



**June 27, 2001 Actions of the Planning Commission
(For more specific information, call 862-7190)**

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

June 27, 2001

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approved (6-0)
- III. APPROVAL OF JUNE 7, 2001 MINUTES**
Action: Approved (6-0)
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS**
- VI. PUBLIC HEARING: CONSENT AGENDA**
Action: Approved (6-0) with removal of items # 5 and #7 for a full staff presentation
- VII. PUBLIC HEARING**

GENERAL PLAN and ZONING MAP AMENDMENTS

1. Subarea 3 Plan Amendment Request

Residential Low-Medium Density to Residential High Density Policy (approximately 2.2 acres) located on the south side of Buena Vista Pike, approximately 440 feet east of Clarksville Pike. (See also **Zone Change Proposal No. 2001Z-036U-03 on page 2**).

Action: Approved (6-0)

2. **2001Z-036U-03**
Council Bill No. BL2001-657
Map 70-13, Parcels 69 (.71 acres) and 70 (1.5 acres)
Subarea 3 (1998)
District 2 (Black)

A council bill to change from R8 to RM40 district properties at 2112 and 2114 Buena Vista Pike, approximately 440 feet east of Clarksville Pike (2.21 acres), requested by Jeff Heinze of Littlejohn Engineering, appellant, for Charles Huddleston et ux, owners. **(Deferred from meeting of 05/24/01). (See also Subarea 3 Plan Amendment Request on page 1).**

Action: Approved (6-0)

3. **2001Z-001T**
Council Bill No. BL2001-745
Billboards in PUDs

A council bill to amend the Zoning Ordinance to prohibit billboards in Planned Unit Development (PUD) districts unless specifically authorized within a PUD by Council, requested by Planning Department staff.

Action: Approved (6-0)

4. **2001Z-002T**
Council Bill No. BL2001-746
Accessory Dwelling

A council bill to amend the Zoning Ordinance to permit “Accessory Dwelling” as attached, semi-attached, or detached from the principal dwelling on a lot in the Urban Zoning Overlay district, requested by Planning Department staff.

Action: Deferred indefinitely (6-0)

5. **2001Z-004T**
Council Bill No. BL2001-744
Veterinary Clinic

A council bill to amend the Zoning Ordinance to modify standards for Veterinary Clinics, requested by Councilmember Vic Lineweaver.

Action: Deferred indefinitely (6-0)

6. **2001Z-005T**
Council Bill No. BL2001-747
Community Education Site Plan Requirements

A council bill to amend the Zoning Ordinance to modify site plan review requirements for Community Education uses, requested by Planning Department staff.

Action: *Deferred indefinitely (6-0)*

7. **2001Z-006T**
Council Bill No. BL201-748
Temporary Festivals

A council bill to amend the Zoning Ordinance to permit temporary festivals as a Special Exception (SE) in the AG and AR2a zoning districts, requested by Councilman Vic Lineweaver.

Action: *Deferred indefinitely (6-0)*

8. **2001Z-018G-13**
Map 165, Parcel 9
Subarea 13 (1996)
District 29 (Holloway)

A request to change from AR2a to RS10 district property at 3731 Hamilton Church Road, approximately 2,400 feet east of Hobson Pike (35 acres), requested by Robert McKinney, appellant, for E. A. Brent, et ux, owners. **(Deferred from the meeting of January 18, 2001). (See also PUD No. 88P-054G-13 below).**

Action: *Deferred to July 19, 2001 at request of applicant (6-0)*

9. **88P-054G-13**
South Shore Extension
Map 165, Parcel 9 and Part of Parcel 11
Subarea 13 (1996)
District 29 (Holloway)

A request to amend an existing Residential Planned Unit Development District located along the south margin of Hamilton Church Road, approximately 3,000 feet east of Hobson Pike (35.27 acres), classified within the AR2a and R10 districts and a portion proposed for RS10 district, to remove one lot for a street connection and to permit the addition of 35.27 acres with 129 single-family lots to the existing PUD approved for 224 single-family lots for a total of 352 single-family lots, requested by Nashville Lakeview LTD, for Edward A. Brent, et ux., owners. **(See Zone Change Proposal No. 2001Z-018G-13 above).**

Action: Deferred to July 19, 2001 at request of applicant (6-0)

10. **2001Z-019U-08**
Council Bill No. BL2001-729
Map 92-2, Parcels 207 (.16 acres), 208 (.18 acres),
209 (.12 acres) and 211 (.05 acres)
Subarea 8 (1995)
District 21 (Whitmore)

