

**March 1, 2001 Actions of the Planning Commission
(For more specific information, 862-7190)**

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

March 1, 2001

- I. CALL TO ORDER**

- II. ADOPTION OF AGENDA**
Action: Approved

- III. APPROVAL OF FEBRUARY 15, 2001 MINUTES**
Action: Approved

- IV. RECOGNITION OF COUNCILMEMBERS**

- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS**

- VI. PUBLIC HEARING: CONSENT AGENDA**

- VII. PUBLIC HEARING**

GENERAL PLAN with ZONING MAP AMENDMENTS
 - 1. Subarea 12 Plan Amendment Request**
Residential Low-Medium Density to Mixed Use Policy (approximately 14 acres) and Residential Medium Density Policy with Designation of Special Urban Design Treatment Area (approximately 85 acres)
East margin of Nolensville Pike, across from Bradford Hills Drive

2. **2001Z-005G-12**
Map 172, Parcels 88 (35.87 acres), 89 (13.75 acres),
205 (2.0 acres), 206 (2.0 acres), 212 (2.0 acres) and
218 (2.0 acres)
Map 173, Parcel 62 (43.92 acres)
Subarea 12 (1997)
District 31 (Knoch)

A request to change properties located at 6016 and 6026 Nolensville Pike and Nolensville Pike (unnumbered) from AR2a to RM9 district (81.77 acres), and MUL district (19.77 acres) for a total of 101.41 acres, requested by Rick Blackburn of Regent Development, appellant, for The Lord's Chapel Trustees and Suntrust Bank, Trustee, and Raymond M. Resha, and Louis J. Resha, owners.

3. **2001UDO-001G-12**
Map 172, Parcels 88 (35.87 acres), 89 (13.75 acres),
205 (2.0 acres), 206 (2.0 acres), 212 (2.0 acres) and
218 (2.0 acres)
Map 173, Parcel 62 (43.92 acres)
Subarea 12 (1997)
District 31 (Knoch)

A request to apply the Urban Design Overlay (UDO) District to properties located at 6016 and 6026 Nolensville Pike and Nolensville Pike (unnumbered) (101.54 acres), requested by Rick Blackburn of Regent Development, appellant, for The Lord's Chapel Trustees and Suntrust Bank, Trustee, and Raymond M. Resha, and Louis J. Resha, owners.

Action: Deferred until April 12, 2001, Public Hearing Left Open (8-0)

ZONING MAP AMENDMENTS

4. **2000Z-073G-06**
Council Bill No. BL2000-394
Map 128, Parcels 44 (26.31 acres) and 71 (32.50 acres)
Subarea 6 (1996)
District 23 (Bogen)

A council bill to rezone from R15 and R20 districts to RM4 district properties at Sawyer Brown Road and Old Hickory Boulevard (unnumbered), approximately 1,900 feet south of Ridgelake Parkway (58.81 acres), requested by Gary Whaley, appellant, for Hutton R. Buchanan et ux, owners. **(See also PUD No. 2001P-003G-06 on page 3). (Deferred from meeting of 02/15/01).**

Action: Disapproved (8-0)

5. **2001P-003G-06**
Hutton Residential Development
Map 128, Parcels 44 (26.31 acres) and 71 (32.50 acres)
Subarea 6 (1996)
District 23 (Bogen)

A request for preliminary approval for a Planned Unit Development District located along the west margin of Old Hickory Boulevard, approximately 2,000 feet south of Ridgelake Parkway (58.81 acres), classified within the R15 and R20 districts and proposed for RM4 district, to permit 130 condominium units and a 484 square foot clubhouse in three phases with 42 acres of open space, requested by Dale and Associates, appellant, for Hutton R. Buchanan et ux, owners. **(See also Zone Change No. 2000Z-073G-06 on page 2). Deferred from meeting of 02/15/01).**

Action: Disapproved (8-0)

6. **2000Z-115G-03**
Council Bill No. BL2000-473
Map 68, Parcel 29
Subarea 3 (1998)
District 1 (Gilmore)

A council bill to rezone from AR2a to IR district property at Ashland City Highway (unnumbered), approximately 560 feet west of Old Hydes Ferry Pike (13.19 acres), requested by Joe Ham, appellant, for Hailey's Harbor, Inc., owner.

