



**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 |

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*March 27, 2003*

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**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**Action: Approved (8-0) with corrections to 2003Z-039U-10 on page 5 which should read: “Map 131-4, Parcels 209-221, 224-240, 242-246, 252-258 and 276 and Map 131-8, Parcels 10-17 and 19-26; 2003Z-046U-10 on page 6 which should read: “OR20 (6.78 acres) and MUL (5.41 acres)”;** 2003M-010U-08 on page 8 which should read: “applicant’s expense”; and, 2003M-034G-14 on page 10 which should read: “District 11 (Brown)”

**III. APPROVAL OF MARCH 13, 2003 MINUTES**

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

**IV. RECOGNITION OF COUNCILMEMBERS**

**V. OTHER BUSINESS**

1. Executive Director Reports
2. Legislative Update

**VI. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**

**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 (9-0)**

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

1. **2003Z-007T**  
Council Bill No. BL2003-1346

A request to amend Section 17.08.030, 17.16.110 and 17.16.210 (Waste Transfer Stations) of the Zoning Ordinance to classify Waste Transfer Stations as SE in all applicable zoning districts, requested by Councilmember David Briley.

**Action: Approved (9-0)**

2. **2003Z-009T**

A request to amend the text of the Zoning Code by eliminating the Institutional (I) zoning district (Sections 17.08.020C and 17.08.030) and amending the Institutional Overlay (IO) district (Sections 17.36.010, 17.36.330, 17.36.340, 17.36.350, and 17.40.140) affecting the accommodation of colleges and universities located within residential districts, requested by various councilmembers.

**Action: Approved (10-0)**

3. **2002UD-001U-10**  
Map 117-14, Various Parcels  
Map 131-2, Various Parcels  
Map 131-20B, Various Parcels  
Subarea 10 (1994)  
District 25 (Shulman)

A request to amend the Green Hills UDO Design Guidelines to provide an additional incentive to include residential development in mixed-use buildings by exempting floor space designed and constructed for residential use from being counted as floor area for the purpose of calculating the floor area ratio on a lot, requested by Planning Department staff.

**Action: Approved (10-0)**

4.                           **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. (Deferred from meeting of March 13, 2003).

**Action: Approved with conditions (10-0)**

5.                           **2002Z-128U-10**  
Council Bill No. BL2003-1317  
Map 117-11, Parcel 11  
Subarea 10 (1994)  
District 25 (Shulman)

A request to change from R40 district to RS20 district property at 1920 A Woodmont Boulevard at the intersection of Woodmont Boulevard and Hopkins Street, (1.03 acres), requested by Jeff Heinze of Littlejohn Engineering Associates, applicant, for Craig and Nichole Huseby, owners.

**Action: Approved (9-0)**

6.                           **2003Z-020G-02**  
Map 41, Part of Parcel 2  
Subarea 2 (1995)  
District 10 (Balthrop)

A request to change from R20 district to R8 district property at 7585 Old Hickory Boulevard, abutting the northern margin of Old Hickory Boulevard, (38.5 acres), requested by Bruce Rainey of Bruce Rainey and Associates, applicant, for Laura K. P. True, owner. (See PUD Proposal No. 2003P-002G-02 on page 4).

**Action: Approved staff recommendation to rezone to R8 with a maximum of 171 lots under a residential PUD, but also approving R10, RS10, R15, or RS15 as an alternative to the R8 if Metro Council so chooses (10-0)**

7. **2003P-002G-02**  
Laura True Property  
Map 41, Part of Parcel 2  
Subarea 2 (1995)  
District 10 (Balthrop)

A request for a preliminary approval for a Planned Unit Development located at 7585 Old Hickory Boulevard, abutting the north margin of Old Hickory Boulevard, classified R20 and proposed for R8, (38.50 acres), to permit the development of 171 single-family lots, requested by Bruce Rainey and Associates, for Laura True, owner. (See Zone Change Proposal No. 2003Z-020G-02 on page 3).

**Action: Approved with conditions (10-0)**

8. **2003Z-037U-11**  
Map 133-1, Parcels 149 and 150  
Subarea 11 (1999)  
District 16 (McClendon)

A request to change from R8 district to RM9 district properties at 425 and 427 A McClellan Avenue, at the intersection of McClellan Avenue and Saindon Street, (0.49 acres), requested by William H. Baird, applicant, for William H. Baird and Morrison Heating and Air Conditioning Service, Inc., owners.

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

9. **2003Z-038U-05**  
Map 93-8, Parcel 72  
Subarea 5 (1994)  
District 6 (Beehan)

A request to change from IR district to MUG district property at 510 Davidson Street, abutting the southern margin of Davidson Street, (1.72 acres), requested by Robert A. and Suzanne G. Warner, owners.

