



**June 13, 2002 Actions of the Planning Commission**

**(For more specific information, call 862-7190)**

**AGENDA  
OF THE  
METROPOLITAN PLANNING COMMISSION**

*June 13, 2002*

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**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

***Action: Approved with correction to item #17, 2002M-018U-12 to read 20 foot tall sign instead of a 40 foot sign and add as an addendum item #26, Contract Amendment Between Metropolitan Government of Nashville and Davidson County; Williamson County; Wilson County and Kucera International, Inc. (6-0)***

**III. APPROVAL OF MAY 23, 2002 MINUTES**

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

**IV. RECOGNITION OF COUNCILMEMBERS**

**V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND**

## WITHDRAWN ITEMS

**Action:** *Items #1 and #23 deferred to meeting of 6/27/02; #19 deferred indefinitely*

## VI. PUBLIC HEARING: CONSENT AGENDA

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

## VII. PUBLIC HEARING

### ZONING MAP AMENDMENTS

**1. 2001Z-077G-06**

Council Bill No. BL2002-1102

Map 141-00, Parcel(s) 69, 10; Map 140-00, Parcel(s) 16, 69, 74, 75

Subarea 6 (1996)

District 35 (Lineweaver)

A council bill to rezone from AR2a and CS districts to RS10 district properties at 8161 Coley Davis Road, Newsom Station Road (unnumbered), and McCrory Lane (unnumbered), (264.39 acres), requested by Dale and Associates, appellant for Michael and Diane Allison and Rhonda England, owners. (Deferred from meeting of 5/23/02).

**Action:** *Deferred to meeting of 6/27/02 (6-0)*

**2. 2002Z-053U-08**

Council Bill No. BL2002-1104

Map 070-15, Parcel(s) 40

Subarea 8 (1995)

District 20 (Haddock)

A council bill to rezone from IWD district to MUG district property at 545 Great Circle Road, approximately 600 feet north of MetroCenter Boulevard, (5.27 acres), requested by Adren Greene of Metro Greene, LLC., appellant, for American Reality Trust, Inc., owner.

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

**3. 2002Z-054G-04**

Council Bill No. BL2002-1106

Map 043-16, Parcel(s) 2

Subarea 4 (1998)

District 9 (Dillard)

A council bill to rezone from RS7.5 district to CS district property at Rio Vista Drive (unnumbered), at the intersection of Rio Vista Drive and Old Hickory Boulevard, (0.39 acres), requested by Richard Rollins, owner.

***Action: Disapproved as Contrary to the General Plan with recommendation that council bill be amended, in the event council decides to approve this rezoning, to prohibit access from this property to State Route 45 and that Rio Vista Drive be upgraded to commercial street standards with 37 feet of pavement from the northern boundary of this property to State Route 45, for consistency with the Metro Traffic Engineer's findings (6-0)***

**4. 2002Z-055U-08**

Council Bill No. BL2002-1110

Map 092-09, Parcel(s) 2, 4, 40 - 50

Subarea 8 (1995)

District 21 (Whitmore)

A council bill to rezone from CN to MUN districts properties at 3700 and 3706 Clifton Avenue, and from R6 to RM9 district properties at 3548 Georgia Avenue, Georgia Avenue (unnumbered), and Indiana Avenue (unnumbered), abutting the north margin of I-40 East, (2.34 acres), requested by Phil Ryan of Metro Development and Housing Agency, appellant, for William Taylor and Metro Development and Housing Agency, owners.

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

**PRELIMINARY PLAT SUBDIVISIONS**

**5. 2001S-180U-03**

CREEKSIDE SUBD.

Map 049-00, Parcel(s) 336

Subarea 3 (1998)

District 1 (Gilmore)

A request to revise the preliminary plat and for final plat approval for 37 lots abutting the east margin of Buena Vista Pike, approximately 270 feet north of Buena Vista Court, (16.6 acres), classified within the RS15 district, requested by Affordable Housing Resources, Inc., owner/developer, Thornton and Associates, Inc., surveyor. (Deferred from meeting of 5/23/02).

***Action: Approved with conditions and subject to a bond for extension of roads, sidewalks, landscaping and utilities (6-0)***

**6. 2002S-105G-04**

HANNAH-PRICE ESTATES

Map 043-01, Parcel(s) 078

Subarea 4 (1998)

District 9 (Dillard)

A request for preliminary and final plat approval for three lots abutting the southwest corner of Pierce Road and Palmer Avenue, (1.15 acres), classified within the RS7.5 district, requested by Roland L. Voland et ux, owners/developers, Cantrell-Kemp, L.L.C., surveyor.