A council bill to rezone from R6 to MUL district properties at 1002, 1004, and 1006 28th Avenue North and 2712 Albion Street, approximately 90 feet south of Alameda Street (.51 acres), requested by Elaine Bailey, Trustee. **(Deferred from meeting of 05/24/01).**

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

11. **2001Z-039G-06**
Council Bill No. BL2001-742
Map 143, Parcel 20
Subarea 6 (1996)
District 35 (Lineweaver)

A council bill to rezone from R20 district to RM4 district property at 7216 Highway 100, approximately 3,700 feet east of Old Hickory Boulevard (31.10 acres), requested by William Kantz, appellant, for William E. Kantz, Jr., owner. **(See also PUD Proposal No. 97P-030G on page 5).**

Action: Disapproved (6-0)

- 12. 97P-030G-06**
Council Bill No. BL2001-743
Townhomes of Warner Park
Map 143, Parcel 20
Subarea 6 (1996)
District 35 (Lineweaver)

A council bill to amend the preliminary plan of the Residential Planned Unit Development District located abutting the northeast margin of Highway 100, 400 feet northeast of Old Hickory Boulevard (31.10 acres), classified within the R20 district and proposed for RM4 district, to develop 120 townhomes and 3 single-family lots, replacing 89 townhomes and 3 single-family lots, and to revise the site layout to create a public street connection to parcel 21 to the west where a new road will be developed to access Highway 100, requested by Land Design, Inc., appellant, for Bill Kantz, owner. **(See also Zone Change Proposal No. 2001Z-039G-06 on page 4).**

Action: Disapproved (6-0)

- 13. 2001Z-049G-13**
Council Bill No. BL2001-741
Map 164, Parcels 185 (28.80 acres), 191 (24.55 acres),
and Part of Parcels 167 (0.49 acres) and 190 (0.50 acres)
Subarea 13 (1996)
District 29 (Holloway)

A council bill to rezone from AR2a to RS10 district a portion of property at 3830 Pin Hook Road and properties at 3826 Pin Hook Road, and Pin Hook Road (unnumbered), (54.34 acres), requested by Joe McConnell of MEC, Inc. for Jerry Butler and Bertha E. and Joan M. Roberts McClain, owners.

Action: Approved (6-0)
Recommended staff initiate a rezoning on the remaining portion of parcel 167 (6-0)

- 14. 2001Z-056U-09**
Council Bill No. BL2001-727
Map 82-13, Parcels 116-125 and 128-130
Subarea 9 (1997)
District 20 (Haddox)

A council bill to rezone from RM20 to MUL District property at 1004, 1006, 1010, 1012, and 1014 9th Avenue North, and 9th Avenue North (unnumbered), by changing from IR to MUL District property at 1001, 1007, 1009, and 1011 8th Avenue North, by changing from CS to MUL District property at 1000 and 1002 9th Avenue North, and by changing from OR20 to MUL District property at 1016 9th Avenue North (1.93 acres), requested by Councilman Morris Haddox and the Metropolitan Development and Housing Agency, owned by M.D.H.A., Tamay Ozari, Darryle Cannon et ux, and Alice G. Cannon, William Patton, Jr., Roy Lumpkin et ux, Deliann T. Austin Living Trust, Glenn A. Ferguson, James K. Eaton et ux, Moses Fisher and Erica White. **(Deferred from meeting of 06/07/01).**

Action: Approved (6-0)

- 15. 2001Z-057G-13**
Map 109, Parcel 7
Subarea 13 (1996)
District 13 (Derryberry)

A request to change from R8 to RM15 district property at 3535 Bell Road, approximately 925 feet north of Elm Hill Pike, (4.87 acres), requested by Terry E. Keup, et ux.

Action: Deferred indefinitely by applicant (6-0)

- 16. 2001Z-058G-04**
Map 43-15, Parcels 8, 9, and 10
Subarea 4 (1998)
District 9 (Dillard)

A request to change from OR20 to CS district properties at 905, 909, and 911 Old Hickory Boulevard, east of Myatt Drive, (1.31 acres), requested by Ross Wood, owner.

Action: Disapproved as contrary to the General Plan (5-1)

- 17. 2001Z-061U-13**
Council Bill No. BL2001-739
Map 121, Part of Parcel 4 (208 acres)
Subarea 13 (1996)
District 13 (Derryberry)

A council bill to rezone from IR to AR2a district a portion of property at Couchville Pike (unnumbered), abutting the north margin of Couchville Pike and the east margin of Donelson Pike (208 acres), requested by Metropolitan Government, appellant, for the Metropolitan Nashville Airport Authority, owner.