**Action: Approved (9-0)**

- 10.**                               **2003Z-039U-10**  
Map 131-4, Parcels 209-221, 224-240, 242-246,  
252-258 and 276  
Map 131-8, Parcels 10-17 and 19-26  
Subarea 10 (1994)  
District 33 (Turner)

A request to change from R20 district to RS20 district properties at 1100-1112, 1114, 1116, 1118, 1122, 1124-1127, 1129-1136, 1138-1144 Brookmeade Drive, and 1119-1135, 1137, 1139, 1142, 1143, 1148 Duncanwood Drive, along Duncanwood Drive and Brookmeade Drive, (28.27 acres), requested by Councilmember Ron Turner, applicant, for various owners.

**Action: Approved (9-0)**

- 11.**                               **2003Z-040U-13**  
Map 150, Parcel 248  
Subarea 13 (1996)  
District 29 (Holloway)

A request to change from AR2a district to RS10 district property at Country Way Road (unnumbered), at the eastern terminus of Country Way Road, (7.81 acres), requested by B. B. Doubleday, Jr., owner.

**Action: Approved, conditioned on two access points being provided to property; if the council bill does not include this condition the recommendation is for disapproval (8-0)**

- 12.**                               **2003Z-041G-14**  
Map 98, Parcel 25  
Subarea 14 (1996)  
District 12 (Ponder)

A request to change from RS15 district to RM9 district property at 3108 Earhart Road, abutting the western margin of Earhart Road, (7.25 acres), requested by James E. and Laura I. Travis, Jr., owners.

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

- 13. 2003Z-046U-10**  
Map 117-10, Parcels 95-97 and 104-113  
Map 117-14, Parcels 11-31  
Subarea 10 (1994)  
District 25 (Shulman)

A request to change from R10 district to OR20 (6.78 acres) and MUL (5.41 acres) districts properties located at 2404 and 2406 Crestmoor Road, 2411, 2413, 2415 Crestmoor Road, 3800-3805 Bedford Avenue, 3807 and 3809 Bedford Avenue, and 3811-3830 Bedford Avenue, (12.19 total acres), requested by Councilmember Jim Shulman. (See UDO Proposal No. 2003UD-002U-10 below).

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

- 14. 2003UD-002U-10**  
Map 117-10, Parcels 95-97 and 104-113  
Map 117-14, Parcels 11-31  
Subarea 10 (1994)  
District 25 (Shulman)

A request to apply the Urban Design Overlay (UDO) district to properties located at 2404 and 2406 Crestmoor Road, 2411, 2413, 2415 Crestmoor Road, 3800-3805 Bedford Avenue, 3807 and 3809 Bedford Avenue, and 3811-3830 Bedford Avenue, (12.19 total acres), to permit the development of a mixture of residential, office, and retail uses, requested by Councilmember Jim Shulman. (See Zone Change Proposal No. 2003Z-046U-10 above).

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

## **IX. PRELIMINARY SUBDIVISION PLATS**

- 15. 2003S-069U-12**  
Ackerman Hills Subdivision  
Map 147-8, Parcel 171  
Subarea 12 (1997)  
District 26 (Arriola)

A request for preliminary and final plat approval to subdivide one parcel into four lots abutting the east margin of Taylor Road, opposite Old Goins Road, (.86 acres), classified within the R6 district, requested by Jeff Ackerman, owner/developer, Stantec Consulting Services, Inc., surveyor.

**Action: Approved with conditions and a sidewalk variance (9-0)**

**X. FINAL PLATS**

- 16. 98S-129U-10**  
Baldwin Arbor, First Revision  
Map 131-1-K, Parcels 1-9  
Subarea 10 (1994)  
District 34 (Williams)

A request for final plat approval to eliminate the sidewalk requirement on nine lots abutting the north margin of Hobbs Road, approximately 147 feet west of Legend Hall Drive, (2.81 acres), classified within the RS10 district, requested by Hobbs, LLC, owner/developer, Walter Davidson and Associates, surveyor.

**Action: Deferred to meeting of April 10, 2003 (8-0)**

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

- 17. 2002P-007U-10**  
Bellsouth Telecommunications  
Map 104-10, Parcel 272  
Subarea 10 (1994)  
District 18 (Hausser)

A request for final approval for the Planned Unit Development located abutting the south margin of Hillside Drive, west of Sharondale Drive, classified RM40, (.90 acres), to permit an 11,785 square foot second story addition to an existing 21,250 square foot single story telecommunication equipment center, for Bell South Telecommunications, Inc., owner.

