



**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 McClean
Judy Cummings	Councilman John Summers
Tonya Jones	Joe Sweat, representing Mayor Bill Purcell

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*March 13, 2003*

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- I. **CALL TO ORDER**
- II. **ADOPTION OF AGENDA**  
**Action: Approved (7-0) with correction to 2003Z-035U-05 on page 5 which should include Map 83-13, part of Parcels 97, 105, 106, 110, 111 and 113-116**
- III. **APPROVAL OF FEBRUARY 13, 2003 AND FEBRUARY 27, 2003 MINUTES**  
**Action: Approved (7-0)**
- IV. **RECOGNITION OF COUNCILMEMBERS**
- V. **OTHER BUSINESS**
  1. Executive Director Reports
  2. Agreement between RTA and MPC (for the MPO) for commuter rail planning services  
**Action: Approved (8-0)**
  3. 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 **PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**  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.                           **2002Z-101U-06**  
Map 102, Part of Parcel 17  
Subarea 6 (2003)  
District 22 (Hand) and District 23 (Bogen)

A request to change from R40 and OR20 districts to MUL and OR20 districts property at 6950 Charlotte Pike, abutting the northern margin of Charlotte Pike, (12.4 acres), requested by William Kantz for River Meade Partners, owner.

**Action: Deferred to meeting of March 27, 2003 (8-0)**

2.                           **2002Z-110G-14**  
Map 76, Parcel 2  
Subarea 14 (1996)  
District 11 (Brown)

A request to change from R10 district to RM6 district property at 735 Tulip Grove Road, approximately 800 feet north of Chandler Road, (17.41 acres), requested by Richard A. Nelson of Morning Star Construction Company, appellant, for John L. Fox, owner. (See PUD Proposal No. 2003P-003G-14 below). (Deferred from meeting of February 27, 2003).

**Action: Approved (8-0)**

3.                           **2003P-003G-14**  
Tulip Grove Townhomes  
Map 76, Parcel 2  
Subarea 14 (1996)  
District 11 (Brown)

A request to apply a preliminary Planned Unit Development district to property located at 735 Tulip Grove Road, abutting the east margin of Tulip Grove Road, north of Chandler Road, classified R10 and proposed for RM6, (17.41 acres), to permit the development of an 80 unit townhome development, requested by Dale and Associates, for John L. Fox, owner. (See Zone Change Proposal No. 2002Z-110G-14 above). (Deferred from meeting of February 27, 2003).

**Action: Approved with conditions (8-0)**

4. **2003Z-015G-06**  
Map 126, Part of Parcel 28  
Subarea 6 (2003)  
District 23 (Bogen)

A request to change from AR2a district to RS15 district a portion of property at 8840 Highway 70, abutting the northern margin of Highway 70, (31.5 acres), requested by Robert Porter of Civil Site Design Group, applicant, for W. J. Newsome, owner. (Deferred from meeting of February 27, 2003).

**Action: Approved with conditions (8-0)**

5. **2003Z-028U-12**  
Map 147-12, Parcel 31  
Subarea 12 (1997)  
District 26 (Arriola)

A request to change from RS10 district to RM9 district property at Northcrest Drive (unnumbered), located approximately 500 feet west of Nolensville Pike, (8.6 acres), requested by Radnor Baptist Church of Nashville, TN, owner.

**Action: Approved (5-3)**

6. **2003Z-030G-13**  
Map 164, Part of Parcels 40 and 174  
Map 175, Parcel 21  
Subarea 13 (1996)  
District 29 (Holloway)

A request to change from CS, AR2a, RS15, and R15 districts to MUL, RS10, RM15, and RS7.5 districts properties at 12786 Old Hickory Boulevard, Route 2 Murfreesboro Pike, Murfreesboro Pike (unnumbered), and Hobson Pike (unnumbered), at the intersection of Hobson Pike and Murfreesboro Pike, (238.97 acres), requested by Robert Porter of Civil Site Design Group, applicant, for Pavilion Partners and Belz-McDowell, owners. (See PUD Proposal No. 62-72-G-13 on page 4).

**Action: Approved with conditions (8-0)**

7. **62-72-G-13**  
Hobson Center Commercial PUD  
Map 164, Parcels 173 and 253, and Part of 40, 174 and 201  
Subarea 13 (1996)  
District 29 (Holloway)

A request to cancel the undeveloped Commercial Planned Unit Development located abutting both sides of Murfreesboro Pike and both sides of Hobson Pike and Old Hickory Boulevard, classified CS, AR2a, RS15 and R15 and proposed for RS7.5, MUL, RS10, and RM15, (100.7 acres), requested by Civil Site Design Group for, Belz-McDowell Properties, owners. (See Zone Change Proposal No. 2003Z-030G-13 on page 3).