Action: Approved (6-0)

PRELIMINARY PLAT SUBDIVISIONS

- 18. 2001S-154U-13**
Airpark East
Map 121, Parcels 146, 147, 149, and 264
Subarea 13 (1996)
District 13 (Derryberry)

A request for preliminary approval for three lots abutting the south margin of Couchville Pike and the east margin of Reynolds Road (172.0 acres), classified within the IWD District, requested by Duke-Weeks Realty, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Action: Approved with conditions (6-0)

- 19. 2001S-183U-14**
Royal Park Business Center
Map 107, Parcel 12.02
Subarea 14 (1996)
District 15 (Loring)

A request for preliminary and final plat approval to create four lots abutting the southwest corner of Ellery Court and Rachel Drive (18.82 acres), classified within the IWD District, requested by Royal Park Investors, L.P., owner/developer, Crouch Engineering, surveyor.

Action: Approved (6-0)

- 20.** **2001S-185U-05**
Luton Meridian Subdivision
Map 71-11, Parcels 20 and 30
Subarea 5 (1994)
District 5 (Hall)

A request for preliminary approval for 16 lots between Meridian Street and Luton Street, approximately 190 feet north of Gatewood Avenue (3.43 acres), classified within the RS5 District, requested by Fred W. and Kaye S. Hahn, Jr., owners/developers, Jesse Walker Engineering, surveyor.

Action: *Approved (6-0) with variance to Section 2-4.7 (Lot Frontage) and Section 2-4.2.E (Lot Width)*

Addendum

- 21.** **2001S-180U-03**
Creekside Subdivision
Map 49, Parcel 336
Subarea 3 (1998)
District 1 (Gilmore)

A request for preliminary plat approval for 41 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 Landmark Realty Services Corporation, owner/developer, Thornton and Associates, Inc., surveyor.

Action: *Deferred to July 19, 2001 by the applicant (6-0)*

VIII. FINAL PLAT SUBDIVISIONS

- 22.** **2001S-177G-12**
Old Hickory Hills, Section 1
Map 182, Part of Parcel 12
Subarea 12 (1997)
District 31 (Knoch)

A request for final plat approval to create 119 lots abutting the north margin of Old Hickory Boulevard, approximately 2,900 feet east of Pettus Road (34.65 acres), classified within the RS10 District, requested by Old Hickory Hills, owner/developer, SEC, Inc., surveyor.

Action: *Deferred indefinitely by the applicant (6-0)*

- 23. 2001S-178G-14**
Stoner's Glen, Phase 3 (Horizontal Property Regime)
Map 75, Part of Parcel 67
Subarea 14 (1996)
District 12 (Ponder)

A request for final plat approval to record a horizontal property regime with 38 units abutting the northeast terminus of Stoners Court, approximately 105 feet northeast of Stoners Glen Drive (19.38 acres), classified within the RM2 District, requested by Stoners Glen, LLC, owner/developer, C. Michael Moran, surveyor.

Action: Approved subject to a bond of \$184,000 (6-0)

- 24. 2001S-179U-14**
Metro Airport Center, Lot 1
Map 108, Parcels 27 and 34
Subarea 14 (1996)
District 14 (Stanley)

A request for final plat approval to consolidate two parcels into one lot abutting the southwest margin of Elm Hill Pike, opposite Hurt Drive and McCrory Creek Road (9.45 acres), classified within the CS Commercial Planned Unit Development District, requested by Duke Realty Limited Partnership, owner/developer, Ragan-Smith Associates, Inc., surveyor.

Action: Approved subject to a bond (6-0)

- 25. 2001S-186G-02**
Chesapeake Subdivision, Phase 1, Section 6
Map 50, Parcel 109
Subarea 2 (1995)
District 4 (Majors)

A request for final plat approval to create 33 lots abutting the south termini of Woodstock Drive and Moorewood Drive, approximately 270 feet east of Gwen Drive (7.56 acres), classified with the R8 District, requested by A.H.R., owner/developer, Dale and Associates, Inc., surveyor.

