

This meeting was not held due to a lack of a quorum.

MINUTES

OF THE

METROPOLITAN PLANNING COMMISSION

Date: June 13, 1996
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Arnett Bodenhamer
Councilmember Stewart Clifton
William Harbison
Janet Jernigan
Stephen Smith

Absent:

Mayor Philip Bredesen
Gilbert N. Smith
James Lawson
William Manier
Ann Nielson

Others Present:

Executive Office:

Jeff Browning, Executive Director and Secretary
Carolyn Perry, Secretary II

Current Planning and Design:

Edward Owens, Planning Division Manager
Mitzi Dudley, Planner III
Shawn Henry, Planner III
Tom Martin, Planner III
John Reid, Planner II
Charles Hiehle, Planning Technician II

Advance Planning and Research Division:

Jeff Ricketson, Planning Division Manager

Community Plans Division:

Jerry Fawcett, Planning Division Manager
Robert Eadler, Planner II

Others Present:

Jim Armstrong, Public Works Department
Tom Cross, Legal Department

ADOPTION OF AGENDA

ANNOUNCEMENT OF DEFERRED ITEMS

APPROVAL OF MINUTES

RECOGNITION OF COUNCILMEMBERS

ADOPTION OF CONSENT AGENDA

PUBLIC HEARING: SUBAREA 6 PLAN UPDATE

APPEAL CASES:

Appeal Case No. 96B-088G

Map 8, Parcel 61
Subarea 1 (1992)
District 1 (Patton)

A request for a conditional use permit under the provisions of Section 17.124.130 (nonassembly, cultural) as required by Section 17.24.030 to construct a 3,900 square foot non-residence building for "Horse Shoe Pitching Museum within the AR2a District on property abutting the east margin of Whites Creek Pike, opposite Baxter Road (6.80 acres), requested by Dr. Jack Freeman, appellant/owner.

Appeal Case No. 96B-097U

Map 134, Parcel 35
Subarea 13 (1991)
District 27 (Sontany)

A request for a conditional use permit under the provisions of Section 17.124.360 (Floodplain) as required by Section 17.116.030 to construct a 4,200 square foot office and warehouse within the CG District on property abutting the northeast margin of Antioch Pike, approximately 1,700 feet east of Space Park South (.61 acres), requested by Tom Hill, for Tennessee Shotcrete, Inc., appellant/owner.

ZONE CHANGE PROPOSALS:

Text Amendment:

Zone Change Proposal No. 96Z-003T

Council Bill No. O96-293

A council bill to amend the text of the Zoning Regulations by providing new spacing requirements for family/group day care homes (17.124.180), sponsored by Councilmember James Stanley.

Zone Change Proposal No. 96Z-055G

Council Bill No. O96-354

Map 53, Parcel 21

Subarea 4 (1993)

District 9 (Dillard)

A request to change from R15 District to RS15 District certain property abutting the east margin of Canton Pass, approximately 360 feet east of Cheyenne Boulevard (95.84 acres), requested by Councilmember James Dillard, for Alvin R. Hawkins, owner.

Zone Change Proposal No. 96Z-057U

Council Bill No. O96-369

Map 61, Parcel 72

Subarea 5 (1994)

District 4 (Majors)

A request to change from CS District to R10 District certain property abutting the south margin of Hart Lane, 0 feet west of Ellington Parkway (19.04 acres), requested by Metropolitan Planning Commission staff, for Metro Government School (Jere Baxter School), owner. **(See PUD Proposal No. 181-83-U, page 5).**

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 175-75-G

Harpeth Trace Estates, Phase VI

Map 143, Parcel 42

Subarea 6 (1990)

District 35 (Lineweaver)

A request to revise the approved preliminary site development plan of the Residential Planned Unit Development District abutting the northwest margin of Harpeth Trace Drive (1.07 acres), to permit the development of one single-family lot, requested by Dale and Associates, for Eric Ericson, owner. **(Deferred from meetings of 05/16/96 and 05/30/96).**

Proposal No. 182-83-G

Breckenridge Apartments

Map 42, Parcels 40, 41, 42, 50 and 51

Subarea 2 (1995)

District 3 (Nollner)

A request to amend the approved preliminary site development plan for the Residential Planned Unit Development District abutting the north margin of Old Hickory Boulevard, west of Interstate 65 (North), (133.7 acres), to permit the development of a 454 unit residential complex, and to remove the requirement to construct a collector street, requested by Ragan-Smith Associates, Inc., for Security Capital Atlantic, Inc., optionee. **(Deferred from meetings of 05/16/96 and 05/30/96).**

Proposal No. 95P-036G

Santa Rosa Apartments

Map 75, Parcel 44

Subarea 14 (1996)

District 12 (Ponder)

