



**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 26, 2003 MPC ACTIONS OF THE
METROPOLITAN PLANNING COMMISSION***

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

June 26, 2003

I. CALL TO ORDER

II. ADOPTION OF AGENDA

**Action: Approved with correction to Item No. 29 which should read:
District 23 (Bogen) (8-0)**

III. APPROVAL OF MAY 22, 2003 MINUTES

Action: Approved (8-0)

IV. RECOGNITION OF COUNCILMEMBERS

V. OTHER BUSINESS

a. Executive Director Reports

b. 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. (Deferred from meeting of June 12, 2003).

Action: Deferred indefinitely (8-0)

- c. Grant Agreement between the State of Tennessee, Department of Transportation and the Nashville-Davidson County Metropolitan Planning Commission on Behalf of the Nashville Area Metropolitan Planning Organization for the Commute Market Research for the Southeast Corridor.
Action: Approved (8-0)
- d. Contract between The Metropolitan Government of Nashville and Davidson County and Wilbur Smith Associates for Regional Freight and Goods Movement Study: Phase I.
Action: Approved (8-0)
- e. Legislative Update

VI. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS
Action: Approved (8-0)

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 (8-0)

**VIII. PUBLIC HEARING:
ZONING MAP AMENDMENTS**

- 1. **2001Z-060U-14**
Council Bill No. BL2003-1462
Map 95-02, Parcel 110
Subarea 14 (1996)
District 15 (Loring)

A council bill to change from RS10 district to MUG district property located at 252 Donelson Hills Drive and the north margin of Lebanon Pike, (40.00 acres), requested by Micheal Manous of Manous Consulting and Design, for Thomas Beasley and Cumberland Yacht Harbor, owners. (See PUD Proposal No. 2003P-007U-14 on page 3).

Action: Approved with conditions (8-0)

2. **2003P-007U-14**
Council Bill No. BL2003-1463
Cumberland Yacht Harbor
Map 95-02, Parcel 10
Subarea 14 (1996)
District 15 (Loring)

A council bill for preliminary approval for a Planned Unit Development located abutting the north margin of Lebanon Pike and the western margin of Donelson Hills Drive, classified RS10 and proposed for MUG, (40.00 acres), to permit the development of 181 condominium units, 50,735 square feet of retail/restaurant/office and a 225 slip public marina and marina services, requested by Manous Consulting and Design, for Cumberland Yacht Harbor LLC, owner. (See Zone Change Proposal No. 2001Z-060U-14 on page 2).

Action: Approved with conditions (8-0)

3. **36-76-G-14**
Belle Acres, Section 2
Map 95-02, Parcel 137
Subarea 14 (1996)
District 15 (Loring)

A request to revise the preliminary plan of the Residential Planned Unit Development located abutting the north margin of Lebanon Pike at Mill Creek, classified RS10, (34.12 acres), to permit the development of 74 multi-family units, originally approved for 333 residential units, current preliminary plan approved for 134 units, 55 residential units currently existing, requested by Dale and Associates, for David Taylor, owner.

Action: Approved with conditions as a revision, not an amendment (8-0)

4. **2003Z-080U-12**
Council Bill No. BL2003-1486
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. (Deferred from meeting of June 12, 2003).

Action: Disapproved RM20, but approved RM9 (8-0)

5. **2003Z-033U-14**
Council Bill No. BL2003-1467
Map 96-09, Portion of Parcel 54
Subarea 14 (1996)
District 15 (Loring)

A council bill to change from R10 district to CL district property at 312 Donelson Pike, abutting the western margin of Donelson Pike, (1.19 acres), requested by David A. Coode of Lose and Associates, applicant, for Reese L. Smith, III, et al and R & S Rental Properties, LLC.