Action: Deferred to July 19, 2001 by the applicant (6-0)

Addendum

- 26. 2001S-077U-04**
Walton Oaks, Section 1
Map 51, Parcels 147 and 148
and Part of Parcels 149 and 150
Map 51-15, Parcel 25
Subarea 4 (1998)
District 4 (Majors)

A request for final plat approval to create nine lots abutting the south margin of Walton Lane, opposite Oakland Acres Drive (2.42 acres), classified within the R10 District, requested by William Dorris, owner/developer, Burns and Associates, surveyor.

Action: Approved subject to a bond \$96,000 (6-0)

- 27. 2001S-116G-04**
Mardalee Subdivision
Map 43-10, Parcels 16, 17, 18, 28 and 29
Subarea 4 (1998)
District 9 (Dillard)

A request for final plat approval to create 11 lots abutting the north margin of North Dupont Avenue, between Nix Drive and Scale Drive (2.48 acres), classified within the RS7.5 District, requested by Oliver Dale and James Humphrey, Jr., owners/developers, Jesse Walker Engineering, surveyor.

Action: Approved subject to a bond of \$34,800 (6-0)

- 28. 2001S-184U-09**
Balch and Whiteside's Addition to Nashville,
Resubdivision of Part of Lots 5 and 93
Map 82-13, Parcels 116-125, 128-130 and 132
Subarea 9 (1997)
District 20 (Haddock)

A request for final plat approval to consolidate 13 parcels, including two lots, into one lot abutting the north margin of Jackson Street, between 8th Avenue North and 9th Avenue North (1.95 acres), classified within the OR20, RM20 and IR Districts, and Urban Zoning Overlay District, requested by Metropolitan Development and Housing Agency et al, owners/developers, Thornton and Associates, Inc., surveyor.

Action: Approved (6-0)

- 29.** **2001S-207U-13**
The Crossings at Hickory Hollow, Lot 2 (1st Revision)
Map 163, Parcel 339
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to abandon a 15 foot drainage easement and to establish a new 20 foot drainage easement on lot 2 abutting the southeast corner of Mt. View Road and Crossings Boulevard (8.14 acres), classified within the R10 Commercial Planned Unit Development District, requested by TSC Realty Capital, L.P., owner/developer, Ragan-Smith Associates, Inc., surveyor.

Action: Approved subject to a bond of \$25,000 (6-0)

IX. PLANNED UNIT DEVELOPMENTS (revisions)

- 30.** **73-85-P-06**
Eagle Ridge at the Reserve
(formerly Nashville Highlands)
Map 128, Parcel 154
Subarea 6 (1996)
District 23 (Bogen)

A request for MPC recommendation on a variance to the sign regulation of the Metropolitan Zoning Ordinance to permit the placement of a 30 square foot sign on a rock face at the entrance to the multi-family development located abutting the east margin of Old Hickory Boulevard, north of Highway 70, classified within the R20 district, to permit a sign at a height of 18 feet, where the Zoning Ordinance allows a maximum height of 6 feet, requested by Barge, Waggoner, Sumner and Cannon, for Nashville Highlands, LLC.

Action: Approved (6-0)

- 31. 84-87-P-13**
The Crossings at Hickory Hollow
Map 163, Parcel 339
Subarea 13 (1996)
District 28 (Alexander)

A request to revise the preliminary plan and for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the south margin of Mt. View Road at Crossings Boulevard (8.14 acres), classified within the R10 District, to permit the development of a 66,934 square foot retail building, replacing the approved 69,000 square foot retail building, requested by Ragan-Smith Associates for Academy Sports, optionee.

Action: Approved (6-0)

Addendum

- 32. 95-85-P-04**
Lanier Park (formerly Skyye Meadows)
Map 43-14, Parcels 55, 56, and 57
Subarea 4 (1998)
District 9 (Dillard)

A request to revise the preliminary plan of the Residential Planned Unit Development District located abutting the south margin of Old Hickory Boulevard, 550 feet west of Lanier Drive (12.05 acres), classified within the RM15 district, to permit 46 single-family lots and 30 condominium units, replacing 145 condominiums units, requested by Dale and Associates for Diane and Carter Haviland, owner.

Action: Approved (6-0)

X. MANDATORY REFERRALS

- 33. 2001M-054U-10**
Abandonment of a Portion of General Bates Drive
Map 132-5, Parcels 136 and 144
Subarea 10 (1994)
District 33 (Turner)

A request to close a portion of General Bates Drive from south of Melville Drive to the south property line of Parcel 144 on Tax Map 132-5 for E-911 efficiency and effectiveness, requested by the Interim Director of Metro Public Works. Easements are to be retained.

