



July 25, 2002 Actions of the Planning Commission

(For more specific information, call 862-7190)

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

July 25, 2002

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: *Approved (6-0) with corrections to #7 to read Subarea 13, #10 to read .52 acres, and #16 to include Parcels 168-172 and 12.54 acres.*

III. APPROVAL OF JULY 11, 2002 MINUTES

Action: *Approved (6-0)*

IV. RECOGNITION OF COUNCILMEMBERS

V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS

Action: *Approved I.D. and move to retain 7,8,9,12 for public hearing. (6-0)*

VI. PUBLIC HEARING: CONSENT AGENDA

Action: *Approve (6-0)*

VII. PUBLIC HEARING

ZONING MAP AMENDMENTS

1. 2002Z-011G-04

Council Bill No. BL2002-965

Map 042-11, Parcel(s) 81, 82

Subarea 4 (1998)

District 3 (Nollner)

A council bill to rezone from RS20 district to RM4 district properties at Old Hickory Boulevard (unnumbered), abutting the southern terminus of Heritage Drive, (3.6 acres), requested by Gary Keckley of Goodworks Unlimited LLC, appellant, for Earl Pate Sr. and Earl Pate Jr., owners.(See also PUD Proposal No. 2002P-004G-04).

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

2. 2002P-004G-04

Madison Residential Care Facility

Map 42-11, Parcel(s) 81 & 82

Subarea 4 (1998)

District 3 (Nollner)

A request for preliminary approval for a Planned Unit Development District located abutting the south margin of Old Hickory Boulevard, 215 feet east of Beverly Drive, classified RS20 and proposed for RM4 district, (3.59 acres), to permit a 16,443 square foot assisted-living facility, requested by Goodworks Unlimited, LLC for Earl Pate, owner. (See Zone Change proposal No. 2002Z-011G-04).

Action: *Approved with conditions (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. (Deferred from meeting of 7/11/02). (See PUD Proposal No. 155-74-G-14).

Action: *Deferred indefinitely (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. (Deferred from meeting of 7/11/02). (See Zone Change Proposal No. 2002Z-063G-14).

Action: *Deferred indefinitely (6-0)*

- 5. 2002Z-068U-11**
Map 119-09, Parcel(s) 285, 286
Subarea 11 (1999)
District 16 (McClendon)

A request to change from R10 district to OR20 district properties at 309 and 311 Collier Avenue, approximately 550 feet east of Nolensville Pike, (0.36 acres), requested by David Charles of Action Nissan, appellant, for Action Nissan, Inc., owner.

Action: *Disapproved as contrary to the General Plan. (6-0)*

- 6. 2002Z-069U-11**
Map 105-04, Parcel(s) 60
Subarea 11 (1999)
District 19 (Wallace)

A request to change from IWD district to CS district property at 145 Lafayette Street, at the intersection of Lewis Street and Lafayette Street, (0.36 acres), requested by Howard and Gi Soon Seibel, appellants/owners.

Action: *Approved (6-0)*

- 7. 2002Z-070G-13**
Map 150-00, Parcel(s) Part of 135 (17.84 ac); Map 164-00,
Parcel(s) 207, 258, 259

Subarea 13 (1996)
District 29 (Holloway)

A request to change from AR2a district to CS district properties at 3506, 7086 Hamilton Church Road and Hobson Pike (unnumbered), at the intersection of Hobson Pike and Hamilton Church Road, (29.97 acres), requested by Joe McConnell of MEC, appellant, for James Rowlett, Barbara Rowlett, Herbert Rowlett, Mable McIntosh, Windhaven Shores, Inc., and Gary & Brenda Fisher, owners.

