Road, (11.11 acres), requested by Brett Smith of Ragan-Smith and Associates, appellant, for Nashville Land Fund, Ltd., owner. (See PUD Proposal No. 155-74-G-14).

Action: Deferred to meeting of July 25, 2002 (6-0)

4. 155-74-G-14

Larchwood Commercial

Map 97-13, Parcel(s) 34

Subarea 14 (1996)

District 14 (Stanley)

A request to amend a portion of the Commercial Planned Unit Development District located abutting the north margin of Blackwood Drive and the south margin of Percy Priest Drive, classified within the CL district and proposed for CS district, (11.11 acres), to permit a 92,700 square foot retail, office and restaurant center, replacing an undeveloped 87,200 square foot retail and restaurant center, requested by Ragan-Smith and Associates, for Nashville Land Fund LTD., owner. (See Zone Change Proposal No. 2002Z-063G-14).

Action: *Deferred to meeting of July 25, 2002 (6-0)*

5. 2002Z-065U-13

Map 163-00, Parcel(s) 66.01
Subarea 13 (1996)
District 28 (Alexander)

A request to change from AR2a district to MUL district property at 5144 Hickory Hollow Parkway, abutting the northern margin of Hickory Hollow Parkway, (1.94 acres), requested by Peggy Brown, owner.

Action: *Approved (6-0)*

6. 2002Z-066G-13

Map 175-00, Parcel(s) 166
Subarea 13 (1996)
District 29 (Holloway)

A request to change from R10 district to CL district property at LaVergne-Couchville Pike (unnumbered), at the intersection of LaVergne-Couchville Pike and Murfreesboro Pike, (10.80 acres), requested by Alan Thompson of Ragan-Smith and Associates, appellant, for F & D Development, owner. (See PUD Proposal No. 72-86-P-13).

Action: *Approved with conditions (6-0)*

7. 72-86-P-13

Hickory Woods East
Map 175, Parcel(s) 175, 51, 154, 166
Subarea 13 (1996)
District 29 (Holloway)

A request to amend the Planned Unit Development District located abutting the east margin of Murfreesboro Pike between Hickory Woods Drive and LaVergne Couchville Pike, classified within the R10, CS and CL districts, and a 10.8 acre portion proposed for CL district, (12.71 acres), to add three undeveloped parcels of land totaling 2.29 acres and to permit the development of a 97,718 square foot retail shopping center, replacing 108,600 square feet of undeveloped retail, requested by Ragan-Smith and Associates for F & D

Development Inc., owner. (See Zone Change Proposal No. 2002Z-066G-13).

Action: Approved with conditions (6-0)

PRELIMINARY PLAT SUBDIVISIONS

- 8. 2002S-078G-04**
MRS. BOBBIE HENLEY PROPERTY
Map 063, Parcel(s) 067
Subarea 4 (1998)
District 9 (Dillard)

A request for preliminary and final plat approval to subdivide one lot into two lots abutting the east margin of Hudson Road, approximately 515 feet south of Pawnee Trail, (2.67 acres), classified within the RS40 district, requested by Bobbie T. Henley, owner/developer, Tommy E. Walker, surveyor.

Action: Approved with conditions, subject to variances for flag lot, lot depth to width ratio (4:1) rule) and lot comparability (6-0)

- 9. 2002S-137U-03**
O'NEILL PROPERTY
Map 070-09, Parcel(s) 034
Subarea 3 (1998)
District 2 (Black)

A request for preliminary and final plat approval to subdivide a portion of one lot into two lots abutting the south margin of Lincoln Avenue, opposite West Street, (1.58 acres), classified within the R10 district, requested by Michael W. O'Neill, owner/developer, Dale and Associates, surveyor.

Action: Approved, subject to variances for flag lot, lot depth to width ratio (4:1 rule), 3times lot size rule, lot comparability for frontage, and for non-radial lot lines (6-0)

- 10. 2002S-184G-04**
CHADWELL TRACT, Lot 1
Map 052-01, Parcel(s) 325
Subarea 4 (1998)
District 8 (Hart)

A request for preliminary plat approval for four lots abutting the southwest margin of Neelys Bend Road, opposite Lanier Drive, (1.14 acres), classified within the RS10 district, requested by Eric R. and Karen Lee Allison, owners/developer, Land Surveying, Inc., surveyor.

Action: Approved with conditions (6-0)

- 11. 2002S-189U-03**
DAVIS SUBDIVISION
Map 049, Parcel(s) 197
Subarea 3 (1998)

District 1 (Gilmore)

A request for preliminary approval for four lots abutting the northeast margin of Whites Creek Pike, approximately 1,070 feet southeast of Buena Vista Road, (1.46 acres), classified within the RS15 district, requested by Randall P. Davis, owner/developer/surveyor.