**Action: Approved (8-0)**

8. **2003Z-032G-14**  
Map 86, Parcels 254, 255 and 256  
Subarea 14 (1996)  
District 12 (Ponder)

A request to change from R10 district to CL district properties at 305, 309, and 315 Old Lebanon Dirt Road, at the intersection of Old Lebanon Dirt Road and Old Hickory Boulevard, (4.25 acres), requested by Jeff Browning of Mid-South Land Associates, applicant, for Shirley B. and Thomas J. Mitchell, Josephine S. Baltz, and Ruth B. Randolph, owners.

**Action: Deferred indefinitely (8-0)**

9. **2003Z-033U-14**  
Map 96-9, Parcels 38 and 54  
Subarea 14 (1996)  
District 15 (Loring)

A request to change from R10 district to CL district properties at 312 Donelson Pike and Seneca Drive (unnumbered), abutting the western margin of Donelson Pike, (1.83 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: Deferred indefinitely (8-0)**

- 10. 2003Z-034U-13**  
Map 150, Parcels 95, 96, 97, 99 and 192  
Subarea 13 (1996)  
District 29 (Holloway)

A request to change from AR2a district to RS10 district properties at 3276 Hamilton Church Road and Hamilton Church Road (unnumbered), abutting the northern margin of Hamilton Church Road, (17.76 acres), requested by Robert Porter of Civil Site Design Group, applicant, for Barbara G. Grogan et al, John and Mitchell Begley et al, and Homes By Design, LLC.

**Action: Approved (8-0)**

- 11. 2003Z-035U-05**  
Map 82-16, Parcel 407  
Map 83-9, Parcels 127-132, 134, 136-144, 178-183, 185, 187, 190, 191, 207, 208, 210-212, 214-222 and 485  
Map 83-13, Parcels 2.01-2.04, 3-5, 7, 8, 34, 37, 72-95, 112.01, 118-125, 127-162, 164-182, 184-198, 200-220, 223, 224, 237-240, 251-256, 264-269 and 518-531, and Part of Parcels 97, 105, 106, 110, 111 and 113-116  
Subarea 5 (1994)  
District 6 (Beehan)

A request to extend the Neighborhood Conservation Zoning Overlay of the Lockland Springs - East End area, from South 10th Street to South 14th Street and Woodland Street to Shelby Avenue, (46.97 acres), requested by Councilmember Eileen Beehan, for Jean Harrison of the East End Neighborhood Association.

**Action: Approved (8-0)**

## **IX. PRELIMINARY SUBDIVISION PLATS**

- 12. 2002S-229G-14**  
Windstar Estates, Revised  
Map 43, Parcels 7 and 8  
Subarea 14 (1996)  
District 11 (Brown)

A request for revised preliminary plat approval for 84 lots abutting the southwest margin of Swinging Bridge Road and the northwest corner of Warren Drive and Keeton Avenue, (73.03 acres), classified within the R10 and R15 districts, requested by Gene H. Scott, Jr., owner, Charlie Rhoten, developer, Burns and Associates, Inc., surveyor.

**Action: Approved with conditions (8-0)**

13. **2003S-055U-10**  
McArthur's Court  
Map 131-11, Parcels 81 and 82  
Subarea 10 (1994)  
District 33 (Turner)

A request for preliminary approval for six lots 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 with conditions (8-0)**

**X. FINAL PLATS**

14. **2003S-043G-06**  
Jeff Amann Subdivision  
Map 154, Parcel 283  
Subarea 6 (2003)  
District 35 (Tygard)

A request for final plat approval to record one parcel as one lot and a variance from private street standards, abutting the west terminus of Taylor Lane (private road), approximately 1,920 feet northwest of Poplar Creek Road, (5.42 acres), classified within the AR2a district, requested by Jeffrey B. and Lisa B. Amann, owners/developers, Bruce Rainey and Associates, surveyor. (Deferred from meeting of February 27, 2003).

**Action: Approved with conditions (8-0)**

15. **2003S-056U-05**  
Country Club Estates, Block C, Resubdivision of Lot 23  
Map 72-4, Parcel 315  
Subarea 5 (1994)  
District 8 (Hart)

A request for final plat approval to subdivide one lot into two lots and variances for sidewalks, lot frontage and lot area, abutting the northeast margin of McAlpine Avenue, approximately 645 feet northwest of McGavock Pike, (.40 acres), classified within the RS7.5 district, requested by Mark M. Warner, owner/developer, John Kohl and Company, surveyor.