Action: Approved (8-0)

7. **2000Z-146U-07**
Council Bill No. BL2001-594
Map 91-2, Parcels 266 (1.12 acres), 271 (.19 acres),
277 (.70 acres), 293 (.19 acres) and 315 (.19 acres)
Subarea 7 (00)
District 22 (Hand)

A council bill to rezone from R6 and CN districts to OL district properties at 5601 New York Avenue, 5510 and 5610 California Avenue, and 1605 56th Avenue North, approximately 820 feet west of Centennial Boulevard (2.39 acres), requested by Douglas Anderson, appellant, for St. Lukes Community House, Inc., and the Episcopal Clinic & Settlement of Nashville, owners.

Action: Approved (5-3)

8. **2000Z-154U-07**
Council Bill No. BL2000-530
Map 104-1, Parcel 169
Subarea 7 (00)
District 24 (Summers)

A council bill to rezone from IWD to MUL district property at 3628 Redmon Street, approximately 300 feet east of 37th Avenue North (3.44 acres), requested by Councilmember John Summers, appellant.

The Planning Commission advised that RM policy applies to this property. No action was taken.

9. **2001Z-013G-12**
Council Bill No. BL2001-604
Map 162, Parcel 141
Subarea 12 (1997)
District 31 (Knoch)

A council bill to rezone from AR2a district to RM9 (10 acres) and CL (13.87 acres) districts property at Blue Hole Road (23.87 acres), requested by Frank Modonia, appellant, for Bell Road L. P., owner.

Action: Disapproved as contrary to the General Plan (8-0)

10. **2001Z-025U-10**
Council Bill No. BL2001-607
Map 104-11, Parcel 92
Subarea 10 (1994)
District 18 (Hausser)

A council bill to apply the Historic Landmark Overlay District to Eakin School and Cavert School located at 2400 Fairfax Avenue, abutting the east margin of 26th Avenue South (9.31 acres), requested by Councilmember Ginger Hausser, appellant, for Metropolitan Government, owner.

Action: Approved (7-1)

11. **2001Z-026U-07**
Council Bill No. BL2001-605
Map 91-2, Parcel 298
Subarea 7 (2000)
District 22 (Hand)

A council bill to rezone from R6 to MUN district property at 5501 New York Avenue, abutting the west margin of 55th Avenue North (.19 acres), requested by Penelope Rose Lane et al, appellants/owners.

Action: Disapproved as contrary to the General Plan (8-0)

PRELIMINARY PLAT SUBDIVISIONS

- 12. 2001S-030G-02**
Uselton Subdivision
Map 7, Parcels 166 and 194
Subarea 2 (1995)
District 10 (Balthrop)

A request for preliminary approval for four lots abutting the northeast corner of Springfield Highway and Tinnin Road (6.25 acres), classified within the R40 district, requested by Richard Uselton, owner/developer, Steven E. Artz and Associates, Inc., surveyor.

Action: Approved with conditions (8-0)

- 13. 2001S-060G-06**
Oakhaven (Revised)
Map 114, Parcels 316 and 330
Subarea 6 (1996)
District 23 (Bogen)

A request for revised preliminary approval for three lots abutting the northeast margin of Oakhaven Trace, approximately 821 feet northwest of Sawyer Brown Road (1.14 acres), classified within the R15 district, requested by Eric and Wayne Crafton, owners/developers, Walker Engineering, surveyor. **(See also Subdivision No. 2001S-061G-06 below).**

Action: Approved (8-0)