Action: Approved with conditions, subject to variances for lot comparability (6-0)

VIII. FINAL PLAT SUBDIVISIONS

12. 2002S-178G-07

RICHLAND REALTY COMPANY WESTLAWN, Resubdivision of Part of Lot 332

Map 103-08, Parcel(s) 162

Subarea 7 (2000)

District 24 (Summers)

A request for preliminary and final plat approval to subdivide part of one lot into two lots abutting the south margin of Westlawn Drive, approximately 920 feet east of Westlawn Court, (.82 acres), classified within the RS7.5 district, requested by Brian M. and Gerald C. Smith, owners/developers, John Kohl and Company, surveyor.

Action: Approved with conditions, subject to a variance for lot depth to width ratio (4:1rule) (6-0)

IX. PLANNED UNIT DEVELOPMENTS (revisions)

13. 192-69-G-12

Hickory Plaza Kroger Store

Map 161, Parcel(s) Part of 163

Subarea 12 (1997)

District 30 (Kerstetter)

A request for a revision to the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development District located abutting the northwest corner of Nolensville Pike and Old Hickory Boulevard, classified within the SCR district, (1.02 acres), to permit a fuel pumping station addition for the existing Kroger Store, requested by CEI Engineering Associates, for Summit Insured Equity, L.P.

Action: Approved with conditions (6-0)

14. 13-87-P-14

Chandler Square (Eckerd Drugs)

Map 86, Parcel(s) 219

Subarea 14 (1996)
District 12 (Ponder)

A request for final approval for a portion of the Commercial Planned Unit Development District located abutting the northeast corner of Old Hickory Boulevard and Andrew Jackson Parkway, classified within the R8 district, (2.47 acres), to develop a 14,280 square foot retail drug store, requested by Littlejohn Engineering Associates, for First B Realty L. P., owner.

Action: Approved with conditions (6-0)

15. 77-87-P-03

Nocturne Forest, Phase 3
Map 70-03, Parcel(s) 40
Subarea 3 (1998)
District 2 (Black)

A request for final approval for a phase of the Planned Unit Development District located abutting the southern terminus of Nocturne Forest Drive, east of Old Buena Vista Road, classified within the RS15 district, (4.61 acres), to permit the development of seven single-family lots, requested by Ragan-Smith and Associates, for Chateau Associates LTD., owner.

Action: Approved with conditions (6-0)

X. MANDATORY REFERRALS

16. 2002M-063U-08

Council Resolution No. RS2002-1075
North Precinct Easement Acquisition
Map 81-02, Parcel(s) 205; Map 81-02, Parcel(s) 173
Subarea 8 (1995)
District 20 (Haddox)

A council resolution authorizing the acquisition of a 15-foot permanent sewer easement across a portion of private property for the construction of the North Nashville Police Precinct and the granting of an easement by Metro Government to the private property grantor for a fenced area for dumpsters and appurtenances, located at Clarksville Highway and 26th Avenue North, requested by the Director of Public Property Administration.

Action: Approved with conditions (6-0)

17. 2002M-067U-10

Centennial Medical Center Canopy and Pedestrian Bridge
Map 92-11, Parcel(s) 152, 195
Subarea 10 (1994)
District 21 (Whitmore)

A request to construct an elevated pedestrian crossing and canopy over the 23rd Avenue North right-of-way, measuring 75 feet in length over the

right-of-way with 14.1 feet of clearance above the right-of-way, for Centennial Medical Center, requested by HCA Realty, Inc. and Centennial Surgery Center, LP, owners.

Action: Approved (6-0)

18. 2002M-068U-10

HCA Sewer Easement Abandonment

Map 92-11, Parcel(s) 152, 174, 381, 382, 394

Subarea 10 (1994)

District 21 (Whitmore)

A request for sewer line and easement abandonment for Project No. 02-SG-91, located at 24th Avenue North, Alley 909 and Alley 927 for upgrades to the Centennial Medical Center, requested by Metro Department of Water and Sewerage Services.

Action: Approved with conditions (6-0)

XI. OTHER BUSINESS

19. Grant Agreement Between the State of Tennessee, Department of Transportation and Nashville-Davidson County Metropolitan Planning Organization

Action: Approved (6-0)

20. Consider a request to rehear a sidewalk variance request for Glen Echo Subdivision, Resubdivision of lot 27, 2002S-158U-10, requested by Gregory Perrone, Trustee, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor. (Originally heard on 6/13/02).

Action: Approved (6-0)

21. GIS Project with the Metropolitan Transit Authority

Deleted from Agenda

22. Employee Contract for Marcus Hardison

Action: Approved (6-0)

23. Legislative Update

24. Chairman's Update

XII. ADJOURNMENT