Action: Disapproved as contrary to the General Plan. (6-0)

8. 2002Z-071G-13

Map 150-00, Parcel(s) 139, 190, 247; Map 164-00, Parcel(s) 76, 82, 83, 85, 101, 180, 181, 193, 196, 204, 215, 255; Map 165-00, Parcel(s) 9

Subarea 13 (1996)
District 29 (Holloway)

A request to change from AR2a and R15 districts to RS10 and RM9 districts properties at 3416, 3424, 3731 Hamilton Church Road, 3514, 3562, 3600, 3822 Pin Hook Road, 6052 Mt. View Road, Hamilton Church Road (unnumbered), Hobson Pike (unnumbered), Route 2 Pin Hook Road (unnumbered) and Route 2 Murfreesboro Pike (unnumbered), (375.52 acres), requested by Joe McConnell of MEC, appellant, for Everette Kilgrow et ux, Dennis Britt et ux, Stephen Piper et ux, M.B. Kelley et ux, Owen Painter et ux, Charles Richardson et ux, Windhaven Shores, Inc., Jerry Butler Builders, LLC., Moss Properties LTD, Elizabeth Pope et al, Chun Ok Song, and E. A. Brent, owners.

Action: Approved with conditions (6-0)

9. 2002Z-072G-12

Map 181-00, Parcel(s) 37
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a district to RS10 district property at 6125 Culberson Road, abutting the southern margin of Culberson Road, (15.76 acres), requested by Mike Anderson of Anderson-Delk and Associates, appellant, for Paul Johnson, owner.

Action: Approved with conditions (6-0)

10. 2002Z-073U-10

Map 105-10, Parcel(s) 228
Subarea 10 (1994)
District 17 (Greer)

A request to apply the Neighborhood Landmark Overlay district to property at 746 Benton Avenue, at the terminus of Grantland Avenue, (0.52 acres), requested by Councilmember Ronnie Greer, appellant, for Richard Demonbreun, owner.

Action: Disapproved (6-0)

11. 2002Z-074U-12

Map 147-00, Parcel(s) 17; Map 147-04, Parcel(s) 182
Subarea 12 (1997)
District 26 (Arriola)

A request to change from RM20 and R6 districts to OL district property at Wallace Road (unnumbered) and Harding Place (unnumbered), abutting the southern margin of Harding Place, (3.8 acres), requested by Larry Alexander of CESP, Inc., appellant, for HCA Realty, Inc., owner.

Action: Approved (6-0)

12. 2002Z-075G-12

Map 174-00, Parcel(s) 1, 2, 192
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a district to RS10 and RM15 districts properties at 765 Preston Road and Preston Road (unnumbered), approximately 1,250 feet west of Cane Ridge Road, (145 acres), requested by Roy Dale of Dale & Associates, appellant, for Charles and Darinda Paul, Milton Paul, and Allen Paul, owners.

Action: Not heard; rescheduled for 8/8/02 meeting.

13. 2002Z-076U-12

Map 162-00, Parcel(s) 130, 105
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a district to CL district properties at Bell Road (unnumbered), at the intersection of Bell Road and Old Hickory Boulevard, (6.34 acres), requested by George Tomlin of GBT Realty Corporation, appellant, for William Dyer, owner.

Action: Not heard; rescheduled for 8/8/02 meeting.

14. 2002Z-077U-12

Map 162-00, Parcel(s) 103,129, 194, 195, 196, 197, 198; Map 162-00, Parcel(s) part of 100(3.2 ac), 101 (2.6 ac), 102 (2.9 ac), 125 (3.5 ac)
Subarea 12 (1997)

District 31 (Knoch)

A request to change from AR2a district to SCR district properties at 14838, 14844, 14850, 14854, 14860, 14864 Old Hickory Boulevard, 1584, 1604 Bell Road, and Bell Road (unnumbered), at the intersection of Bell Road and Old Hickory Boulevard, (33 acres), requested by Edward Owens of Gresham, Smith & Partners, appellant, for Jeff Seat, Sylvia Patterson, Charles Robinson, James Watson, Ida Watson, Camille Reasonover, and Bill O'Neil, owners.

Action: Not heard; rescheduled for 8/8/02 meeting.

15. 2002Z-078U-14

Map 096-09, Parcel(s) 96, 97; Map 096-13, Parcel(s) 20
Subarea 14 (1996)
District 15 (Loring)

A request to change from CL district to R10 district properties at 420, 424 Donelson Pike, and Donelson Pike (unnumbered), approximately 160 feet south of Lakeland Drive, (9.46 acres), requested by Councilmember J. B. Loring, appellant, for Ria Graman, Betty Borth, and S. Plant, owners.

Action: Not heard; rescheduled for 8/8/02 meeting.