Action: Approved (8-0)

6. **2003Z-048U-13**
Council Bill No. BL2003-1381
Map 135, Parcels 163 and 146
Subarea 13 (1996)
District 13 (Derryberry)

A council bill to change from R20 district to RM9 and IWD districts properties at 1792 Reynolds Road and Smith Springs Road (unnumbered), abutting the northern margin of Smith Springs Road and the eastern margin of Reynolds Road, (40.27 acres), requested by J. E. Stevenson, applicant, for J. E. Stevenson, Trustee and Charles F. and Joyce L. Galbreath, owners. (Re-referred from June 3, 2003 Metro Council meeting).

Action: Approved staff recommendation (8-0)

7. **2003Z-050U-08**
Council Bill No. BL2003-1446
Map 92-10, Parcels 193, 197, 200, 201 and 202
Subarea 8 (1995)
District 21 (Whitmore)

A council bill to change from R6 district to OL district properties at 2800, 2802, 2804, 2902, and 2910 Felicia Street, abutting the northern margin of Felicia Street, (0.82 acres), requested by Andrea Hayes of Hayes Endocrine and Diabetes Center, applicant, for Willie Stallworth, Gregg Poole, and Richards Builders of Tennessee, LLC.

Action: Approved rezoning of parcels 200, 201 and 202, but disapproved rezoning 193 and 197, and recommended that the council bill be amended to remove parcels 193 and 197 (8-0)

8. **2003Z-051G-06**
 Council Bill No. BL2003-1420
 Map 169, Parcel 55
 Subarea 6 (2003)
 District 35 (Tygard)

A council bill to change from CL district to CS district property at Highway 100 (unnumbered), abutting the southern margin of Highway 100, (0.51 acres), requested by D. E. Ryan, owner.

Action: Deferred indefinitely (8-0)

9. **2003Z-081G-14**
 Council Bill No. BL2003-1442
 Map 108, Portion of Parcel 53
 Subarea 14 (1996)
 District 14 (Stanley)

A council bill to change from RS10 district to MUL district a portion of property at 3128 Elm Hill Pike, north of the terminus of Trail's End Lane, (1.64 acres), requested by Greg Eatherly, applicant/owner.

Action: Disapproved (4-3)

10. **2003Z-083G-08**
 Council Bill No. BL2003-1436
 Map 70-16, Parcel 18
 Subarea 8 (1995)
 District 20 (Haddox)

A council bill to change from IWD district to MUG district property at 220 French Landing Drive, approximately 350 feet east of French Landing Drive, (2.00 acres), requested by Bob Nash, agent for Bob and Michael Real Estate Partnership.

Action: Disapproved and recommended a re-referral to MPC (7-0)

- 11. 2003Z-084U-10**
Council Bill No. BL2003-1449
Map 92-15, Parcels 98, 99 and 208
Subarea 10 (1994)
District 21 (Whitmore)

A request to change from ORI and CS districts to MUG district properties at 2214 Elliston Place, 203 Louise Avenue, and Elliston Place (unnumbered) on the northwest corner of Louise Avenue and Elliston Place, between 22nd and 23rd Avenue, (.79 acres), requested by Horace Spoon, agent for Mark Mason, owner.

Action: Approved (7-0)

- 12. 2003Z-085U-10**
Council Bill No. BL2003-1479
Map 105-09, Parcel 51
Subarea 10 (1994)
District 17 (Greer)

A request to change from RM20 district to CS district property at Acklen Avenue (unnumbered) at the southern terminus of 13th Avenue between Wedgewood Avenue and Acklen Avenue, (.68 acres), requested by Robert Gowen, applicant, for Tarver Properties Inc., owner.

Action: Approved with conditions (7-0)

- 13. 2003Z-086G-04**
Council Bill No. BL2003-1483
Map 51, Parcels 51-58 and 169
Subarea 4 (1998)
District 4 (Majors)

A request to change from OR40 and RM9 districts to ORI (6.43 acres) and OR20 (5.33 acres) districts properties located at 1310, 1314, 1318, and 1320 Briarville Road, Cheron Road (unnumbered) and Shields Lane (unnumbered), at the north side of Cheron Road (11.76 acres), requested by William Geiger, for Peak Returns Ltd.

