



**March 28, 2002 Actions of the Planning Commission
(For more specific information, call 862-7190)**

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

March 28, 2002

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: *Approved (9-0)*

III. APPROVAL OF MARCH 14, 2002 MINUTES

Action: *Approved (9-0)*

IV. RECOGNITION OF COUNCILMEMBERS

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WITHDRAWN ITEMS**

Action: *Approved (9-0)*

VI. PUBLIC HEARING: CONSENT AGENDA

Action: *Approved (9-0)*

VII. PUBLIC HEARING

ZONING MAP AMENDMENTS AND TEXT AMENDMENTS

1. 2002Z-007T

Map , Parcel(s)

Subarea ()

District ()

A request to amend Section 17.04.060 of the Zoning Ordinance

(Definitions of

General Terms) to add definitions for "Front Façade" and "Leading Edge", requested by Planning Department staff. (Deferred from meeting of 3/14/02).

Action: Approved (9-0)

2. 2002Z-008T

Map , Parcel(s)

Subarea ()

District ()

A request to amend Table 17.12.020.A of the Zoning Ordinance

(Single-Family

and Two-Family Dwellings) by modifying the required side setback within the RM9, RM15, and RM20 districts located in the Urban Zoning Overlay district

and

the bulk requirements for the RM20, OR20, RM60, ON, I, and all mixed-use districts, requested by Planning Department staff. (Deferred from meeting of 3/14/02).

Action: Approved (9-0)

3. 2002Z-009T

Map , Parcel(s)

Subarea ()

District ()

A request to amend Table 17.08.030 of the Zoning Ordinance

(District Land Use

Tables) and Section 17.16.030.D (Residential Uses: Single-Family and Two-Family Dwellings in the ON and MUN Districts) by making them permitted instead of permitted with conditions, requested by Planning Department staff. (Deferred from meeting of 3/14/02).

Action: Approved (9-0)

4. 2002Z-010T

Map , Parcel(s)
Subarea ()
District ()

A request to amend Section 17.12.030.C of the Zoning Ordinance

(Street Setbacks)

relating to front facades of buildings on rectangular corner lots, requested by Planning Department staff. (Deferred from meeting of 3/14/02).

Action: Approved (9-0)

5. 2002Z-011T

Map , Parcel(s)
Subarea ()
District ()

A request to amend Table 17.12.030.A of the Zoning Ordinance

(Street Setbacks

for Single and Two-Family Structures) by adding to the table for housekeeping purposes office, mixed-use, and higher-density residential districts which have always permitted these uses, requested by Planning Department staff. (Deferred from meeting of 3/14/02).

Action: Approved (9-0)

6. 2002Z-012T

Map , Parcel(s)
Subarea ()
District ()

A request to amend Section 17.12.035 of the Zoning Ordinance

(Contextual Street

Setbacks Within the Urban Zoning Overlay District) to identify in which zoning districts contextual street setbacks shall apply as well as clarify that parking may be permitted in the front of a building within the Urban Zoning Overlay district, requested by Planning Department staff. (Deferred from meeting of 3/14/02).

Action: Approved (9-0)

7. 2002Z-013T

Map , Parcel(s)
Subarea ()
District ()

A request to amend Section 17.12 of the Zoning Ordinance

(District Bulk

Provisions) to ensure accessory buildings are in-scale with the neighboring area and provide size limitations on them where they are located on lots less than one acre in size, but exempting accessory structures from the size limitations on lots where agricultural activities and domestic animals/wildlife are permitted, requested by Planning Department staff. (Deferred from meeting of 3/14/02).

Action: Approved (9-0)

8. 2002Z-014T

Map , Parcel(s)
Subarea ()
District ()

A request to amend Table 17.20.030 of the Zoning Ordinance

(Parking

Requirements: Retail) to modify the general retail and convenience retail parking requirements within the Urban Zoning Overlay district, requested by Planning Department staff. (Deferred from meeting of 3/14/02).

Action: Approved (9-0)

9. 2002Z-015T

Map , Parcel(s)
Subarea ()
District ()

A request to amend Section 17.20.040 of the Zoning Ordinance

(Adjustments to

Required Parking) to clarify that on-street parking may occur along streets less than 26 feet wide within the Urban Zoning Overlay district, requested by Planning Department staff. (Deferred from meeting of 3/14/02).

Action: Approved (9-0)

10. 2002Z-016T

Map , Parcel(s)
Subarea ()
District ()

A request to amend Section 17.20.060.D of the Zoning Ordinance

(Parking Area

Design Standards: Residential Parking) to delete a provision requiring off-street parking within any street setback area be on a driveway within the Urban Zoning Overlay district, requested by Planning Department staff. (Deferred from meeting of 3/14/02).

Action: Approved (9-0)

11. 2002Z-017T

Map , Parcel(s)
Subarea ()
District ()

A request to amend Section 17.20.080.C of the Zoning Ordinance

(Off-Site

Parking: Common Ownership) to ensure that off-site parking leased for a particular use coincides with the term of the tenant lease, requested by Planning Department staff. (Deferred from meeting of 3/14/02).