16. 2000Z-087U-11

Map 119-11, Parcel(s) 163 (2.24 ac); 164 (.68 ac); 168-172; Map 119-11, Parcel(s) 165 (.76 ac); 166 (1.07 ac); Map 119-11, Parcel(s) 167 (.81 ac); cont. in CP&D; Map 119-15, Parcel(s) 123 (.78), 124 (.53)
Subarea 11 (1999)
District 16 (McClendon)

A request to change from R10 district to CL district properties at 47, 49, 53, 61 65 Thompson Lane and 2900, 2901, 2906, 2910, 2911, 2915 Willowbrook Drive, and Willowbrook Drive (unnumbered), (12.5 acres), requested by Wood Caldwell, appellant, for Keith M. Buchanan, Mark E. Buchanan, and J. C. Buchanan et ux, J. C. Gibson et ux, Bill Harbison et ux, Etta L. Williams and Johnie E. W. Alexander, H.G.T. Hunt et ux, Francis Cegelka, Kenneth K. Tant et ux, John Robert Wall, Jr., Arthur C. Litchford, Sr., Suzanne S. Litchford, and Roy G. Riggins, owners. (See also PUD Proposal No. 116-83-U).

Action: Approved (6-0)

17. 116-83-U-11

Willowbrook Market Place
Map 119-11, Parcel(s) 163 thru 172; Map 119-15, Parcel(s) 123 and 124
Subarea 11 (1999)
District 16 (McClendon)

A request to revise the Commercial Planned Unit Development District located abutting the south margin of Thompson Lane, west of I-24, classified R10, (12.54 acres), to permit a 117,324 square foot retail center and restaurant, approved for a 334,500 square foot office and retail center, requested by Southeast Venture for the owners of the 11 parcels within the Planned Unit Development.

Action: Disapproved revision and approve amendment with conditions, but with clause which disapproves if conditions are not adopted by the Metro Council. (6-0)

PRELIMINARY PLAT SUBDIVISIONS

18. 96S-382G

CHASE CREEK SUBDIVISION (2nd Revision)
Map 156-00, Parcel(s)
Subarea 6 (1996)
District 35 (Lineweaver)

A request to revise the preliminary and final plat to remove sidewalks throughout the subdivision, where sidewalks are not required by the RS30 and R40 districts, requested by Patrick Malone, developer.

Action: Not heard; rescheduled for 8/8/02 meeting.

19. 2001S-251G-04

WARREN PLACE
Map 034, Parcel(s) 079
Subarea 4 (1998)
District 11 (Brown)

A request for preliminary approval for 8 lots abutting the north margin of Warren Drive, (3.16 acres), classified within the R10 and R15 districts, requested by Richard Murry, owner/developer, L. Steven Bridges, Jr., surveyor.

Action: Approved (6-0)

20. 2002S-154G-12

CANE RIDGE ESTATES
Map 174, Parcel(s) 035
Subarea 12 (1997)
District 31 (Knoch)

A request for preliminary plat approval to create 68 lots abutting the northeast margin of Cane Ridge Road, approximately 2,765 feet southeast of Old Franklin Road, (31.0 acres), classified within the RS15 district, requested by Dotson and Thomasson, owner/developer, Dale and Associates, surveyor.

Action: Not heard; rescheduled for 8/8/02 meeting.

21. 2002S-158U-10

GLEN ECHO, Resubdivision of Lot 27
Map 117-15, Parcel(s) 026
Subarea 10 (1994)
District 25 (Shulman)

A request for a sidewalk variance along Glen Echo Road, abutting the north margin of Glen Echo Road, approximately 523 feet east of Hillmont Drive, (.93 acres), classified within the R10 district, requested by Gregory Perrone, Trustee, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Action: Approved (6-0)

22. 2002S-206G-03

PRESTWICK PLACE
Map 049, Parcel(s) 350, 351, 352
Subarea 3 (1998)
District 3 (Nollner)

A request for preliminary plat approval for 49 cluster lots abutting the west margin of Knight Road, approximately 577 feet north of Brook Manor Drive, (13.31 acres), classified within the R10 district, requested by Allen Earps, owner/developer, MEC, Inc., surveyor.

