



**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

***JUNE 12, 2003 MPC ACTIONS OF THE
METROPOLITAN PLANNING COMMISSION***

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

June 12, 2003

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approved (7-0)
- III. APPROVAL OF APRIL 24, 2003 AND MAY 8, 2003 MINUTES**
Action: Approved (7-0) with the clarification of May 22, 2003 minutes that 2001Z-060U-14, 2003P-007U-14, and 36-76-G-14 were intended to be deferred to the July 10, 2003 meeting. (Note: See below, however, where the Commission voted to hear these items on June 26, 2003).
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. OTHER BUSINESS**
 - a. Executive Director Reports**
 - b. Antioch/Priest Lake Community Plan: 2003 Update (Deferred from meeting of May 8, 2003)**
Action: Deferred (7-0) to the July 10, 2003 meeting. Public Hearing kept open and staff to take into consideration comments made by the public.

- c. Request by Jimmy Yates of Wamble & Associates, on behalf of his client, Tiara Development LLC, to set a new Public Hearing to rehear Subdivision Proposal 2003S-113G-12, which was disapproved at the May 22, 2003 Planning Commission meeting. The claimant has attached a petition from the homeowners of phase 3 in favor of the sidewalk removal to serve as the cause for the re-hearing.
Action: Deferred (7-0) to the June 26, 2003 meeting.

- d. Legislative Update

VI. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS
Action: Approved (7-0)

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 (7-0)

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

1. 2003Z-010T

A request to amend the text of the Zoning Code by amending various sections relative to requiring a planned unit development overlay or an urban design overlay for properties disturbing, altering, modifying, changing, or encroaching on twenty percent or more of the natural floodplain and/or floodway areas required to be preserved, requested by Councilmember John Summers.

Action: Approved (7-0)

2. 2003Z-061G-06
Map 155, Parcel 123
Subarea 6 (1996)
District 35 (Tygard)

A request to change from RS40 district to CL district property at Route 5 Highway 100, abutting the southern margin of Highway 100, (1.5 acres), requested by Frank Shope, applicant, for J. Greg Hardeman, trustee.

Action: Approved (5-2) with conditions

3. **2003Z-074U-05**
Map 83-9, Parcel 485
Subarea 5 (1994)
District 6 (Beehan)

A request to change from CS district to MUL district property located at 1105 Woodland Street, between N. 11th Street and N. 12th Street, (0.34 acres), requested by Scott Chambers, for Germantown Partners, LLC, owner.

Action: Approved (7-0)

4. **2003Z-076U-10**
Map 92-11, Parcel 68
Subarea 10 (1994)
District 21 (Whitmore)

A request to change from OR20 district to ORI district property located between Clifton and Charlotte Avenues and between 20th and 21st Avenues (unnumbered), (.55 acres), requested by Michael Calhoun, for the American Cancer Society, owner.

Action: Approved (7-0)

5. **2003Z-077U-13**
Map 149, Parcels 44 and 225
Map 163, Parcel 189
Subarea 13 (1996)
District 28 (Alexander)

A request to change from AR2a district to RS10 district property located at 2544, 2558 and 2572 Una Antioch Pike, (13.3 acres), requested by Don Thornberry, agent for Ted Price, Elmer Marshall and Don Thornberry, owners.

Action: Approved (7-0)

6. **2003Z-078U-07**
Map 80, Parcel 3
Subarea 7 (2000)
District 22 (Hand)

A request to change from IR district to IG district property at Centennial Boulevard (unnumbered) located approximately 1,000 feet east of Centennial Boulevard and 300 feet west of Briley Parkway, (4.31 acres), requested by Mark Cohen of Pull-A-Part, for the State of Tennessee, owner.

Action: Approved (7-0) with conditions

7. **2003Z-079G-03**
Map 40, Parcel 101
Subarea 3 (1998)
District 1 (Gilmore)

A request to change from OR20 district to CS district property located at White's Creek Pike (unnumbered), (.55 acres), requested by Craig Dowell, agent for Carl Krantz, owner.

Action: Approved (7-0) with conditions

8. **2003Z-080U-12**
Map 162, Parcel 55
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a district to RM20 district property located at 91 Tusculum Road along the south margin of Tusculum Road at Benzing Road, (4.45 acres), requested by Gary Batson, agent for Janie Broadhead, owner.