**Action: Approved, subject to a sidewalk variance and a variance for frontage and lot size on both lots (8-0)**

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

- 16. 2002P-005U-10**  
Glen Echo Hall  
Map 117-15, Parcel 66  
Subarea 10 (1994)  
District 25 (Shulman)

A request for final approval for a Planned Unit Development district located abutting the south margin of Glen Echo Road, 200 feet west of Hillmont Drive, classified R10, (2.06 acres), to permit the development of four duplex lots, including eight residential units, requested by Gresham, Smith and Partners, for Haury and Smith, owner

**Action: Approved with conditions (8-0)**

- 17. 163-73-G-06**  
Bellevue Place PUD (Jonathan's Grille)  
Map 142, Parcel 360  
Subarea 6 (2003)  
District 35 (Tygard)

A request for a variance to Section 17.24.150 of the Metropolitan Code to use the existing Jonathan's Grille, located abutting the south margin of Memphis Bristol Highway, west of Sawyer Brown Road, without perimeter landscaping as shown on the approved Planned Unit Development plan and required by Section 17.24.150 of the Metropolitan Code, requested by John Werne, for Nebel Revelette, owner.

**Action: Approved (8-0)**

- 18. 151-82-G-06**  
Harpeth Springs Office Condo's  
Map 141, Parcel 87  
Subarea 6 (2003)  
District 35 (Tygard)

A request for a revision to the preliminary plan and final approval for a phase of the Commercial Planned Unit Development located abutting the south margin of Coley Davis Road and the east margin of Somerset Farms Drive, classified CL, (1.90 acres), approved for a 34,800 square foot office building and proposed for 24,000 square foot office complex, requested by Civil Site Design Group, for Coley Davis One, owner.

**Action: Approved with conditions (8-0)**

## **XII. MANDATORY REFERRALS**

- 19. 2002M-081U-10**  
Close a Portion of Alley #378 for  
United States Postal Service  
Map 92-12, Parcels 243, 244, 245, 247,  
299, 300, 301, 302, 303 and 509  
Subarea 10 (1994)  
District 19 (Wallace)

A request to close a 250-foot portion of Alley #378 extending from the east margin of 18th Avenue North to the east margin of parcel 243, requested by the United States Postal Service, for SunTrust Bank, Bay Roberts, and Chris-More, Inc., abutting or affected property owners.

**Action: Approved, subject to a turnaround being provided within the alley in accordance with Public Works' standards (8-0)**

- 20. 2003M-021U-05**  
Salvation Army Property Lease to Social Services  
Map 82-7, Parcel 271  
Subarea 5 (1994)  
District 5 (Hall)

An Ordinance approving a facility use agreement by and between The Metropolitan Government of Nashville & Davidson County, acting through the Metro Social Services Commission and the Salvation Army for housing of a Childcare Center.

**Action: Approved (8-0)**

- 21. 2003M-026U-13**  
Rename Portion of McCrory Creek Road to Pulley Road  
Map 121, Parcel 4  
Subarea 13 (1996)  
District 13 (Derryberry)

A request to rename a portion of McCrory Creek Road, north from Couchville Pike to Pulley Road, to "Pulley Road", as requested by Councilmember Tony Derryberry. (Deferred from meeting of February 27, 2003).

**Action: Approved (8-0)**



- 22.**                               **2003M-027U-11**  
Aerial Encroachment for D&S Mechanical &  
Sheet Metal Contractors, Inc.  
Subarea 11 (1999)  
District 16 (McClendon)

A request to encroach into the Kline Avenue right-of-way by the installation of communication cable on existing Nashville Electric Service (NES) poles, per NES specifications, between 2311 Kline Avenue and 2312 Kline Avenue, requested by Dillingham & Smith Mechanical & Sheet Metal Contractors, Inc.

**Action: Approved (8-0)**

- 23.**                               **2003M-028U-07**  
Hathaway Court Ingress/Egress Easement Abandonment  
Map 129-5, Parcels 5, 7, 8 and 9  
Subarea 7 (2000)  
District 23 (Bogen)

A request to abandon an ingress-egress driveway easement for Project No. 02-SG-159, 400 Hathaway Court, since this easement is no longer needed by the Metro Water Services Department for access to the Rolling Fork Reservoir, as requested by the Department of Water & Sewerage Services.

**Action: Approved (8-0)**

- 24.**                               **2003M-029U-10**  
Vanderbilt Place Storm & Water Line Relocation  
Map 104-2, Parcels 377, 381-385, 387-390,  
392-395 and 411  
Map 104-3, Parcels 17-20, 26, 240, 246, 247 and 249-251  
Subarea 10 (1994)  
District 18 (Hausser)

A request to relocate a 54-inch stormwater line and a 18-inch water line for Project No. 02-SC-124, located on Vanderbilt Place at 29th Avenue, as requested by the Department of Water & Sewerage Services.

**Action: Deferred to meeting of March 27, 2003 (8-0)**

25.

**2003M-030G-10**

Crater Hill Water Pumping Station Demolition

Map 144-2, Parcel 16

Subarea 10 (1994)

District 34 (Williams)

A request to abandon existing easements for the demolition of the Old Crater Hill Water Pumping Station building, for Project No. 03-WG-026, as requested by the Department of Water & Sewerage Services.

**Action: Approved (8-0)**

**XIII. ADJOURNMENT**