Action: Disapproved (7-0)

- 14. 2003Z-087G-14**
Council Bill No. BL2003-1469
Map 75, Portion of Parcel 105
Subarea 14 (1996)
District 12 (Ponder)

A request to change from RS15 district to RM4 district property located at 4440 Chandler Road between Stoners Glen Road and Chandler Road, 150 feet south of Stoners Glen Court, (4.4 acres), requested by Mike Anderson, agent, for Hubert and Ruth Wiles, owners.

Action: Approved with conditions (7-0)

- 15. 2003Z-088G-12**
Council Bill No. BL2003-1489
Map 181, Parcel 122
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a district to CS zone district property located at 6439 Nolensville Pike, at the intersection of Nolensville Pike and Bluff Road, (4.56 acres), requested by Martha Williams, owner.

Action: Disapproved (7-0)

- 16. 2003Z-089U-10**
Council Bill No. BL2003-1464
Map 105-14, Parcels 193, 194 and 195
Map 118-02, Parcels 47-52
Subarea 10 (1994)
District 17 (Greer)

A request to change from OR20 district to R10 district property located at 2401, 2403, 2405, 2407, 2409, 2411, and 2413 Elliott Avenue, 812 Inverness Avenue and 807 Hillview Heights, on the west side of Elliott Avenue between Hillview Heights and Inverness Avenue, (1.87 acres), requested by Councilmember Ronnie Greer, for various owners.

Action: Approved (8-0)

17. **2003Z-090G-12**
Council Bill No. BL2003-1485
Map 174, Parcel 8
Map 182, Parcel 141
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a district to RS10 district properties located at 5869 and 5943 Pettus Road, 1,900 feet north of Old Hickory Boulevard, (40.33 acres), requested by Mike Anderson of Anderson-Delk and Associates, for SAF Properties, G.P./ Charles Dornan, owner.

Action: Disapproved (5-2)

18. **2003Z-091U-05**
Council Bill No. BL2003-1444
Map 82-12, Parcels 373-377
Subarea 5 (1994)
District 6 (Beehan)

A request to change from CS district to MUG district properties located at Woodland Street (unnumbered) on the south side of Woodland Street at McFerrin Avenue, (1.00 acres), requested by Glen Bartosh, applicant, for MD Limited Partnership.

Action: Approved (8-0)

19. **2003Z-092G-04**
Council Bill No. BL2003-1433
Map 43-14, Parcels 3, 4 and 5
Subarea (4 (1998)
District 9 (Dillard)

A council bill to change from CS district to OR20 district properties located at 533 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered) on the north side of Old Hickory Boulevard, 250 feet west of Hankins Street, (0.88 acres), requested by David Wood, applicant, for Wood Motor Company.

Action: Approved (6-1)

- 20.** **2003Z-093U-09**
Council Bill No. BL2003-1478
Map 81-16, Parcel 395
Subarea 9 (1997)
District 20 (Haddox)

A request to change from CS district to MUL district property located at 942 Jefferson Street on the northeast corner of the intersection of Jefferson Street and 10th Avenue North, (0.43 acres), requested by Phil Ryan for the Metropolitan Development and Housing Agency.

Action: Approved (8-0)

- 21.** **2003Z-094U-10**
Council Bill No. BL2003-1480
Map 117-01, Parcels 34-39
Subarea 10 (1994)
District 25 (Shulman)

A request to change from RM20 district to RS20 district properties located at 3100, 3102, 3104, 3106, 3108 and 3110 Woodlawn Drive on the north side of Woodlawn Drive between Timber Lane and Bowling Avenue, (5.33 acres), requested by the Metropolitan Planning Department staff.