Action: Not heard; rescheduled for 8/8/02 meeting.

VIII. FINAL PLAT SUBDIVISIONS

23. 2002S-194U-13

CLARE NORRIS LOTS
Map 135, Parcel(s) 039
Subarea 13 (1996)
District 27 (Sontany)

A request for administrative final plat approval to subdivide one parcel into two lots abutting the east margin of Franklin Limestone Road, approximately 2,325 feet north of Mullen Drive, (2.3 acres), classified within the R40 district, requested by Stephen and Clare Norris, owners/developers, Tommy E. Walker, surveyor.

**Action: Approved with conditions subject to a variance for flag-shaped lot.
(6-0)**

IX. PLANNED UNIT DEVELOPMENTS (revisions)

24. 91-71-G-14

Hermitage Plaza (Blockbuster Video)
Map 64-16, Parcel(s) Part of 1
Subarea 14 (1996)
District 11 (Brown)

A request to revise a portion of the preliminary and for final approval for a portion of the Commercial (General) Planned Unit Development District located abutting the north margin of Lebanon Pike and the west margin of Andrew Jackson Parkway, classified SCR, (.86 acres), to develop a 6,500 square foot retail/restaurant store, replacing a 6,500 square foot retail store, requested by Barge, Cauthen and Associates, Inc., for MRW Retail Joint Venture, owner.

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

25. 14-82-U-11

Red Roof Inn (Sign Variance)
Map 132-15, Parcel(s) 60
Subarea 11 (1999)
District 33 (Turner)

A request for a variance to Section 17.32.130 (D) (Sign Regulations) for a Commercial Planned Unit Development district located abutting the west margin of ***Sidco Drive, north of Harding Place, classified CL, (.01 acres) to permit a variance for a 60 foot tall sign where a 50 foot tall sign is permitted, requested by North American Signs, for Second Berkshire Properties, LLC, owner***

Action: *Not heard; rescheduled for 8/8/02 meeting.*

26. 88-85-P-06

West Park
Map 114, Parcel(s) 261-263
Subarea 6 (1996)
District 23 (Bogen)

A request for final approval for the Residential Planned Unit Development District located abutting the south margin of Charlotte Pike, north of I-40, classified **within the R15 district, (40 acres), to permit the development of 147 multi family units, requested by Ragan-Smith Associates, for A.K.M. Fakhruddin et al, owners.**

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

X. MANDATORY REFERRALS

27. 2002M-069U-09

Hermitage Hotel Canopy Encroachment
Map 93-06-1, Parcel(s) 003
Subarea 9 (1997)
District 19 (Wallace)

A request to construct a rigid canopy measuring 16 feet in length by 12 feet in height, including support struts, projecting 14 feet over the public sidewalk at **9 feet above the public sidewalk, including a request to construct canopy downspouts to extend from the canopy along the face of the building and into and under the public sidewalk, for the 'Hermitage Hotel', requested by R.C. Mathews Contractor, LLC, appellant, for Historic Hotels of Nashville, LLC, owner.**

Action: Approved (6-0)

28. 2002M-071U-13

Clearwater Drive Stormwater Easement Acquisitions
Map 150-01, Parcel(s) 228
Subarea 13 (1996)
District 29 (Holloway)

A request to acquire a 10-foot permanent public utility and drainage easement on various properties along Clearwater Drive for construction of a stormwater **drainage system for Project No. 02-SW-14 (Capital Improvement No. 02DG0036), as requested by Metro Department of Water Services.**

Action: Approved (6-0)

29. 2002M-072U-03

LaGrange Drive Stormwater Easement Acquisition
Map 80-08, Parcel(s) 396, 164
Subarea 3 (1998)
District 2 (Black)

A request to acquire a 10-foot permanent public utility and drainage easement on various properties along LaGrange Drive for construction of a stormwater **drainage system for Project No. 02-SW-10 (Capital Improvement No. 02DG0036), as requested by Metro Department of Water Services.**

Action: Approved (6-0)

30. 2002M-073U-09

401 12th Avenue South Awning
Map 93-13, Parcel(s) 105
Subarea 9 (1997)
District 19 (Wallace)

A request to install an awning measuring 12 feet in length projecting 5 feet over the public sidewalk at 11 feet above the public sidewalk, located at 401 12th Avenue South, requested by Armistead & Barkley, Inc., appellant, for C. Mark Carver, Trustee, owner.

