

NO QUORUM - NO MEETING

MINUTES

OF THE

METROPOLITAN PLANNING COMMISSION

Date: August 22, 1996
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Gilbert N. Smith, Chairman
Arnett Bodenhamer
Councilmember Stewart Clifton
William Harbison
James Lawson
William Manier
Ann Nielson
Stephen Smith

Absent:

Mayor Philip Bredesen
Janet Jernigan

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
John Reid, Planner II
Doug Delaney, Planner I
Charles Hiehle, Planning Technician II

Advance Planning and Research Division:

Jeff Ricketson, Planning Division Manager

Also Present:

Leslie Shechter, Legal Department
Jim Armstrong, Public Works

Chairman Smith called the meeting to order.

ADOPTION OF AGENDA

moved and seconded the motion, which unanimously passed, to adopt the agenda.

ANNOUNCEMENT OF DEFERRED ITEMS

At the beginning of the meeting, staff listed the deferred items as follows:

moved and seconded the motion, which unanimously passed, to defer the items listed above.

APPROVAL OF MINUTES

moved and seconded the motion, which unanimously passed, to approve the minutes of the regular meeting of July 25, 1996.

moved and seconded the motion, which unanimously passed, to approve the minutes of the regular meeting of August 8, 1996.

RECOGNITION OF COUNCILMEMBERS.

ADOPTION OF CONSENT AGENDA

moved and seconded the motion, which carried unanimously, to approve the following items on the consent agenda.

APPEAL CASES:

Appeal Case No. 96B-149U

Map 133-15, Parcel 133
Subarea 12 (1991)
District 26 (Arriola)

A request for a conditional use permit under the provisions of Section 17.124.120 (Community Assembly) as required by Section 17.24.030 to use the existing structure as a lodge within the RM8 District, on property abutting the north margin of Welshwood Drive, approximately 240 feet east of Corning Drive (1.26 acres), requested by Ed Mason, for Andrew Jackson Lodge #5, Fraternal Order of Police, appellant/owner.

Appeal Case No. 96B-152U

Map 91-1, Parcel 52
Subarea 7 (1994)
District 22 (Holt)

A request for a conditional use permit under the provisions of Section 17.124.180 (Floodplain) as required by Section 17.116.030 to construct a 480 square foot detached garage within the R6 District, on property abutting the northeast margin of Morrow Road, approximately 355 feet east of 63rd Avenue North (.17 acres), requested by Ronald Dison, appellant/owner.

ZONE CHANGE PROPOSALS:

Text Amendment No. 96Z-007T

Council Bill No. O96-432

A council bill to amend the text of the Zoning Regulations by amending Section 17.28.190b.(1.) so as to revise the requirements for accessory buildings in required rear yards, sponsored by Councilmembers Graves and Fentress.

Zone Change Proposal No. 96Z-068U

Map 135, Parcels 8 to 11, 15-21 and 345

Subarea 13 (1991)

District 27 (Sontany)

A request to change from AR2a and R15 Districts to MUL and from AR2a to R10 District certain property abutting the north and south margins of Franklin Limestone Road, the east and west margins of Rice Road, and the west margin of Murfreesboro Pike (approximately .12 acres), requested by Lloyd Philpott, for various owners.

Zone Change Proposal No. 96Z-077G

Map 51-10, Parcel 4

Subarea 4 (1993)

District 3 (Nollner)

A request to change from R20 District to OP District certain property abutting the northeast corner of Freda Villa and South Graycroft Avenue (.83 acre), requested by James C. Edwards, for Millard Mandel, owner. (Deferred from meeting of 08/08/96).

Zone Change Proposal No. 96Z-078U

Map 96-1, Parcel 56

Subarea 14 (1996)

District 15 (Dale)

A request to change from R10 District to CS District certain property abutting the west margin of Donelson Pike, approximately 200 feet south of Lebanon Pike (2.11 acres), requested by Billie Kammerman, for Senior Citizens, Inc., owner.

Zone Change Proposal No. 96Z-079U

Map 147, Parcel 17

Subarea 12 (1991)

District 26 (Arriola)

A request to change from RM8 District to OP District certain property abutting the northwest corner of Wallace Road and Old Welch Road (3.01 acres), requested by James D. Wamble, for Harding Place Properties, owner.