Action: Deferred (7-0) to the June 26, 2003 meeting

IX. PRELIMINARY SUBDIVISION PLATS

9. **2003S-055U-10**
McArthur's Court, 1st Revision (Preliminary Plat)
Map 131-11, Parcels 81 and 82
Subarea 10 (1994)
District 34 (Williams)

A request for revised preliminary plat approval to subdivide two lots into six lots, and a variance for sidewalks abutting the west margin of Granny White Pike, approximately 330 feet south of Harding Place (7.48 acres), classified within the R40 district, requested by Carissa Meyer, owner/developer, E. Roberts Alley and Associates, surveyor.

Action: Approved (7-0) with conditions

- 10.** **2003S-136G-12**
Second Addition to Sugar Valley
Map 181, Part of Parcel 19
Subarea 12 (1997)
District 31 (Knoch)

A request for preliminary plat approval for 134 lots abutting the east terminus of Sugarplum Road, approximately 150 feet east of Campton Road (41.99 acres), classified within the RS10 district, requested by Sugar Valley G. P., owner/developer, Anderson-Delk & Associates Inc., surveyor.

Action: Approved (7-0) with conditions

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

- 11.** **199-83-U-05**
Ellington View Apartments (formerly Cobblestone
Corner PUD)
Map 61, Parcel 86
Subarea 5 (1994)
District 4 (Majors)

A request for final approval for a phase of the Residential Planned Unit Development located abutting the southern terminus of Lemont Drive, north of Ben Allen Road, classified RM9, (10 acres), to permit the development of 32 apartment units in eight two story buildings, requested by Gresham-Smith and Partners, for Woodbine Community Organization, owner.

Action: Approved (7-0) with conditions

- 12.** **96P-011U-14**
River Crest
Map 85-14-A, Parcel 39
Subarea 14 (1996)
District 14 (Stanley)

A request to the Metropolitan Board of Zoning Appeals for a variance to Section 17.12.040 of the Metropolitan Code to permit a variance for an existing six foot high opaque fence where only a two and one-half foot fence is permitted. Appeal Case No. 2003-86.

Action: Approved (7-0)

- 13. 2002P-003U-03**
Park Preserve, Phases 1 and 3
Map 59, Parcels 135 and 208
Subarea 3 (1998)
District 2 (Black)

A request for a revision to the preliminary plan and for final approval for Phase One of the Planned Unit Development located abutting the east margin of White's Creek Pike, south of Revels Drive, classified RM9, (83.15 acres), to permit the development of 325 multi-family units and 29 single-family lots to replace 327 multi-family units and 25 single-family lots, requested by Ragan-Smith Associates, for PHP Ministries Inc., owner.

Action: Deferred (7-0) to the June 26, 2003 meeting

XI. MANDATORY REFERRALS

- 14. 2003M-055U-09**
Nashville Children's Theater Lease Agreement
Subarea 9 (1997)
District 19 (Wallace)

An Ordinance approving a lease agreement between Nashville Children's Theater and Metro Government, acting through Real Property Services, for certain real property located at 724 2nd Avenue South. This Ordinance approves a lease for no longer than 15 years with one 15-year Option of Renewal, and that the Director of Public Property Administration shall have authority to approve any and all expansion and/or renovation projects presented by and for the Nashville Children's Theater.

Action: Approved (7-0)

- 15. 2003M-056U-05**
Shelby Bottoms Acceptance of Greenway Easement
Subarea 5 (1994)
District 8 (Hart)

An Ordinance authorizing acceptance of a donated easement, approximately 0.58 acres in size, on private property, located at the intersection of Moss Rose Drive and McGinnis Drive and owned by John Colley, for purposes of constructing a greenway bridge and connector trail for the Shelby Bottoms / Cooper Creek Bridge, as requested by the Department of Real Property Services.

Action: Approved (7-0)

16. **2003M-057U-09**
Nashville & Eastern Railroad Fiber Optic Cable Agreement
Subarea 9 (1997)
District 15 (Loring)

An Ordinance authorizing the Metropolitan Mayor to enter into a fiber optic cable agreement with Nashville & Eastern Railroad Corporation allowing the Metro Information Technology Services Department to install fiber optic cable in the railroad right-of-way from M.P. 0.97 and then running east to the Metro Transit Authority (MTA) site, and also authorizing approval of all future Nashville & Eastern Railroad Corporation license agreements by Resolution.