Action: Approved correction to zoning map (7-0)

- 22.** **2003Z-095G-04**
Council Bill No. BL2003-1484
Map 63, Parcels 87 and 91
Map 74, Parcel 43
Subarea 4 (1998)
District 9 (Dillard)

A request to change from RS80 district to RS40 district properties at 405 Menees Lane, Menees Lane (unnumbered), and Neelys Bend Road (unnumbered), approximately 4,000 feet east of Neelys Bend Road, (387.42 acres), requested by Raymond Ferreira of Diversified Developments, LLC, for Mary A. Taylor and E. N. Taylor, owners.

Action: Deferred indefinitely (8-0)

23. **2003Z-097G-01**
Council Bill No. BL2003-1481
Map 15, Portion of Parcel 7
Subarea 1 (1997)
District 1 (Gilmore)

A request to change from RS40 district to RS10 district a portion of property at 7305 Whites Creek Pike, abutting the western margin of Whites Creek Pike, (34.25 acres), requested by Dale and Associates, Inc. for Clara H. Falls, owner.

Action: Approved (7-0)

IX. PRELIMINARY SUBDIVISION PLATS

24. **2003S-032G-02**
Gilbert Lowe Subdivision
Map 41-08, Parcel 35
Subarea 2 (1995)
District 3 (Nollner)

A request for preliminary plat approval for nine lots abutting the southwest margin of Old Hickory Boulevard, approximately 125 feet northwest of Marydale Drive, (6.49 acres), classified within the RS20 district, requested by Modular Home Builders, Inc. (Jim Patterson) and Van Bond, owner/developer.

Action: Approved with conditions (8-0)

25. **2003S-090G-01**
James L. Paradise, Jr. Lots
Map 15, Parcel 41
Subarea 1 (1997)
District 1 (Gilmore)

A request for preliminary and final plat approval for four lots abutting the northwest corner of Morgan Road and Ridgewood Road, (10.07 acres), classified within the AR2a and RS80 districts, requested by James L. Paradise, Jr., owner/developer, Anthony T. Bollinger, surveyor.

Action: Approved with conditions (8-0)

26. **2003S-118G-04**
Myatt Business Center (Odom Property, Myatt Drive)
Map 43, Parcels 38 and 40
Subarea 4 (1998)
District 9 (Dillard)

A request for preliminary plat approval for four lots abutting the east margin of Myatt Drive, approximately 450 feet south of Madison Industrial Drive, (21.32 acres), classified within the CS and IR districts, requested by ROA Investment Group, L. P., owner/developer, Ronald Ferguson, surveyor.

Action: Approved with conditions (8-0)

X. FINAL PLATS

27. **2003S-150G-12**
Highland Creek, Revision 1, Section 3,
Sherbrooke Lane
Map 180-04, Parcels 61-91
Subarea 12 (1997)
District 31 (Knoch)

A request for final plat approval to amend the sidewalk locations abutting the northwest terminus of Sherbrooke Lane, approximately 90 feet northwest of Century Oak Court, (12.1 acres), classified within the RS10 district, requested by Holt Valley, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: Approved with conditions (8-0)

XI. PLANNED UNIT DEVELOPMENTS (revisions)

28. **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. (Deferred from meeting of June 12, 2003).

Action: Approved with conditions (8-0)

29. **96-72-G-06**
Bellevue Plaza Shopping Center
Map 142, Part of Parcel 183
Subarea 6 (2003)
District 23 (Bogen)

A request for a revision to the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development located abutting the north margin of Highway 70, west of Old Hickory Boulevard, classified SCC, to permit the change of use of an existing 800 square foot photomat to a restaurant with 40 patio seats and drive thru, requested by Motophoto, leasee of property.