***Action: Approved with conditions and subject to a bond for sidewalks and extension of utilities (6-0)***

**7. 2002S-138U-03**

BUDIG REALTY SUBDIVISION

Map 060, Parcel(s) 021 & 022; Map 060-13, Parcel(s) 016 & 064  
Subarea 3 (1998)

District 2 (Black)

A request for preliminary plat approval to create four lots abutting the west margin of Brick Church Pike, approximately 140 feet north of Haynie Avenue, (28.78 acres), classified within the IWD district, requested by Budig Realty, LLC, owner/developer, Cherry Land Surveying, Inc., surveyor.

***Action: Approved with conditions and subject to a bond for extension of road, utilities and sidewalks (6-0)***

**8. 2002S-149G-04**

STEPHEN L. SANDERS LOTS

Map 051-02, Parcel(s) 011

Subarea 4 (1998)

District 3 (Nollner)

A request for preliminary and final plat approval to subdivide one parcel into two lots abutting the north margin of Caldwell Drive, approximately 370 feet west of South Graycroft Avenue, (1.84 acres), classified within the RS20 district, requested by Stephen L. and Tammy L. Sanders, owners/developer, Tommy E. Walker, surveyor.

***Action: Approved with conditions subject to variances for a flag lot (Section 2-4.2A) and lot frontage (Section 2-4.7B) of the Subdivision Regulations (6-0)***

**9. 2002S-155G-04**

CANDLEWOOD SUBDIVISION

Map 052, Parcel(s) 015, 017-019

Subarea 4 (1998)

District 9 (Dillard)

A request for preliminary plat approval to create 34 lots abutting the northeast margin of Neelys Bend Road, approximately 105 feet southeast of Sioux Terrace, (9.25 acres), classified within the RS10 district, requested by Allen Earps, owner/developer, MEC, Inc., surveyor.

***Action: Approved with conditions subject to a bond for extension of roads, sidewalks, utilities and landscape buffer yards (Section 2-6.1 of the Subdivision Regulations) and the deletion of condition #4 (6-0)***

- 10. 2002S-157G-14**  
HERMITAGE COMMERCIAL CENTER  
Map 075, Parcel(s) 015 & 100  
Subarea 14 (1996)  
District 14 (Stanley)

A request for preliminary and final plat approval to subdivide two parcels into two lots and a sidewalk variance along Hermitage Road, abutting the northeast corner of Lebanon Pike and CSX Railroad, (2.79 acres), classified within the CS district, requested by Joe Sam Hurt, Sr., owner/developer, Littlejohn Engineering Associates, surveyor.

***Action: Approved with conditions, subject to a bond for sidewalks and landscape buffer yard, and a sidewalk variance along Hermitage Road (Section 2-6.1 of the Subdivision Regulations) (6-0)***

- 11. 2002S-158U-10**  
GLEN ECHO, Resubdivision of Lot 27  
Map 117-15, Parcel(s) 026  
Subarea 10 (1994)  
District 25 (Shulman)

A request for preliminary and final plat approval to subdivide one lot into three lots and 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 with conditions subject to a demolition bond for the existing home, and a bond for a sidewalk along Glen Echo Road, and variances for lot size and lot area (Section 2-4.7B & C of the Subdivision Regulations) (4-2)***

## **VIII. FINAL PLAT SUBDIVISIONS**

- 12. 99S-097U-12**  
VILLAGES of BRENTWOOD, Phase 11  
Map 161-10-B, Parcel(s) 155-206  
Subarea 12 (1997)  
District 32 (Jenkins)

A request to revise the preliminary and final plat to extend the performance bond for six months on Phase 11 and reduce it from \$235,000 to \$100,000, abutting the southwest margin of Village Way, approximately 115 feet southeast of English Village, (16.25 acres), classified within the R10 Residential Planned Unit Development District, requested by Grandview Land Company, owner/developer, Dale & Associates, Inc., surveyor.

***Action: Disapproved (6-0)***

- 13. 2001S-343U-12**

WALLACE ROAD SUBDIVISION

Map 147, Parcel(s) 017; Map 147-04, Parcel(s) 001& 097

Subarea 12 (1997)

District 26 (Arriola)

A request for preliminary and final plat approval to subdivide three parcels, part of a reserve parcel, and part of two closed streets (Old Welch Road and Old Wallace Road) into three lots with a sidewalk variance along a new road called "Recovery Road," abutting the south margin of Harding Place and the north margin of Wallace Road, (9.6 acres), classified within the R6, RM20 and OL districts, requested by H.C.A. Realty Corporation and Russell E. Davis, Trustee, owners/developers, Michael R. Williams Surveying, surveyor. (See Mandatory Referral Proposal No. 2002M-018U-12).