**Action: Approved with conditions (9-0)**

## **XII. MANDATORY REFERRALS**

- 18. 2003M-010U-08**  
Close Portions of Various Alleys  
Map 81-16, Various Parcels  
Subarea 8 (1995)  
District 19 (Wallace)

A request to close a portion of Alley #571 between Map 81-16, Parcels 422, 423, and 424 southwest of 14th Avenue North; to relocate Alley #577 from Meharry Boulevard north to its terminus at Alley #571, approximately 23 feet towards 14th Avenue North; and to close a portion of an unnamed alley from Meharry Boulevard north to its terminus at Map 81-16, Parcel 426, as requested by Michael Delvizio, Stantec Consulting Services, Inc., for Matthew Walker Comprehensive Health Center, Inc., abutting property owner. (Easements to be abandoned and all utilities to be relocated at applicant's expense).

**Action: Approved as revised, where easements to be abandoned/relocated at applicant's expense (9-0)**

- 19. 2003M-012U-07**  
Close Portion of 61<sup>st</sup> Avenue North  
Map 80, Parcels 7, 65 and 67  
Subarea 7 (2000)  
District 22 (Hand)

A request to close a portion of 61st Avenue North from the CSX railroad tracks north to its terminus at the Cumberland River, as requested by Bill Herguth, Lafarge North America (Missouri Portland Cement Company), for Cone Solvents and Altivia Corporation, abutting property owners. (Easements to be abandoned. Applicant is aware that any and all relocations of existing utilities must be completed at the applicant's expense).

**Action: Approved as revised, where easements to be abandoned/relocated at applicant's expense (9-0)**



- 20.**                               **2003M-031G-06**  
Close Portion of Old Harding Pike at Highway 100  
Subarea 6 (1996)  
District 35 (Tygard)

A request to close a triangular portion of Old Harding Pike where Old Harding Pike merges with Highway 100, from Map 155 Parcel 204 east to Collins Road, as part of the Bellevue Walgreens Planned Unit Development road reconstruction, as requested by Richard Jones of World Realty, for John P. Chaffin and Christopher W. and Hyun H. Chung, abutting property owners. (All easements to be retained).

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

- 21.**                               **2003M-032U-09**  
Close Alley #254 East of North 2<sup>nd</sup> Street  
Subarea 9 (1997)  
District 5 (Hall)

A request to close Alley #254 from the eastern margin of North 2nd Street to its terminus at Parcel 16, as requested by Ed Atkinson of R. Chris Magill Architects, Inc. for Don Hobson, Sidney Stanley, Nashville Wholesale Meat, and Thomas Thornberry, abutting property owners. (All easements are to be retained).

**Action: Approved, subject to receiving all agency approvals (9-0)**

- 22.**                               **2003M-033U-07**  
Portion of Robertson Avenue Name Change  
Subarea 7 (2000)  
District 22 (Hand)

A request by the Assistant Director of Metro Public Works to rename a portion of Robertson Avenue from Briley Parkway, at Urbandale Avenue, to Interstate 40 to "Briley Parkway", and to rename a portion of Robertson Avenue between Interstate 40 and Charlotte Pike to "White Bridge Pike".

**Action: Approved (9-0)**

23. **2003M-034G-14**  
365 Willow Bough Lane Grinder Pump Installation  
Map 54-15, Parcel 18  
Subarea 14 (1996)  
District 11 (Brown)

A request for easement acquisition for Project No. 01-SL-132 (Capital Improvement No. 01SG0001) for the installation of a Grinder Pump, as requested by the Metro Department of Water & Sewerage Services.

**Action: Approved (9-0)**

24. **2003M-036U-11**  
Old Thompson Lane Pumping Station Demolition  
Map 118-11, Parcel 162.01  
Subarea 11 (1999)  
District 17 (Greer)

A request by the Metro Department of Water & Sewerage Services to abandon and demolish the Old Thompson Lane Pumping Station, Project No. 02-WG-155, and to then convey this property to the Metro Public Property Administration as surplus property; however, all easement rights are to be retained.

**Action: Approved (9-0)**

25. **2003M-041U-11**  
TPS Site Lease for Metro Magnet School  
Map 106, Parcel 17  
Subarea 11 (1999)  
District 16 (McClendon)

An Ordinance approving a lease between the State of Tennessee and the Metropolitan Government for use of portions of the facilities located on the campus of the Tennessee Preparatory School, as requested by the Metro Public Property Administration and the Metro Department of Finance.

**Action: Approved (9-0)**

### **XIII. ADJOURNMENT**

