



**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

May 8, 2003

- I. **CALL TO ORDER**
- II. **ADOPTION OF AGENDA**
Action: Approved (8-0)
- III. **APPROVAL OF APRIL 10, 2003 AND APRIL 24, 2003 MINUTES**
Withdrawn from Agenda
- IV. **RECOGNITION OF COUNCILMEMBERS**
- V. **OTHER BUSINESS**
 - a. Executive Director Reports
 - b. Antioch/Priest Lake Community Plan: 2003 Update
Action: Deferred (8-0) to meeting of June 12, 2003
 - c. Employee Contract for Adriane Bond
Action: Approved (8-0)
 - d. Intern Contract for Jeremy Weber
Action: Approved (8-0)
 - e. 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 PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS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.

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

1. **2003Z-047U-13**
Map 149, Parcels 78, 80, 81, 82, 83 and 84
Subarea 13 (1996)
District 28 (Alexander)

A request to change from R8 district to MUL, CS, and RM20 districts properties at 2526, 2534, 2540, 2548 Murfreesboro Pike, and Murfreesboro Pike (unnumbered), south of Edge-O-Lake Drive, (12.87 acres), requested by Mark Marshall of Marshall Development Company, for Howard W. Anderson, George Anton, Dion Ribo, Shirley Haskell Griggs, and L. O. Crowder, owners.

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

2. **2003Z-049U-10**
Map 117-9, Parcels 25-29, 72-74, 109-112,
115-120 and 122-124
Subarea 10 (1994)
District 25 (Shulman)

A request to change from R20 and RS40 districts to RS20 district properties at 3604, 3605, 3609, 3701, 3704, 3705, 3709, 3713 Sycamore Lane, 2703, 2705, 2707, 2808, 2809, 2813, 2816, 2820 Valley Brook Place, and 3703, 3705, 3707, 3709, 3711 Hilldale Drive, at the intersection of Valley Brook Place and Hilldale Road, (12.98 acres), requested by Councilmember Jim Shulman, applicant, for various properties owners.

Action: Approved (8-0)

3. **2003Z-051G-06**
Map 169, Parcel 55
Subarea 6 (2003)
District 35 (Tygard)

A request to change from CL district to CS district property at Highway 100 (unnumbered), abutting the southern margin of Highway 100, (0.51 acres), requested by D. E. Ryan, owner.

Action: Deferred (8-0) to meeting of May 22, 2003

IX. PRELIMINARY SUBDIVISION PLATS

4. **2003S-074G-12**
Preston Road Subdivision
Map 174, Parcels 1, 2 and 192
Subarea 12 (1997)
District 31 (Knoch)

A request for preliminary plat approval for a 408 lot cluster subdivision abutting the west margin of Preston Road, approximately 1,346 feet southwest of Cane Ridge Road, (145 acres), classified within the RS10 and RM15 districts, requested by Charlie B. Paul, owner/developer, Dale and Associates, Inc., surveyor.

Action: Approved (8-0) with the provision that the requirement to install off-site sidewalk to Bell Road will be revisited by Public Works and Metro Planning prior to approval of final plan.

5. **2003S-101G-14**
Monticello
Map 87, Parcel 9
Subarea 14 (1996)
District 12 (Ponder)

A request for preliminary plat approval for 39 lots abutting the south margin of Old Lebanon Dirt Road, approximately 1,270 feet east of Tulip Grove Road (13.97 acres), classified RS15 district, requested by Thurman Williamson, owner/developer, Wamble and Associates, PLLC, surveyor.

Action: Approved with conditions (8-0) including additional recommendation as made by the Secretary of the Planning Commission to allow sidewalk on Old Lebanon Dirt Road to be located within required buffer yard.

X. PLANNED UNIT DEVELOPMENTS (revisions and amendments)

- 6. 2001UD-001G-12**
Lenox Village, Phase E
Map 172, Portion of Parcel 89
Subarea 12 (1997)
District 31 (Knoch)

A request for final plan approval for a phase of the urban design overlay district located on the east margin of Nolensville Pike, opposite Bradford Hills Drive, classified RM9, (8.9 acres), to permit 30 townhouses and 19 single-family lots, requested by Anderson-Delk & Associates, Inc., for Lenox Village I, LLC, owner.

Action: Approved (8-0), subject to revision of the landscaping plan for Phase E in the common area fronting the townhouses in order to reduce grades in seeded areas and to add groundcover plantings on steeply sloped areas.