Action: Approved (6-0)

31. 2002M-074U-05

Gallatin Avenue Drainage Easement Abandonment
Map 72-14, Parcel(s) 31
Subarea 5 (1994)
District 7 (Campbell)

A request to abandon an existing public utility and drainage easement within a portion of a previously closed right-of-way (Alley 1022), for Project No. 02-SGW-92, located on the site of the CVS Pharmacy at 2516 Gallatin Pike, requested by the Metro Department of Water Services.

Action: Approved (6-0)

32. 2002M-075U-12

Council Bill No. BL2002-1131
Lease Agreement between Metro Government and State of Tennessee for Public Park
Map 147-00, Parcel(s)
Subarea 12 (1997)
District 32 (Jenkins)

An ordinance authorizing the Metro Board of Parks and Recreation to enter into a lease agreement with the State of Tennessee for reinstatement of the lease for the William D. Whitfield Park and the addition of a 4-acre portion of property located at the Ellington Agricultural Center on Edmondson Pike for use as a public park, requested by the Director of the Metro Board of Parks and Recreation.

Action: Approved (6-0)

33. 2002M-076U-05

Acquire Right-of-Way for Dickerson Road Sidewalk Improvement Project (No. 02-M-01)

Map 71-7, Parcel(s) 124, 122, 121, 88, 59, 25; Map 71-3, Parcel(s) 127, 149, 126, 108, 107, 157, 99, 150, 97, 80, 79; Map 71-3, Parcel(s) 78, 77, 64, 63, 62

Subarea 5 (1994)

District 4 (Majors)

A request to acquire portions of various properties along Dickerson Road, from Trinity Lane to Alhambra Circle, by negotiation or condemnation for the Dickerson Road Sidewalk Improvements project (Project No. 02-M-01), requested by the Metro Department of Public Works.

Action: Approved (6-0)

34. 2002M-077U-05

Acquire Right-of-Way for Dickerson Road Sidewalk Improvement Project (No. 01-M-13)

Map 71-15, Parcel(s) 493, 103, 489, 488, 90, 91, 93; Map 71-11, Parcel(s) 11, 42, 41, 40, 278, 39, 38, 36, 35, 16, 14, 11; Map 71-7, Parcel(s) 163, 160, 159, 158, 157

Subarea 5 (1994)

District 5 (Hall)

A request to acquire portions of various properties along Dickerson Road, from Douglas Avenue to Trinity Lane, by negotiation or condemnation for the *Dickerson Road Sidewalk Improvements project (Project No. 01-M-13)*, requested by the Metro Department of Public Works.

Action: Approved (6-0)

35. 2002M-078U-05

Acquire Right-of-Way for Jones Avenue Sidewalk Improvement Project

Map 71-16, Parcel(s) 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 28; Map 71-16, Parcel(s) 410, 409, 26, 25; Map 71-12, Parcel(s) 253, 252, 303, 250, 249, 248, 235

Subarea 5 (1994)

District 5 (Hall)

A request to acquire portions of various properties along Jones Avenue, from Douglas Avenue to Ward Street, by negotiation or condemnation for the Jones *Avenue Sidewalk Improvements project (Project No. 01-R-05)*, requested by the Metro Department of Public Works.

Action: Approved (6-0)

36. 2002M-079U-08

Council Bill No. BL2002-1115

MDHA / HUD Low-Rent Scattered Site Housing Program

Map 91-8, Parcel(s) 311, 331, 317-319; Map 92-9, Parcel(s) 40-50

Subarea 8 (1995)

District 21 (Whitmore)

Cooperation agreement between Metro Government and Metropolitan Development and Housing Agency (MDHA) to build 19 units of housing primarily as duplexes **to be located on Agency owned property in the vicinity of the Preston Taylor Hope VI Redevelopment Project, as requested by MDHA.**

Action: Approved (6-0)

XI. OTHER BUSINESS

39. Employee Contract for Michelle L. Kubant

Approved (6-0)

40. Legislative Update

XII. ADJOURNMENT