Action: Approved with conditions (8-0)

30. **98-73-G-02**
Hickory Hills Commercial
Map 31, Parcel 148
Subarea 2 (1995)
District 10 (Balthrop)

A request for a revision to the preliminary plan for a phase of the Commercial Planned Unit Development located abutting the west margin of Hickory Hills Boulevard, north of Old Hickory Boulevard, classified OR20, (924.84 acres), to permit the development of a 78,000 square foot office distribution center and a 16,000 square foot bus maintenance facility to replace an undeveloped plan for a 350,000 square foot office distribution in three buildings, requested by Barge, Waggoner, Sumner and Cannon and McKinney Engineering, for Hickory Lenders LTD., L.P., owner.

Action: Approved with conditions (8-0)

31. **88P-068G-13**
Nashboro Square Commercial Center
Map 135, Parcel 253
Subarea 13 (1996)
District 28 (Alexander)

A request for final approval for a portion of the Commercial Planned Unit Development located abutting the east margin of Murfreesboro Pike at Brooksboro Place, classified R10, (7.29 acres), to permit the final grading plan approval and the construction of a private drive from Brooksboro Place to Murfreesboro Pike, requested by Barge, Waggoner, Sumner and Cannon, for Robert Trent, owner.

Action: Approved with conditions (8-0)

XII. MANDATORY REFERRALS

- 32. 2003M-067UG**
Sidewalk Capital Improvements Project
Various Maps, Various Parcels

An Ordinance authorizing the acquisition of property by negotiation or condemnation for construction of sidewalks and associated work in accordance with the Strategic Plan for Sidewalk Capital Improvement Projects located within Metropolitan Nashville & Davidson County. The projects planned as part of this ordinance will occur on Old Matthews Road, Lischey Avenue, Scholarship Drive, Annex Avenue South, Annex Avenue North, Achievement Drive, Edmondson Pike, Colice Jeanne Drive, Baugh Road, Jacksonian Drive, and Plantation Drive.

Action: Approved (8-0)

- 33. 2003M-070U-10**
Acklen Avenue Surplus Property Designation
Subarea 10 (1994)
District 17 (Greer)

An Ordinance approving the disposition of a certain parcel of property by the Director of Public Property, which is currently held by the Metropolitan Government of Nashville & Davidson County, as requested by the Public Property Administration of the Metro Department of Finance.

Action: Approved with condition that a development plan be approved by the MPC or a PUD approved by Council prior to Council approval of the MR legislation (7-0)

- 34. 2003M-071U-10**
Close Portions of Alleys #428, #393 and 13th Avenue South
Map 105-09, Various Parcels
Subarea 10 (1994)
District 17 (Greer)

A request to close a 266-foot portion of Alley #428, a stub of Alley #393 that projects into Map 105-09, Parcel 51, and to close an approximate 75-foot portion of 13th Avenue South, which extends south from Wedgewood Avenue just north of Map 105-09, Parcel 51, to allow for the consolidation of surrounding lots, as requested by Robert Gowan, applicant, for Mark Tarver, prospective property owner, and for Ted Walker, abutting property owner.

Action: Approved (8-0)

35. **2003M-072U-10**
Fiber Optic Line Aerial Encroachment
Map 92-12, Parcels 288 and 388
Subarea 10 (1994)
District 21 (Whitmore)

A request for an aerial encroachment to install a single-mode fiber optic cable between 1900 and 1901 Church Street, which is proposed to be installed on existing utility poles and lines that run along 19th Avenue North. The fiber optic line will be installed between 22 feet 3 inches and 23 feet 9 inches above the Church Street right-of-way, requested by Michael D. Schmerling & Company, G.P.

Action: Approved (8-0)

36. **2003M-073U-12**
Christ Church Pentecostal Flag Aerial Encroachment
Map 161, Parcel 69
Subarea 12 (1997)
District 32 (Jenkins)

A request for a ground and aerial encroachment to install 16 decorative flags and flagpoles along Old Hickory Boulevard along the front of Christ Church Pentecostal, which is located at 15354 Old Hickory Boulevard, requested by L. H. Harduick, for Christ Church.

Action: Disapproved (7-0)

XIII. ADJOURNMENT