A request for preliminary approval for a Residential Planned Unit Development District abutting the west margin of Andrew Jackson Parkway, approximately 900 feet south of Highland View Drive, classified R10 and OP, to permit the development of 144 apartments and two single-family lots, requested by Bernard L. Weinstein, for Santa Rosa Development Company, owner. **(Deferred indefinitely from meeting of 04/04/96).**

Proposal No. 98-73-G
Hickory Hills Commercial
Map 40, Parcel 36
Subarea 2 (1995)
District 10 (Garrett)

A request to revise a portion of the Commercial (General) Planned Unit Development District abutting the north margin of Old Hickory Boulevard, west of Hickory Hills Boulevard (16.5 acres) (zoned OP), to permit the development of a 142,000 square foot motel/restaurant/gas station and mini-warehouse facility, requested by Barge, Waggoner, Sumner and Cannon, for Hickory Hills, LTD, owners.

Proposal No. 46-83-U
Metropolitan Airport Center
Map 108, Part of Parcels 24 and 37
Subarea 14 (1996)
District 14 (Stanley)

A request for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the south margin of Elm Hill Pike, east of Airport Center Drive, to permit infrastructure improvements (extension of Royal Parkway), requested by Waste Water Engineers, for Metropolitan Airport Center, owners.

Proposal No. 181-83-U (Public Hearing)
Council Bill No. O96-336
Summer Place
Map 61, Parcel 72
Subarea 5 (1994)
District 4 (Majors)

A request to cancel the existing undeveloped Residential Planned Unit Development District located at the south margin of Hart Lane, 0 feet west of Ellington Parkway (zoned CS), to build a new public school (Jere Baxter Middle School), requested by Metropolitan Public Schools, owners. **(See Zone Change Proposal No. 96Z-057U, page 3).**

Proposal No. 310-84-G
BellSouth Mobility, Inc.
Map 40, Part of Parcel 30
Subarea 3 (1992)
District 1 (Patton)

A request to revise the approved final site development plan of the Commercial (General) Planned Unit Development District (6.08 acres), abutting the north margin of Old Hickory Boulevard, approximately 205 feet west of I-24, to permit the development of a 70-foot high cellular tower, requested by BellSouth Mobility, Inc., owner.

Proposal No. 47-86-P
Nashville Center North
(formerly Briley Parkway Business Center)
Map 50, Parcel 8 and Part of Parcel 21

Subarea 2 (1995)
District 3 (Nollner)

A request to revise a portion of the approved preliminary site development plan for the Industrial Planned Unit Development District (57.348 acres) abutting the north and south margins of Brick Church Lane, to permit the development of a 649,000 square foot office/warehouse facility, requested by Chris Magill Architects, for N. W. I. Warehouse Group.

Proposal No. 90-86-P
Cheswicke PUD (Percy Priest Woods)
Map 108, Parcels 206 and 234
Subarea 14 (1996)
District 13 (French)

A request for final approval for a phase of the Residential Planned Unit Development District (zoned R10) abutting the southern terminus of Woodmaker Court and Woodcraft Drive (10.04 acres), to permit the development of 31 single-family lots, requested by Warren Engineering, Inc., for Will V. Braswell and Robert H. Braswell, owners. **(Also requesting final plat approval).**

Proposal No. 75-87-P
River Glen, Phase 4, Section 2
Map 52, Part of Parcel 2
Subarea 14 (1996)
District 15 (Dale)

A request for final approval for a phase of the Residential Planned Unit Development (zoned R15) abutting the northern terminus of Benay Road (8.47 acres), to permit the development of a 40-unit residential complex, requested by Barge, Waggoner, Sumner and Cannon, for Julius Doochin, owner.

Proposal No. 94P-008U
Keystone Farms
Map 161, Parcel 50
Subarea 12 (1991)
District 32 (Jenkins)

A request for final approval for the Residential Planned Unit Development District (9.32 acres), abutting the east margin of Edmondson Pike, approximately 400 feet south of Huntington Parkway, classified R10, to permit the development of a 90 unit residential complex, requested by Keystone Farms, L.L.C., owner. **(Deferred indefinitely from meeting of 04/04/96 and deferred from meeting of 05/30/96).**

Proposal No. 95P-031G
Wexford Downs
Map 172, Parcel 74
Subarea 12 (1991)
District 31 (Alexander)

A request for final approval for the Residential Planned Unit Development District (zoned R20) abutting the north margin of Holt Road, 0 feet east of Edmonson Pike (60.67 acres), to permit the development of 153 single-family lots, requested by Anderson-Delk and Associates, for Meadow-Phillips, owners.