Action: Approved (9-0)

12. 2002Z-018T

Map , Parcel(s)
Subarea ()
District ()

A request to amend Section 17.24.190 of the Zoning Ordinance
(Landscape Buffer
Yard Requirements: Exemptions) by adding that a buffer yard is not required
when

a zoning district boundary falls along a utility easement of 50 feet or greater or
along any public street within the Urban Zoning Overlay district, requested by
Planning Department staff. (Deferred from meeting of 3/14/02).

Action: Approved (9-0)

13. 2002Z-025U-13

Map 150-00, Parcel(s) Part of 252 (37 acres)
Subarea 13 (1996)
District 28 (Alexander)

A request to change from IWD district to CS district a portion of
property

located at Murfreesboro Pike (unnumbered), abutting the south margin of
Hamilton Church Road, (37 acres), requested by Harding University, owner.

Action: Disapproved (9-0)

14. 2002Z-027G-04

Map 043-14, Parcel(s) 129, 130, 131 and Part of 125 (0.26 ac)
Subarea 4 (1998)
District 9 (Dillard)

A request to change from OR20 district to CS district properties at
108

Hillcrest Drive, 708 Old Hickory Boulevard, and Old Hickory Boulevard
(unnumbered), (0.88 acres), requested by Rodney Jarvis and Anthony Dunn,
owners.

Action: Approved (9-0)

15. 2002Z-028U-03

Map 071-01, Parcel(s) Part of 13 (8.79 ac)
Subarea 3 (1998)
District 2 (Black)

A request to change from RS7.5 district to CS district a portion of
property at

2223 Whites Creek Pike, at the intersection of Whites Creek Pike and Toney
Road, (8.79 acres), requested by Kenneth Jakes, owner.

Action: Approved (9-0)

16. 2002Z-031G-06

Map 102-00, Parcel(s) 12
Subarea 6 (1996)
District 23 (Bogen)

A request to change from R40 district to CL district property at
5427 River

Road, abutting the north margin of River Road, just west of Charlotte Pike intersection, (6.56 acres), requested by L. Gino Marchetti Jr., of Taylor, Pigue, Marchetti & McCaskill, appellant, for James Meadows and Mark Meadows, owners.

Action: Approved (9-0)

PRELIMINARY PLAT SUBDIVISIONS

- 17. 2002S-062G-04**
STINSON ESTATES
Map 043-01, Parcel(s) 080
Subarea 4 (1998)
District 9 (Dillard)

A request for preliminary and final plat approval to subdivide one
lot into four

lots abutting the southeast corner of Pierce Road and Palmer Avenue, (.69 acres), classified within the RS7.5 district, requested by John R. Stinson et ux, owners/developers, Burns and Associates, Inc., surveyor.

Action: Approved with conditions and a variance for lot frontage of 65 feet and subject to a bond for sidewalks (Section 2-4.7 of the Subdivision Regulations) (9-0)

- 18. 2002S-085G-06**
OAKHAVEN, Section 5
Map 114-00, Parcel(s) Part of 316 & 317
Subarea 6 (1996)
District 23 (Bogen)

A request to revise the preliminary plat to add one lot in addition
to the
previously approved eight lots, and final plat approval of Section 5 to create nine lots with a sidewalk variance along Oakhaven Trace, abutting the northwest terminus of Oakhaven Trace, approximately 1,055 feet northwest of Sawyer

Brown
Road, (4.15 acres), classified within the R15 district, requested by Eric and Wayne Crafton, owners/developers, Jesse E. Walker Engineering, surveyor.

Action: Approved with conditions and sidewalk variance on Oakhaven Trace and subject to a bond for extension of public roads and utilities (Section 2-6.1 of the Subdivision Regulations) (9-0)

VIII. FINAL PLAT SUBDIVISIONS

19. 2002S-073U-13

A. S. JOHNSON PROPERTY, Resubdivision of Lot 1
Map 149, Parcel(s) 268
Subarea 13 (1996)
District 28 (Alexander)

A request for final plat approval to subdivide one lot into two lots

with a

sidewalk variance on Johnson Ridge Road, abutting the north margin of Johnson Ridge Road, approximately 200 feet east of Treetop Drive, (2.01 acres), classified within the R10 district, requested by Aileen J. Whitson, owner/developer, Galyon W. Northcutt, surveyor.

Action: *Approved with conditions and sidewalk variance on Johnson Ridge Road (Section 2-6.1) and variance for maximum lot size (Section 2-4.2D of the Subdivision Regulations) (9-0)*

20. 2002S-086U-05

TREVECCA SUBDIVISION OF RENRAW, Consolidation of Lot 186
Map 072-13, Parcel(s) 225 & 444
Subarea 5 (1994)
District 7 (Campbell)

A request for final plat approval to consolidate two lots into one lot

abutting

the south margin of Strouse Avenue, opposite Emmett Avenue, (.28 acres), classified within the RM40 Urban Zoning Overlay District, requested by Michael O'Neill, owner/developer, Jesse Walker Engineering, surveyor.