***Action: Approved with conditions subject to a sidewalk variance (Section 2-6.1 of the Subdivision Regulations) along the north margin of Recovery Road, a variance for a 4-foot landscape strip on sidewalk along the south margin of Recovery Road, and a bond for extension of roads and sidewalks (6-0)***

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

**14. 163-73-G-06**

Bellevue Place PUD (Jonathan's Grille)

Map 142, Parcel(s) 360

Subarea 6 (1996)

District 35 (Lineweaver)

A request to revise a portion of the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development District located abutting the south margin of Highway 70 South, west of Sawyer Brown Road, classified within the SCR district, (.97 acres), to permit the development of a 5,890 square foot restaurant, replacing a 4,800 square foot undeveloped restaurant, requested by John F. Werne Architect, for Southwest Properties Partnership, owner.

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

**15. 102-86-P**

Riverside, Phase 3

Map 142-13, Parcel(s) 162

Subarea 6 (1996)

District 35 (Lineweaver)

A request for a variance to the final PUD plan for lot 162, Phase 3, of the Riverside Residential Planned Unit Development, located at 7909 Harpeth View Drive, classified within the RS30 district, .25 acres, to change the front setback from 20 feet to 18.5 feet, requested by Trey Rochford, for Rochford Construction Company.

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

**16. 2000P-003G-06**

Riverwalk (Bridge)

Map 126, Parcel(s) Portions of 047, 047.01, 048, 149, and 161

Subarea 6 (1996)

District 23 (Bogen)

A request for final approval for a portion of an existing Residential Planned Unit Development district located at the terminus of Rivervalley Drive and the north margin of Valleepark Drive, classified within the RS15 district, (3-acres), to construct a vehicular bridge over the existing CSX railroad tracks, requested by Civil Site Design Group PLLC, appellant, for Riverwalk Development, Inc., owner. (See also Mandatory Referral Proposal No. 2002M-057G-06).

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

**X. MANDATORY REFERRALS**

**17. 2002M-018U-12**

Southern Hills Medical Center Sign Encroachment

Map , Parcel(s)

Subarea 12 (1997)

District 26 (Arriola)

A request to encroach 18 feet with a 20 foot tall pole sign for Southern Hills Medical Center into the public right-of-way of a yet-to-be-dedicated public street called "Recovery Road" connecting Harding Place with Wallace Road, requested by Larry Alexander of CESP, Inc., for HCA, owner. (See Subdivision Proposal No. 2001S-343U-12).

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

**18. 2002M-054G-06**

Close a Portion of Old U.S. Highway 70 South

Map 143, Parcel(s) 9, 10

Subarea 6 (1996)

District 35 (Lineweaver)

A request to close a portion of Old U.S. Highway 70 South, south of U.S. Highway 70, between Brookmont Terrace and Windsor Terrace Drive, requested by Dan Barge, III, P.E. of Barge Cauthen & Associates, Inc., appellant, for H.G. Hill Realty Co., abutting property owner. (Easements are to be retained).

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

**19. 2002M-056U-08**

Close a Portion of 41st Avenue North and a Portion of Alley #1204

Map 91-12, Parcel(s) 193, 189  
Subarea 8 (1995)  
District 21 (Whitmore)

A request to close a portion of 41st Avenue North between Clifton Avenue and Indiana Avenue, and to close a 49-foot portion of Alley #1204 from the east margin of 41st Avenue North, requested by Andrew M. Akers, appellant and abutting property owner, for S. Charles Taylor, abutting property owner. (Easements to be retained).

**Action: *Deferred Indefinitely by applicant (6-0)***

**20. 2002M-057G-06**

Agreement between Metro; CPS Land, LLC; and CSX Transportation, Inc.  
Map 126-00, Parcel(s) 47; Map 126-16, Parcel(s) various  
Subarea 6 (1996)  
District 23 (Bogen)

An agreement between Metro Government, CPS Land LLC, and CSX Transportation, Inc. for the construction of a bridge over the CSX railroad, located within the Riverwalk PUD development off of Newsom Station Road, requested by Civil Site Design Group, PLLC, for CPS Land, LLC. (See also PUD Proposal No. 2000P-003G-06).

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

**XI. OTHER BUSINESS**

**21.** Regional Transit Development Plan -- Contract to receive matching funds from TDOT

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

**22.** Consider a Request to Amend the Subarea 13 Plan Amendment on June 27, 2002

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

**23.** Employee Contract for Jennifer E. Regen

**Action: *Deferred to meeting of 6/27/02***



24. Intern Contract for Jeff Harding

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

25. Intern Contract for Lindsay Smith

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

26. Legislative Update

27. Addendum: Contract Amendment Between Metropolitan Government of Nashville and Davidson County; Williamson County; Wilson County and Kucera International, Inc.

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

## **XII. ADJOURNMENT**