- 7. 210-73-G-14**
Deloitte and Touche
Map 97, Parcel 120
Subarea 14 (1996)
District 12 (Ponder)

A request for a revision to the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development located abutting the south margin of Interstate 40 at the western terminus of Sells Drive, classified CL, (17.93 acres), to permit a new rear entrance to the employee parking lot off Hermitage Park Lane and a new disaster relief bunker at the rear of the site, requested by Gresham-Smith and Partners, for Deloitte and Touche, owner.

Action: Approved (8-0) with conditions

- 8. 2000P-003G-06**
Riverwalk Community, Phase Two
Map 126, Parcels 47, 47.01 and 48
Subarea 6 (2003)
District 23 (Bogen)

A request for final approval for Phase Two of the Planned Unit Development located abutting the north margin of Newsom Station Road, south of the Harpeth River, classified RS15, (52.87 acres), to permit the development of 154 single-family lots, requested by Civil Site Design Group, for Riverwalk Development Partners, owner.

Action: Approved (8-0) with conditions

9. **2001P-005U-10**
Fifth Third Bank (formerly Residence Inn by Marriott)
Map 104-6, Parcels 58, 59 and 60
Subarea 10 (1994)
District 21 (Whitmore)

A request to amend the preliminary plan of the undeveloped Planned Unit Development located abutting the south margin of Murphy Road and the east margin of Murphy Court, classified ORI, (1.46 acres), to permit the development of a two story 11,300 square foot bank to replace a 89,507 square foot 123 room 6-story hotel, requested by Barge, Waggoner, Sumner and Cannon, for Moore and Associates, Inc., owner.

Action: Approved (8-0) with condition that Public Works revisit one alley to possibly require it to be one-way.

10. **91-71-G-14**
Jackson Square Murphy Fueling Station
Map 64-1, Parcel 1
Subarea 14 (1996)
District 11 (Brown)

A request for final approval for a portion of the Commercial Planned Unit Development located abutting the north margin of Lebanon Pike and the west margin of Andrew Jackson Parkway, classified SCR, (17.41 acres) to permit the development of a fuel pumping station, requested by CEI Engineering Associates, for Wal-Mart Stores, owner.

Action: Approved (8-0) with conditions

XI. MANDATORY REFERRALS

11. **2002M-056U-08**
Close a Portion of 41st Avenue North (Revised)
Map 91-12, Parcels 189 and 193
Subarea 8 (2002)
District 21 (Whitmore)

A request to close a portion of 41st Avenue North from the south margin of Alley #1204 to Indiana Avenue, requested by Andrew M. Akers, applicant and abutting property owner. (Easements to be retained) (Deferred from meeting of April 24, 2003).

Action: Approved (8-0) as revised

12. **2003M-043G-10**
Close Portion of Otter Creek Road (Revised)
Map 159, Parcel 67
Subarea 10 (1994)
District 33 (Turner)

An Ordinance to amend the Official Street & Alley Acceptance & Maintenance Map for the Metro Government of Nashville and Davidson County, by abandoning a portion of Otter Creek Road from the western boundary of the Radnor Lake State Park, approximately 875 feet east of Granny White Pike, to the city limits of Oak Hill because the Metro Department of Public Works has concluded that this portion of Otter Creek Road is unsafe for vehicular traffic, and the ecology of the area adjacent to the roadway prohibits the type of repairs necessary for the road to be improved to meet safety standards for public use by vehicular traffic; as well as it is the desire of the State of Tennessee, abutting property owner, that the abandonment be accomplished, as requested by the Director of Public Works. (Easements to be retained) (Deferred from meeting of April 24, 2003).

Action: Approved (8-0) as revised

13. **2003M-046U-09**
Peabody Street Permanent Underground Easement
Map 93-7, Parcel 41
Subarea 9 (1997)
District 6 (Beehan)

An Ordinance authorizing a permanent 15-foot wide underground utility easement, granted by Metro Government to the Electric Power Board [NES], for the substation power plant on the Distributed Sight Improvement Project located on Peabody Street, as requested by the Metro Department of Real Property Services.

Action: Approved (8-0)

14. **2003M-047U-10**
Close Harcome Avenue
Map 131-4
Subarea 10 (1994)
District 25 (Shulman)

A request to close an unimproved right-of-way, Harcome Avenue, between Belvidere Drive and Woodvale Drive, as requested by Hugh M. Goodman, Jr., for Amy Ryder, Philip & Sharon Kirby, and Nancy Shipley, abutting property owners. (Easements to be retained)

Action: Approved (8-0)

XII. ADJOURNMENT