Action: *Approved with conditions and bond for sidewalks (9-0)*

IX. PLANNED UNIT DEVELOPMENTS (revisions)

21. 73-73-U-08

The Villas at Metro Center
Map 81-3, Parcel(s) 365
Subarea 8 (1995)
District 20 (Haddock)

A request to revise the preliminary plan and for final approval for a

phase of

the Planned Unit Development District and sidewalk relief along 10th Avenue North and south of Ponder Place, classified within the RM40 district and Urban Zoning Overlay district, (4.2 acres), to permit the development of 91 apartment units, requested by The Villas of Metro Center L.P., owner.

Action: Approved with conditions and variance for 4 foot planting strip on Ponder Place sidewalk (Section 2-6.1 of the Subdivision Regulations) and subject to a bond for sidewalks (9-0)

22. 43-80-U-13

AmSouth Bank at Hickory Hollow
Map 163, Parcel(s) 282
Subarea 13 (1996)
District 28 (Alexander)

A request for a revision to the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development District located abutting the north margin of Hickory Hollow Parkway, abutting the Hickory Hollow Mall Ring Road, classified within the R8 district, (3.56 acres), to permit the creation of a new building site and the addition of a 478 square foot bank facility to the PUD, approved for a 10,867 square foot office facility, requested by Littlejohn Engineering, for Shelter Mutual Insurance Company, owner.

Action: Approved with conditions (9-0)

23. 88-85-P-06

West Park
Map 114, Parcel(s) 261-263
Subarea 6 (1996)
District 23 (Bogen)

A request to revise the undeveloped Residential Planned Unit Development District located abutting the south margin of Charlotte Pike, north of I-40, classified within the R15 district, (40 acres), to permit 240 multi-family units, replacing 240 multi-family units on the approved plan, requested by Ragan-Smith Associates, appellant, for A. K. M. Fakhruddin et al, owners. (Deferred from meeting of 3/14/02).

Action: Deferred to meeting of 4/11/02 (9-0)

X. MANDATORY REFERRALS

24. 2002M-021U-03

Council Bill No. BL2002-978
Nashville Data Link Inc. Fiber Optic Cable Encroachment
Map , Parcel(s)
Subarea 3 (1998)
District 0 ()

A council bill to encroach into the public right-of-way for a fiber optic

cable which is planned to be attached to NES poles beginning at 1008 East Trinity Lane going westward to Whites Creek Pike, north on Whites Creek Pike to Buena Vista Pike, across Buena Vista Pike to Lloyd Road, west on Lloyd Road to Clarksville Pike, north on Clarksville Pike to the Cheatham County line, requested by Wesley G. Weeks of Boulton, Cummings, Conners & Berry, PLC for Nashville Datalink, Inc.

Action: Approved (9-0)

- 25. 2002M-022U-03**
 Rename Lincoln Street to "Day Street" between Old Buena Vista Pike and West Trinity Lane
 Map 070-07, Parcel(s) 192, 62
 Subarea 3 (1998)
 District 2 (Black)
 A request to rename Lincoln Street to "Day Street" between Old

Buena Vista Pike and West Trinity Lane for E-911 system efficiency, requested by the *Assistant Director of Public Works*.

Action: Approved (9-0)

- 26. 2002M-023U-05**
 Acquire Easement on Fatherland Street for 6" Water Main
 Map 083-13, Parcel(s) 292-298
 Subarea 5 (1994)
 District 6 (Beehan)
 A request to acquire a 20 foot permanent easement for a 6" water

line across the front of six vacant properties located at 1407, 1409, 1411, 1413, 1415, **1417, and 1419 Fatherland Street between South 14th Street and South 15th Street, zoned R6 and within the Urban Zoning Overlay District, requested by Metro Water Services.**

Action: Approved (9-0)

- 27. 2002M-025U-11**
 Close Alley #164 between Lafayette Street and Charles E. Davis Boulevard
 Map 093-15, Parcel(s) 108, 111, 112, 114, 117, 392
 Subarea 11 (1999)
 District 19 (Wallace)
 A request to close Alley #164 between Lafayette Street and

Charles E. Davis Boulevard, requested by Messiah Baptist Church. Easements are to be retained.

Action: Approved (9-0)

- 28. 2002M-026U-10**

Abandon 6" Water Line in Burton Hills
Map 131-06-0-A, Parcel(s) 17 condo
Subarea 10 (1994)
District 33 (Turner)
A request to abandon a 6" water line within Burton Hills PUD off

of Seven

Hills Boulevard, requested by Metro Water Services.

Action: Approved (9-0)

29. 2002M-027G-13

Acquire Easement for Water and Sewer Line Replacement
Map 149, Parcel(s) 235
Subarea 13 (1996)
District 28 (Alexander)

A request to acquire easements for an 8" water main and an 8" sewer line

replacement at 2651 Murfreesboro Pike (Kroger) for the Rural Hill Road widening project, requested by Metro Water Services.

Action: Approved (8-0)

XI. OTHER BUSINESS

30. Legislative Update

XII. ADJOURNMENT