Zone Change Proposal No. 96Z-080G

Map 170, Parcel 3

Subarea 10 (1994)

District 33 (Turner)

A request to change from R40 District to OP District certain property abutting the southwest corner of Old Hickory Boulevard and Brentwood Boulevard (2.95 acres), requested by Paul W. Lockwood, for NACA Partnership, owner.

Zone Change Proposal No. 96Z-081U
Map 70-7, Parcels 6 to 9
Subarea 3 (1992)
District 2 (Black)

A request to change from R8 District to MUL District certain property abutting the north margin of West Trinity Lane, approximately 125 feet west of Old Buena Vista Road (2.2 acres), requested by Karen H. Miller, for Gary L. and Bonnie M. Campbell, Charlie Joe Bowers, H. A. Best and Samuel David Gammons, owners.

Zone Change Proposal No. 96Z-082U
Map 147-7, Parcel 162
Subarea 12 (1991)
District 26 (Arriola)

A request to change from OP District to CS District certain property abutting the east margin of Nolensville Pike, approximately 100 feet north of Alice Avenue (.91 acres), requested by Daphne P. Dixon, for Andrew Pratt, owner.

Zone Change Proposal No. 96Z-083G
Map 162, Parcels 92 and 233 and part of parcel 167
Subarea 12 (1991)
District 31 (Alexander)

A request to change from AR2a District to R10 District certain property abutting the west margin of Old Hickory Boulevard, approximately 1,600 feet south of Bell Road (approximately 9 acres), requested by L. Steven Bridges, Jr., for 101 Construction Company, Morris Levine, Maceo S. Sawyers and Bobby L. Warfield, owners.

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 28-79-G
Cambridge Forest, Section II
(formerly Hickory Highlands)
Map 149, Parcels 47, 319 and 337
Subarea 13 (1991)
District 28 (Hall)

A request for final approval for a phase of the Residential Planned Unit Development District abutting the northwest margin of Rural Hill Road, approximately 1,280 feet southwest of Rice Road (30.64 acres), to permit the development of 93 single-family lots, requested by Anderson-Delk and Associates, for Double M Partners, owner.

Proposal No. 66-84-G
The Lexington (Phases 2 and 3)
Map 128-04-A, Part of Parcel 7
Subarea 6 (1990)
District 23 (Crafton)

A request to revise the final site development plan for Phase Two and Phase Three of the Residential Planned Unit Development District (48.6 acres), abutting the east margin of Old Hickory Boulevard, opposite Ridgelake Parkway, to permit the development of a 348 unit multi-family complex and a private water storage tank, requested by Ragan-Smith and Associates, Inc., for South Atlantic Limited Partnership, owner.

Proposal No. 93P-021G
Council Bill No. O96-334
Amendment to Holt Woods
Map 172, Part of Parcel 208
Subarea 12 (1991)
District 31 (Alexander)

A request for reconsideration by the Metropolitan Council of the preliminary site development plan for the Residential Planned Unit Development District abutting the west terminus of Bryce Road and the south margin of Mt. Pisgah Road, given Metropolitan Planning Commission approval on 05/16/96, to remove a street connection to Mt. Pisgah Road. (Referred by Council on 08/06/96).

Proposal No. 93P-021G
Holt Woods, Section II
Map 172, Part of Parcel 208
Subarea 12 (1991)
District 31 (Alexander)

A request for final approval for a phase of the Residential Planned Unit Development District, approximately 1,600 feet west of Holt Hills Road, approximately 800 feet north of Holt Road (11.66 acres), to permit the development of 32 single-family lots, requested by Anderson-Delk and Associates, Inc., for Paul E. Johnson, owner.

Proposal No. 94P-017G
October Woods
Map 183, Parcel 4
Subarea 12 (1991)
District 31 (Alexander)

A request to revise a portion of the approved preliminary site development plan of the Residential Planned Unit Development District abutting the west margin of Old Hickory Boulevard, 1,800 feet south of Interstate 24 (8.0 acres), classified R10, to convert a private drive in the multi-family phase of the development into a public road, requested by Anderson-Delk and Associates, Inc., for Paul Johnson, owner.