VIII. FINAL PLAT SUBDIVISIONS

- 14. 2000S-073G-13**
South Shore, Phase 1, Section 1
Map 165, Parcel 11
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to create 84 lots abutting the south margin of Hamilton Church Road, approximately 2,400 feet west of Lavergne-Couchville Pike (19.55 acres), classified within the R10 Residential Planned Unit Development District, requested by Allen J. Newcomb, Trustee, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Action: Approved subject to a bond of \$1,568,000 (8-0)

15. **2000S-204G-12**
Mill Run, Phase 1A
Map 173, Part of Parcel 83
Subarea 12 (1997)
District 31 (Knoch)

A request for final plat approval to create 24 lots at the west terminus of Claybrook Lane and south of Bending Creek Drive (4.41 acres), classified within the RS10 district, requested by Mill Run, L.L.C., owner/developer, Littlejohn Engineering Associates, Inc., surveyor.

Action: Approved subject to a bond of \$158,500 (8-0)

16. **2001S-051U-12**
Elysian Plaza, Resubdivision of Tract 4
Map 133-15, Parcel 145
Subarea 12 (1997)
District 26 (Arriola)

A request for final plat approval to subdivide one tract into two lots abutting the southwest margin of Nolensville Pike, opposite Paragon Mills Road (10.9 acres), classified within the SCC, RM20 and OR20 Commercial Planned Unit Development Districts, requested by Life Investors Insurance Company, owner/developer, Crawford Land Surveyors, surveyor.

Action: Approved subject to a bond of \$31,000 (8-0)

17. **2001S-054U-11**
Beasley Subdivision
Map 94, Parcels 74 and 75
Subarea 11 (1999)
District 15 (Loring)

A request for final plat approval to reconfigure two parcels into two lots abutting the south margin of Lebanon Pike, approximately 1,250 feet west of Spence Lane (3.7 acres), classified within the IWD district, requested by Thomas W. Beasley, owner/developer, John D. McCormick, surveyor.

Action: Approved subject to a bond of \$32,500 (8-0)

- 18. 2001S-061G-06**
Oakhaven, Resubdivision of Lots 20, 21 and Parcel 330
Map 114-7, Parcels 20 and 21
Subarea 6 (1996)
District 23 (Bogen)

A request for final plat approval to resubdivide two lots and one parcel into three lots abutting the northeast margin of Oakhaven Trace, approximately 821 feet northwest of Sawyer Brown Road (1.14 acres), classified within the R15 district, requested by Eric and Wayne Crafton, owners/developers, Walker Engineering, surveyor. **(See also Subdivision No. 2001S-060G-06 above).**

Action: Approved (8-0)

- 19. 2001S-063G-04**
Diskin/Bannen Subdivision
Map 26, Parcels 55, 56 and 57.01
Subarea 4 (1998)
District 10 (Balthrop)

A request for final plat approval to subdivide three parcels into three lots abutting the north margin of Gallatin Pike, approximately 2,129 feet east of Liberty Lane (23.44 acres), classified within the CS district, requested by Thomas F. and Yanique Diskin and Tom Bannen Chevrolet, Inc., owners/developer, Ragan-Smith Associates, Inc., surveyor.

Action: Approved subject to a bond of \$42,000 (8-0)

IX. PLANNED UNIT DEVELOPMENTS (revisions)

- 20. 77-87-P-03**
Nocturne Forest
Map 70-3, Parcel 40 and Part of Parcel 2
Subarea 3 (1998)
District 2 (Black)

A request to amend the preliminary plan for Phases Two and Three of the Residential Planned Unit Development District located abutting the northeast margin of Old Buena Vista Road, approximately 1,200 feet north of West Trinity Lane (5 acres), classified RS15, to redesign a portion of the single-family lots in Phase Two currently under construction and to redesign Phase Three to eliminate a road connection to Old Buena Vista Road which is undeveloped and approved for 33 multi-family units, requested by Ragan-Smith Associates, Inc., for Chateau Associates, LTD, owner.