SUBDIVISIONS:

Preliminary Plats:

Subdivision No. 95S-256G (Public Hearing)

Jacob's Valley
Map 20, Parcel 4
Subarea 1 (1992)
District 1 (Patton)

A request for preliminary approval for 33 lots abutting the south margin of Old Clarksville Pike, approximately 2,387 feet west of Clarksville Pike (100.0 acres), classified within the AR2a District, requested by Pyron and Smith, owner/developer, MEC, Inc., surveyor.

Subdivision No. 96S-205G (Public Hearing)

Goodman Subdivision
Map 9, Parcel 12
Subarea 1 (1992)
District 1 (Patton)

A request to subdivide a parcel into three lots abutting the south margin of Jackman Road, approximately 410 feet northwest of Greenbrier Road (5.8 acres), classified within the AR2a District, requested by Herschel and Margaret P. Goodman, owners/developers, Frank V. Neeley, surveyor. **(Also requesting final plat approval).**

Final Plats:

Subdivision No. 96S-206U

Weakley and Dobbs Subdivision of Lot 17 Brooklyn Plan,
Resubdivision of Lots 31, 32 and 33
Map 71-14, Parcels 3, 4 and 5
Subarea 3 (1992)
District 2 (Black)

A request to subdivide three lots into three lots abutting the northeast margin of Fern Avenue, approximately 186 feet northwest of Katie Street (.58 acres), classified within the R6 District, requested by Melvin Weber Enterprises, Inc., owner/developer, L. Steven Bridges, Jr., surveyor.

Subdivision No. 95S-309U

Foster Business Park
Map 106-5, Parcels 95-97, 112, 114 and 124
Map 106-6, Parcels 37 and 38
Subarea 11 (1993)
District 16 (Graves)

A request to subdivide eight lots into three lots abutting the south terminus of Cleveland Avenue between Polk Avenue and Foster Avenue (5.97 acres), classified within the CG District, requested by Foster Business Park and William A. Sneed, owners/developer, Cherry Land Surveying, surveyor.

Subdivision No. 96S-099U

Marchetti Company Property
Map 102-14, Parcel 113
Subarea 7 (1994)
District 23 (Crafton)

A request to create nine lots abutting the north margin of Belton Drive, between Davidson Road and Alfred Drive (3.7 acres), classified within the R15 District, requested by the Marchetti Company, owner/developer, Dale and Associates, Inc., surveyor. **(Deferred from meeting of 05/30/96).**

Subdivision No. 96S-111G
Poplar Creek Estates, Phase 4
Map 155, Part of Parcel 203
Subarea 6 (1990)
District 35 (Lineweaver)

A request to create 30 lots abutting the northwest terminus of Autumnwood Drive, approximately 600 feet west of Collinswood Drive (11.91 acres), classified within the RS30 Residential Planned Unit Development District, requested by Poplar Creek Development Company, owner/developer, Joseph G. Petrosky Associates, Inc., surveyor. **(Deferred indefinitely from meeting of 04/04/96 and deferred from meeting of 05/30/96).**

Subdivision No. 96S-138G
Oakhaven, Phase 1
Map 114, Part of Parcels 223, 224, 316 and 317
Subarea 6 (1990)
District 23 (Crafton)

A request to create five lots abutting west margin of Sawyer Brown Road, approximately 1,710 feet south of Old Charlotte Pike (1.92 acres), classified within the R15 District, requested by Eric and Wayne Crafton, owners/developers, Walker Engineering, surveyor.

Subdivision No. 96S-188U
The Lexington
Map 128-4-A, Part of Parcel 7
Subarea 6 (1990)
District 23 (Crafton)

A request to define three phases and create on-site utility easements abutting the east margin of Old Hickory Boulevard, opposite Ridgelake Parkway (59.13 acres), classified within the R20 Residential Planned Unit Development District, requested by Nandi Hill Associates, Ragan-Smith Associates, Inc., surveyor. **(Deferred from meeting of 5/30/96).**

Subdivision No. 96S-199U
J. M., T. J. and G. W. Harding Addition,
Resubdivision of Lots 315-318 and a closed alley
Map 81-10, Parcels 291 and 368
Subarea 8 (1994)
District 20 (Haddox)

A request to subdivide four lots and a closed alley into two lots abutting the southwest corner of Buchanan Street and 22nd Avenue North (.95 acres), classified within the R6 and CS Districts, requested by Carl Bean, Jr. and Macedonian Missionary Baptist Church, trustee, owners/developers, John Kohl and Company, surveyor.

Subdivision No. 96S-207G
River Plantation, Phase 2D, Section 10
(Phase Boundary Plat)
Map 142, Part of Parcel 124
Subarea 6 (1990)
District 35 (Lineweaver)

A request to create a phase located 240 feet west of Sawyer Brown Road and approximately 915 feet south of General George Patton Road (2.67 acres), classified within the R15 Residential Planned Unit

Development District, requested by Haury and Smith Contractors, Inc., owner/developer, Ragan-Smith Associates, Inc., surveyor.