Proposal No. 96P-006G
Mountain View PUD
Map 172, Parcel 30
Subarea 12 (1991)
District 31 (Alexander)

A request to revise the approved preliminary site development plan and for final approval of the Residential Planned Unit Development District abutting the east terminus of Cloverland Drive, 2,000 feet east of Edmondson Pike (118.2 acres), classified R20, to permit the development of 98 single-family lots, requested by Centex Homes, for the Worldwide Church of God, owner.

Proposal No. 96P-007G
The Fountains at Banbury, Section One
(Formerly Elysian Springs)
Map 172, Parcel 16

Subarea 12 (1991)
District 32 (Jenkins)

A request for final approval for a phase of the Residential Planned Unit Development District abutting the west margin of Edmondson Pike, opposite Mt. Pisgah Road (17.35 acres), classified R40, to permit the development of 31 single-family lots, requested by Gresham, Smith and Partners, for The Jones Company, owner. (See Subdivision No. 96S-276U, page 9). (Deferred from meeting of 08/08/96).

SUBDIVISIONS:

Preliminary Plats:

Subdivision No. 96S-278U (Public Hearing)
Riverwood Plantation, Phase 1
Map 73-5, Parcel 140 and Part of Parcel 149
Subarea 5 (1994)
District 8 (Hart)

A request for preliminary approval for 94 lots abutting the southwest corner of Demarius Drive and Riverwood Circle (12.0 acres), classified within the R10 District, requested by Riverwood Plantation Development Company, Inc., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor. (Deferred from meeting of 08/08/96).

Subdivision No. 96S-269U (Public Hearing)
M. S. Pilkinton Lot
Map 70-4, Parcel 85
Subarea 3 (1992)
District 2 (Black)

A request to subdivide one lot into two lots abutting the southwest corner of West Nocturne Drive and Whites Creek Pike (.98 acre), classified within the R20 District, requested by M. C. Pilkinton, owner/developer, Tommy E. Walker, surveyor. (Deferred from meeting of 08/08/96).

Subdivision No. 96S-295G (Public Hearing)
Stoney Brook Subdivision
Map 85, Parcel 41 and Part of Parcel 22
Subarea 14 (1996)
District 12 (Ponder)

A request for preliminary approval for 15 lots abutting the southwest corner of Central Pike and Seaboard System Railroad (35.6 acres), classified within the CS and CG Districts, requested by MS-Cot, owner/developer, Dale and Associates, Inc., surveyor.

Final Plats:

Subdivision No. 94S-399G
Northfork Industrial Park, Phase 1
Map 12, Parcel 50
Subarea 2 (1995)
District 10 (Garrett)

A request to create five lots abutting the west margin of Dickerson Pike and the east margin of the CSX Transportation Railroad (36.12 acres), classified within the IR District, requested by Trailmont Park, Inc., owner/developer, Crawford Land Surveyors, surveyor. (Deferred from meeting of 08/08/96).

Subdivision No. 95S-368G

James T. Hayes Subdivision
Map 51, Parcels 160, 161 and 187
Subarea 4 (1993)
District 8 (Hart)

A request to abandon a public utility easement which provided sewer access to six lots abutting the southeast margin of Indian Trail, approximately 307 feet southwest of Beach Avenue (23.17 acres), classified within the R20 District, requested by James T. Hayes, Sr., owner/developer, Ragan-Smith Associates, Inc., surveyor. (Also requesting bond release).

Subdivision No. 96S-204U

Smith Subdivision, Resubdivision of Lot 1
Map 96-9, Parcel 222
Subarea 14 (1996)
District 14 (Stanley)

A request to subdivide one lot into two lots abutting the northeast corner of Emery Drive and Donelson Pike (3.17 acres), classified within the CS District, requested by Suma Srinivas, owner/developer, John D. McCormick, surveyor.

Subdivision No. 96S-224G

Summit Run, Phase 1
Map 86, Part of Parcel 39
Subarea 14
District 12 (Ponder)

A request to create 19 lots abutting the southeast margin of Chandler Road, approximately 770 feet northeast of Lebanon Pike (4.02 acres), classified within the R15 Residential Planned Unit Development District, requested by Summit Run, L.L.C., owner/developer, H & H Land Surveying, Inc. (Deferred from meeting of 08/08/96).