Action: Approved (7-0)

17. **2003M-058U-09**
Dixieland Delights Sign Encroachment
Subarea 9 (1997)
District 19 (Wallace)

A request to install a sign, measuring 10 feet tall by 8 feet wide, to project over the public sidewalk by 9 feet and a minimum of 10 feet above the existing sidewalk for the Dixieland Delights Candy & Nut Company, requested by Dixieland Delights, for Daniel Albright, owner.

Action: Approved (7-0) with conditions

18. **2003M-059U-09**
140 N. 1st Street Property Acquisition
Map 82-14, Parcels 59 and 95
Subarea 9 (1997)
District 6 (Beehan)

A Resolution authorizing an Option to Purchase 140 North 1st Street for the Metro Water Department to construct a CSO facility to regulate water from the Washington Dee Cee Basin, as requested by the Department of Finance.

Action: Approved (7-0) with conditions

- 19. 2003M-060U-09**
Bank of America Plaza Ground Encroachments
Map 93-02-3, Parcel 188
Subarea 9 (1997)
District 19 (Wallace)

A request to encroach into the public sidewalk with the following requests: 1) Add aggregate planters along Union Street and 5th Avenue North; 2) Add a canopy over the Union Street entrance of the Bank of America Plaza Building, extending 10 feet over the public sidewalk and measuring 15 feet above the sidewalk; and 3) Add alternate paving materials at the Bank of America Plaza entrance on Union Street and Bank of America Plaza Building entrance on Union Street, as requested by Parkway Realty Services, for Parkway Properties, L.P., owner.

Action: Approved (7-0) with conditions

- 20. 2003M-061U-10**
Warner Music Group Underground Encroachment
Map 93-13, Parcels 136 and 166
Subarea 10 (1994)
District 19 (Wallace)

A request to trench and/or bore into the public right-of-way of Music Square East to install communications duct between the buildings located at 20 and 21 Music Square East, as requested by Warner Music Group, applicant and owner.

Action: Approved (7-0)

- 21. 2003M-062U-05**
St. Ann's Episcopal Church Fence Encroachment
Map 82-15, Parcels 89 and 91
Subarea 5 (1994)
District 6 (Beehan)

A request to install a fence partially within the public right-of-way along South 4th Street and Woodland Street to prevent unauthorized access to the property as required by Metro Government, requested by St. Ann's Episcopal Church, for Metro Government and St. Ann's Episcopal Church.

Action: Approved (7-0) with conditions

- 22. 2003M-063U-09**
Molyneux Entertainment Awning Encroachment
Map 93-10, Parcel 33
Subarea 9 (1997)
District 19 (Wallace)

A request to install an awning, measuring 3 feet by 7 feet wide with a 3-foot projection over the public sidewalk and 8 feet above the sidewalk, over the front door of Molyneux Entertainment Company along 9th Avenue South; and to install another awning, measuring 3 feet by 5'4" wide with a 3-foot projection over the rear alley and 8 feet above the alley, over the rear entrance of the property, as requested by Molyneux Entertainment Company, for Clark Avenue Partnership, owner.

Action: Approved (7-0)

- 23. 2003M-064U-09**
Close Alley #314 between Cowan Street and Oldham Street
Map 82-14, Various Parcels
Subarea 9 (1997)
District 5 (Hall)

A request to close Alley #314 (unimproved) running between Cowan Street and Oldham Street, as requested by Robert Gary Lindsey, for Turner H. and Clara Jo Todd, Dacco Inc., The Thelma R. Frazier Family Partnership, and Virah Corporation, other abutting property owners.

Action: Approved (7-0) with conditions

- 24. 2003M-065U-07**
Close 50th Avenue North between Tennessee Avenue
and Kentucky Avenue
Map 91-07, Various Parcels
Subarea 7 (2000)
District 21 (Whitmore)

A request to close a portion of 50th Avenue North between Tennessee Avenue and Kentucky Avenue, approximately 322 feet in length, as requested by Donna Pollock, for the Alice W. Jew Foundation, Marie Elkins, and John A. Davis, other abutting property owners.

Action: Approved (7-0) with conditions

Note: The Commission voted 7-0 to hear proposals 2001Z-060U-14, 2003P-007U-14, and 36-76-G-14 on June 26, 2003, rather than on July 10, 2003.

XII. ADJOURNMENT