Subdivision No. 96S-211G

Brandywine Pointe, Phase 3, Section 1
Resubdivision of Lots 221, 222 and 223
Map 64-3-B, Parcels 34, 35 and 36
Subarea 14 (1996)
District 11 (Wooden)

A request to subdivide three lots into two lots abutting the southeast corner of Brandywine Pointe Boulevard and Williams Way (1.31 acres), classified within the R20 Residential Planned Unit Development District, requested by Brandywine Pointe Partners, L.P. et al, owners/developers, Gresham, Smith and Partners, surveyor.

Request for Bond Extension:

Subdivision No. 90S-035G

Winston Estates, Section Two
Winston Walker, principal

Located abutting both sides of Winston Drive, approximately 180 feet southwest of Stevens Lane.

Subdivision No. 31-86-P

Whitworth, Phase Three, Section One
Lake Whitworth, L.L.C., principal

Located abutting the northwest corner of Woodlawn Drive and Compton Road.

Subdivision No. 41-85-P

Cedar Crest, Phase Two
Joe Gower, principal

Located abutting the south terminus of Cedar Crest Drive, approximately 140 feet south of Williams Court.

Subdivision No. 312-84-G

Poplar Creek Estates, Phase Three-B
Poplar Creek Development Corporation, principal

Located abutting the northwest terminus of Forest Oaks Drive, approximately 110 feet northwest of Forest Oaks Court North.

Subdivision No. 46-79-U

Metro Airport Center, Section Five, Phase One
Elm Hill Properties, L.L.C., principal

Located abutting the east margin of Elm Hill Pike and Royal Parkway.

Subdivision No. 98-73-G

Hickory Hills, Section Seven
Hickory Hills, Ltd., principal

Located abutting the northwest quadrant of Old Hickory Boulevard and Hickory Hills Boulevard.

MANDATORY REFERRALS:

Proposal No. 96M-060G

Poplar Creek Road Easement Abandonment
Map 156-1
Subarea 6 (1990)
District 35 (Lineweaver)

A request to abandon part of the easements retained in the former right-of-way of a segment of Poplar Creek Road which was closed by Ordinance O92-345, requested by James D. Wamble, for Denzel H. Carbine, Jones Company Custom Homes of Tennessee, owner.

Proposal No. 96M-061U

Sale of Property on Trinity Lane
Map 71-5, Parcel 31
Subarea 3 (1992)
District 2 (Black)

An ordinance authorizing the sale of property located on the Haynes Middle School grounds for the purpose of widening Trinity Lane.

Proposal No. 96M-062G

Tuckahoe Drive Closure
Map 42-14
Subarea 2 (1995)
District 3 (Nollner)

A request to close a 105.2' segment of Tuckahoe Drive immediately west of I-65, requested by Mark A. Johnson, Madison Suburban Utility District. **(Easements are to be retained).**

Proposal No. 96M-063U

Unnamed Street Closure
Map 51-10
Subarea 4 (1993)
District 3 (Nollner)

A proposal to close an unnamed street south of Lewis Street between Briarville Road and Worth Street, requested by Councilmember Ron Nollner, for adjacent property owners. **(Easements are to be retained).**

Proposal No. 96M-064U

322 and 324 Broadway Encroachments
Map 93-6-4, Parcels 1 and 2
Subarea 9 (1991)
District 19 (Sloss)

A mandatory referral from the Department of Public Works proposing the installation of a 6'6" by 67' awning/entrance sign and a 17.4' diameter, rotating, globe-shaped sign over the sidewalk in front of 322 and 324 Broadway, for Planet Hollywood International, Inc., proprietor.

Proposal No. 96M-066G

Buena Vista Pike Bridge Easement Acquisition
Map 49, Part of Parcels 52, 53, 55, 138 and 139
Subarea 3 (1992)

District 1 (Patton)

A council bill authorizing the acquisition of property for easements relative to the replacement of the Buena Vista Pike bridge over Dry Creek.

Proposal No. 96M-067G
Tulip Grove Road Easement Abandonment
Map 75-8A
Subarea 14 (1996)
District 12 (Ponder)

A request from the Department of Water and Sewerage Services to abandon a sewer pumping station and easement located on Tulip Grove Road.

OTHER BUSINESS:

1. Report on subdivision bonding procedures.
2. Report from Department of Law on Ex Parte Contact.
3. Intern contracts for Scott Medlyn, Kathy Reid and Brian M. Hamilton.
4. Legislative update.

PLATS PROCESSED ADMINISTRATIVELY:

ADJOURNMENT:

Chairman_____

Secretary_____

Minute approval:
This 27th day of June 1996