Subdivision No. 96S-276G

The Fountains at Banbury, Section 1
Map 172, Parcels 16 and 20
Subarea 12 (1991)
District 32 (Jenkins)

A request to create 33 lots abutting the west margin of Edmondson Pike, opposite Mt. Pisgah Road (20.15 acres), classified within the R40 Residential Planned Unit Development District, requested by Jones Company, owner/developer, Gresham, Smith and Partners, surveyor. (See PUD Proposal No. 96P-007G, page 6). (Deferred from meeting of 08/08/96).

Subdivision No. 96S-279U

Kensal Green North, Resubdivision of Lots 44 and 45
Map 150-12-A, Parcels 202 and 203
Subarea 13 (1991)
District 29 (Holloway)

A request to reconfigure two lots abutting the southwest margin of Mallard Creek Court, approximately 175 feet south of Dove Creek Road (1.28 acres), classified within the R10 Residential Planned Unit

Development District, requested by Phillips Builders, Inc., Karen C. Dutton and William J. Asplint, owners/developers, R. L. Spears and Company, surveyor.

Subdivision No. 96S-280U

West Meade Estates, Section 2, Lot 181 Revision
Map 115-10, Parcels 18 and 20
Subarea 7 (1994)
District 23 (Crafton)

A request to reconfigure two lots abutting the south margin of Brownlee Drive and the west margin of Cornwall Drive (2.41 acres), classified within the RS40 District, requested by Janet A. Spann and William S. and Mary E. Turner, trustees U/A/D, owners/developers, Crawford Land Surveyors, surveyor.

Subdivision No. 96S-282A

Raymond Heights, Lot 70
Map 106-14, Parcel 53
Subarea 11 (1993)
District 16 (Graves)

A request to amend the side building setback line from 40 feet to 15 feet on a lot abutting the northeast corner of Scobey Drive and Loney Drive (.53 acres), classified within the R10 District, requested by Lewis C. and Rita G. Gibbs, Jr., owners/developers.

Subdivision No. 96S-286A

Brentwood Hall, Section 8, Lot 808
Map 160-3, Parcel 23
Subarea 12 (1991)
District 33 (Turner)

A request to amend the side building setback line from 40 feet to 30 feet on a lot abutting the northeast corner of Oakley Drive and Overton Road (.52 acres), classified within the R20 District, requested by Douglas C. and Elizabeth L. Eaton, owners/developers.

Subdivision No. 96S-292U

Mason Place
Map 162-1, Parcel 20
Subarea 12 (1991)
District 30 (Hollis)

A request to subdivide one parcel into two lots butting the south margin of Tusculum Road, approximately 1,188 feet east of Raywood Lane (2.36 acres), classified within the R10 District, requested by Candace Revelette, owner/developer, Wamble and Associates, surveyor.

Subdivision No. 96S-296G

James Powers Bellevue Property
Map 142, Parcels 46-49, 51-55 and 230
Subarea 6 (1990)
District 35 (Lineweaver)

A request to consolidate ten parcels into three lots abutting the west margin of Hicks Road between Memphis-Bristol Highway and Old Harding Road (17.52 acres), classified within the RM8 and CS Districts, requested by W. E. Mason et al, owners/developers, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Subdivision No. 96S-299A

Bridle Downs, Phase 1 Revision, Lot 30
Map 172-8-B, Parcel 30
Subarea 12 (1991)
District 31 (Alexander)

A request to amend the rear setback line from 20 feet to 15 feet to permit the construction of a sunroom and deck on a lot abutting the south margin of Celebration Way, approximately 115 feet south of Midnight Sun Circle (.23 acres), classified within the R15 Residential Planned Unit Development District, requested by Edward H. Bayers, Jr. and Lynn C. Voorlas, owners/developers, John Kohl and Company, surveyor.

Request for Bond Extension:

Subdivision No. 88P-038G
Long Hunter Chase, Phase Two, Section One
JCH Development, Inc., principal

Located abutting the southwest corner of Smith Springs Parkway and Hobson Pike.