Action: Approved (6-0)

- 34. 2001M-055G-10**
Easement Acquisition Project No. 01-WG-85,
Hillsboro Road at Bancroft Place
Map 144-76, Parcels 76, 91 and 92
Subarea 10 (1994)
District 34 (Williams)

A request to acquire easements for the Hillsboro Road at Bancroft Place water main (Project No. 01-WG-85), requested by the Department of Water Services.

Action: Approved (6-0)

- 35. 2001M-056U-09**
Council Bill No. BL2001-715
Transfer of Property at 232 3rd Avenue North
for Redevelopment
Map 93-2-3, Parcel 155
Subarea 9 (1997)
District 19 (Wallace)

A council bill to transfer property from Metro Government to MDHA at the southeast corner of 3rd Avenue North and Union Street, commonly known as the Stahlman Building, requested by the Public Property Administrator, sponsored by Councilmembers Howard Gentry, Chris Ferrell and Leo Waters.

Action: Approved (6-0)

- 36. 2001M-060U-09**
Lease Agreement for Arts Commission
and Historical Commission
Council Bill No. RS2001-648
Map 93-9, Parcel 320
Subarea 9 (1997)
District 19 (Wallace)

A council bill authorizing an extension of the existing lease for the Arts Commission and the Historical Commission at Cummins Station until June 30, 2006, at the end of this fiscal year.

Action: Approved (6-0)

- 37. 2001M-061U-05**
Council Bill No. RS2001-647
Martha O'Bryan Center Lease Agreement
Map 93-4, Part of Parcel 73
District 6 (Beehan)

A council bill authorizing the extension of the existing lease agreement between the Martha O'Bryan Center and Metro Social Services for office space at 711 South 7th Street until June 30, 2002, at the end of this fiscal year.

Action: Approved (6-0)

Addendum

- 38. 2001M-032U-03**
Proposed Renaming of North Hydes Ferry Road
Map 69-11, Parcel(s) Various
Map 69-12, Parcel(s) Various
Map 69-16, Parcel(s) Various
Subarea 3 (1998)
District 2 (Black)

A request to rename a portion of North Hydes Ferry Road to "John Mallette Drive", and a portion to "Hydes Ferry Road" beginning at a junction with Ashland City Highway and terminating at the intersection of South Hamilton Road and River Drive, requested by Councilmember Melvin Black.
(Deferred from meeting of 04/12/01).

Action: Approved (6-0)

- 39. 2001M-057G-10**
Father Ryan Sewer Easement Abandonment (01-SL-80)
Map 132-3, Parcel 5
Subarea 10 (1994)
District 33 (Turner)

A request to abandon an 8" sewer line located within a 20' sewer easement (01-SL-80) running approximately 483' across property located at 700 Norwood Drive, Father Ryan High School, owned by the Roman Catholic Diocese of Nashville, requested by Metro Water Services.

Action: Approved (6-0)

- 40. 2001M-058G-12**
Mill Creek Trunk Sewer Easement Acquisition (98-SG-13)
Davidson County Map 181, Parcels 2, 5-7, 10, 101, 102,
104, 106, 125, 140, and 196
Williamson County Map 31, Parcels 8 and 8.2
Williamson County Map 33, Parcels 26.2-26.4, 26.7, 59,
67, 71, 72, 74-81, 113-116, 119, 119.1, and 119.3-119.8
Williamson County Map 56, Parcels L-D 1, 26.2, 27.1,
35-43, 45, 46, and 63
Subarea 12 (1997)
District 31 (Knoch)

A request to obtain sewer easement acquisitions from a total of 12 properties in Davidson County and 52 properties in Williamson County for the extension of the Mill Creek Trunk Sewer (98-SG-13) terminating in the City of Nolensville, requested by Metro Water Services.

Action: Approved (6-0)

- 41. 2001M-065U-05**
Council Bill No. BL2001-717
Easement Exchange between BellSouth
and Metro Government
Map 72-13, Parcel 335
Subarea 5 (1994)
District 5 (Hall)

A council bill to exchange easements between Metro Government and BellSouth for a public pedestrian walkway and parking, requested by the Public Property Administrator.

Action: Approved (6-0)

XI. OTHER BUSINESS

42. Employee contract amendments for Rick Bernhardt, Ann Hammond and Jeff Lawrence
Action: Approved (6-0)

Addendum

43. Presentation of Council and School District, Census Data
44. Legislative update

XII. ADJOURNMENT

