



AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

March 28, 2002

I. CALL TO ORDER

II. ADOPTION OF AGENDA

III. APPROVAL OF MARCH 14, 2002 MINUTES

IV. RECOGNITION OF COUNCILMEMBERS

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WITHDRAWN ITEMS**

VI. PUBLIC HEARING: CONSENT AGENDA

VII. PUBLIC HEARING

ZONING MAP AMENDMENTS AND TEXT AMENDMENTS

1. **2002Z-007T**
Map , Parcel(s)
Subarea ()
District ()

(Definitions of
General Terms) A request to amend Section 17.04.060 of the Zoning Ordinance to add definitions for "Front Façade" and "Leading Edge", requested by Planning Department staff. (Deferred from meeting of 3/14/02).

- 2. **2002Z-008T**
Map , Parcel(s)
Subarea ()
District ()

(Single-Family
and Two-Family Dwellings) A request to amend Table 17.12.020.A of the Zoning Ordinance 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).

- 3. **2002Z-009T**
Map , Parcel(s)
Subarea ()
District ()

(District Land Use
Tables) and Section 17.16.030.D (Residential Uses: Single-Family and Two-Family Dwellings in the ON and MUN Districts) A request to amend Table 17.08.030 of the Zoning Ordinance by making them permitted instead of permitted with conditions, requested by Planning Department staff. (Deferred from meeting of 3/14/02).

- 4. **2002Z-010T**
Map , Parcel(s)
Subarea ()
District ()

(Street Setbacks) A request to amend Section 17.12.030.C of the Zoning Ordinance relating to front facades of buildings on rectangular corner lots, requested by Planning Department staff. (Deferred from meeting of 3/14/02).

- 5. **2002Z-011T**
Map , Parcel(s)
Subarea ()
District ()

(Street Setbacks
for Single and Two-Family Structures) A request to amend Table 17.12.030.A of the Zoning Ordinance 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).

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).

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).

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).

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).

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).

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).

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).

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.

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.

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.

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.

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.

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.

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.

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.

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 (Haddox)

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, abutting the east margin of 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.

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.

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).

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.

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.

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.

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.

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.

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.

XI. OTHER BUSINESS

30. Legislative Update

XII. ADJOURNMENT