Subdivision No. 90P-008G
Magnolia Hills
J & J Development, Inc., principal

Located abutting the north margin of Old Harding Pike, approximately 1,000 feet east of Collins Road.

Subdivision No. 91P-007G
Sunset Oaks, Section Two
B & P Development, principal

Located abutting the east margin of Old Tulip Grove, approximately 424 feet north of Old Lebanon Dirt Road.

Subdivision No. 93P-019G
Lakeridge, Phase Two
B & P Development, principal

Located abutting the west margin of Bell Road, opposite Lincoya Bay Drive.

Subdivision No. 94P-014U
Williamsburg at Brentwood, Section One
Phillips Builders, Inc., principal

Located abutting the southwest corner of Cloverland Drive and Saddlewood Lane.

Request for Bond Release:

Subdivision No. 59-69-U
Donelson Pike Commercial Subdivision,
Resubdivision of Lot One
Hotel South, General Partnership, principal

Located abutting the northeast corner of Interstate 40 East and Donelson Pike.

MANDATORY REFERRALS:

Proposal No. 96M-085U
Hildreth Court/Mountain Side Name Change
Map 131-15
Subarea 10 (1994)
District 33 (Turner)

A proposal to change the name of Hildreth Court to Mountain Side, requested by Jonnelle L. Hamilton, for adjacent property owners.

Proposal No. 96M-087U
Shelby Avenue Groundwater Monitoring Well
Map 93-3, Parcels 152 and 153
Subarea 9 (1991)
District 6 (Beehan)

A mandatory referral from the Department of Public Works proposing the installation of a groundwater monitoring well in the public right-of-way in front of 227 Shelby Avenue, requested by Damian Edwards, for BP Oil Company.

Proposal No. 96M-088U
Alley No. 572 Closure
Maps 81-16 and 92-4
Subarea 11 (1993)
District 19 (Sloss)

A request from the Metropolitan Housing and Development Agency to close Alley No. 572 between Phillips Street and Alley No. 474. (Easements are to be retained).

Proposal No. 96M-091U
Rice Road Water Main Easement
Map 149-16, Parcels 27, 28 and 31
Subarea 13 (1991)
District 28 (Hall)

A mandatory referral from the Department of Water and Sewerage Services to acquire a 10 foot permanent easement along Rice Road for a new water main for the Rice Road Pumping Station. (Project No. 95-WG-102A)

Proposal No. 96M-092U
Lease Agreement Between Metro and the
Boys and Girls Club of Middle Tennessee
Map 92-4, Parcel 139
Subarea 8 (1994)
District 21 (McCallister)

An ordinance approving a lease agreement between the Metropolitan Government of Nashville/Davidson County and the Boys and Girls Club of Middle Tennessee to construct and operate a boys and girls club.

OTHER BUSINESS:

1. Nations-Urbandale Neighborhood Plan presentation. (Deferred from meeting of 08/08/96).

2. Economic Development Functional Plan overview.
3. Fiscal Year 1997 Operating Budget.
4. Advance Planning and Research Fund Appropriation.
5. Fiscal Year 1997 MPO transportation planning contracts with the Tennessee Department of Transportation.
6. Selection of staff member to serve on the Coordinating Committee Advisory Council on relocation of the Country Music Hall of Fame and Museum.
7. Legislative Update.

PLATS PROCESSED ADMINISTRATIVELY:

August 8 through August 21, 1996

96S-179U	Colewood Commons Creates a two unit condominium
96S-250U	Greenway Acklen Divides one lot into two lots
96S-251U	Stevenson Summit Reconfigures two lots
96S-261U	Riverpoint, Section 2 Resubdivision of Lots 4 and 5 Combines two lots into one lot
96S-285G	Bobby Allen Property Plats a deeded parcel
96S-289G	Hampton Hall PUD Boundary Plat
96S-290G	Chesney Glen PUD Boundary Plat

ADJOURNMENT:

There being no further business, upon motion made, seconded and passed, the meeting adjourned at p.m.

Chairman

Secretary

Minute approval:
This 6th day of September, 1996