Action: Deferred until March 15, 2001

- 21. 98P-007U-12**
Town Village Brentwood at Seven Springs
Map 160, Parcel 46
Subarea 12 (1997)
District 32 (Jenkins)

A request to revise the preliminary plan and for final approval for a phase of the Planned Unit Development District located abutting the north margin of Old Hickory Boulevard, opposite Cloverland Drive (8.27 acres), classified OR40, to develop a 3-story, 222 unit independent living facility, replacing an undeveloped, 3-story, 250 unit independent living facility on the preliminary plan, requested by Barge, Cauthen and Associates, for Cypress Senior Living, Inc., owner.

Action: Approved with conditions (8-0)

X. MANDATORY REFERRALS

- 22. 2001M-022U-09**
Closure of Alleys #110 and #111
Map 93-5, Parcels 180-184
Subarea 9 (1997)
District 19 (Wallace)

A request to close the remaining portion of Alley #111 from 9th Avenue North to its terminus at parcel 184 on tax map 93-5 and to close the remaining portion of Alley #110 beginning at Alley #111 and terminating at parcel 180 on tax map 93-5, requested by Charles W. Cook, IV of Stokes, Bartholomew, Evans and Petree, appellant, for Wardens and Vestry of Christ Episcopal Church, owner. Easements are to be retained

Action: Approved (8-0)

- 23. 2001M-023U-09**
Aerial Encroachment for Lifeway Christian Resources
Map 93-5, Parcel 186
Map 93-5-4, Parcels 7-10, 14, 16-16.06 and 49
Subarea 9 (1997)
District 19 (Wallace)

A request to construct an enclosed pedestrian walkway measuring 16' in width at a height of 16' 5" encroaching over 10th Avenue North linking the Lifeway Christian Resources office building to a parking garage, requested by Rodney Wilson, for Lifeway Christian Resources, appellant and abutting property owner.

Action: Approved (8-0)

- 24. 2001M-024U-05**
Aerial Encroachment for Good Earth Market
Map 83-9, Parcel 200
Subarea 5 (1994)
District 6 (Beehan)

A request to install for Good Earth Market at 970 Woodland Street, a blade-style sign measuring 6' wide by 2' high on each side and encroaching approximately 3' 6" at a height of 15' above the sidewalk, and an awning measuring 42' long by 4' 6" high and encroaching approximately 3' 6" encroaching above the sidewalk at a height of 9' 6", requested by John Dyke, leasee, and H. G. Hill Realty Company, owner.

Action: Approved (8-0)

- 25. 2001M-025G-02**
Easement Acquisitions for Water & Sewer
Projects 99-SG-170 and 99-WG-159
Map 33, Parcels 106 and 124.02
Map 33-11, Parcels 32, 33 and 47-49
Map 33-15, Parcel 10.2
Map 42, Parcel 40
Map 42-2, Parcel 21
Map 42-6, Parcels 15-17
Map 50-15, Parcels 226 and 227
Map 50-16, Parcel 23
Map 51, Parcels 5, 13 and 196
Map 51-2, Parcel 9
Map 51-5, Parcels 21-24 and 28-30
Map 51-6, Parcel 56
Map 60-3, Parcel 21
Map 60-14, Parcel 32
Subarea 2 (1995)
Subarea 4 (1998)
Subarea 5 (1994)
District 3 (Nollner)
District 4 (Majors)

A request to acquire easements for the relocation and/or adjustment of water and sewer lines to accommodate the widening of I-65 from Trinity Lane to Vietnam Veterans Boulevard, Water & Sewer Projects 99-SG-170 and 99-WG-159, requested by the Metro Water & Sewer Department.

Action: Approved with conditions (8-0)

XI. OTHER BUSINESS

1. Employee contract for Jennifer Higgs

Action: Approved (8-0)

2. Employee contract amendments for Keith D. Covington and Robert P. Leeman

Action: Approved (8-0)

3. Legislative update

XII. ADJOURNMENT

