

NO QUORUM

MINUTES

OF THE

METROPOLITAN PLANNING COMMISSION

Date: March 4, 1999
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Gilbert N. Smith, Chairman
Tim Garrett, Councilmember
James Lawson
William Manier
Ann Nielson
Douglas Small
Stephen Smith
Pat Tatum
Marilyn Warren

Absent:

Mayor Philip Bredesen

Others Present:

Executive Office:

T. Jeff Browning, Executive Director
Carolyn Perry, Secretary II

Current Planning & Design Division:

Theresa Carrington, Planning Division Manager
Jennifer Regen, Planner III
John Reid, Planner II
Robert Leeman, Planner I
Jeff Stuncard, Planner I
James Russ, Planning Technician I

Community Plans Division:

Jerry Fawcett, Planning Division Manager

Advance Planning & Research:

John Boyle, Planning Division Manager

Others Present:

Jim Armstrong, Public Works

Chairman Smith called the meeting to order.

ADOPTION OF AGENDA

moved and seconded the motion, which unanimously passed, to approve 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 February 18, 1999.

RECOGNITION OF COUNCILMEMBERS

ADOPTION OF CONSENT AGENDA

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

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 99Z-017U
Map 119-9, Parcels 282 (.18 acres),
283 (.36 acres) and 284 (.18 acres)
Subarea 11 (1993)
District 16 (Graves)

A request to change from R10 to OR20 district property located at Collier Avenue (unnumbered), approximately 300 feet east of Nolensville Pike (.72 acres), requested by David Charles, appellant, for Action Nissan Realty, LLC, and Action Nissan, Inc., owners.

Zone Change Proposal No. 99Z-018U
Council Bill No. 099-1549
Map 93-6-2, Parcel of Parcel 86 (.02 acres)
Subarea 9 (1997)
District 19 (Sloss)

A council bill to cancel a portion of the Second Avenue North Historic Preservation District, an area measuring 34 feet by 22 feet for the Hard Rock Cafe property located at 108 Second Avenue North, at the corner of First Avenue North and Broadway, requested by Greg Ferguson of Hard Rock Café, for First American National Bank et al, trustee, owners.

Zone Change Proposal No. 99Z-019U
Map 92-7, Parcels 170 (.21 acres) and 172 (.18 acres)
Subarea 8 (1995)
District 21 (McCallister)

A request to change from OR20 to IR district properties located at 801, 803, and 807 19th Avenue North, on the south margin of Britt Place (.39 acres), requested by Julius Doochin, appellant, for Julius Doochin Fabrication Property, LLC, and M.D.H.A., owners.

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

PUD Proposal No. 98-73-G
Hickory Hills Commercial PUD (Sudden Service)
Map 40, Parcel 148
Subarea 2 (1995)
District 10 (Garrett)

A request to revise a portion of the final plan of the Commercial (General) Planned Unit Development District located abutting the southeast corner of Hickory Hills Boulevard and Hickory Hills Court (.90 acres), classified OR20, to increase by 232 square feet, an approved 865 square foot automatic car wash to an existing 2,580 square foot convenience market/gas station, and to eliminate six (6) parking spaces, requested by Hollingworth Oil Company for C & H Properties, LLC, owners.

PUD Proposal No. 215-76-G
Walgreens (Burning Tree Apartments)
Map 86, Parcel 85
Subarea 14 (1996)
District 12 (Ponder)

A request to revise the preliminary plan of the Commercial (General) Planned Unit Development District, located at the northeast corner of Old Hickory Boulevard and Central Pike (3.32 acres), classified CS, to permit a 26,600 square foot retail and restaurant development to replace the approved 26,600 square foot retail plan to allow a new driveway from Old Hickory Boulevard, requested by Barge, Waggoner, Sumner and Cannon for Evagelox Darsinos and Bill Stioutis, owners. (Deferred from meeting of 2/18/99).

PUD Proposal No. 125-78-U
I-Hop at Target
Map 163, Part of Parcel 272
Subarea 12 (1997)
District 31 (Alexander)

A request for a variance to Section 17.32.130 (Sign Regulations) of the Zoning Regulations for a portion of the Commercial (General) Planned Unit Development District to construct a 70' tall pole sign for I-Hop, requested by Rick McDuff, IHOP Corporation.

PUD Proposal No. 74-79-G
Nashboro Village Residential PUD
Map 135, Parcel 318
Subarea 13 (1996)
District 27 (Sontany)

A request to revise the preliminary plan and for final approval for a phase of the Residential Planned Unit Development District located abutting the north margin of Nashboro Boulevard and the west margin of Bell Road (8.97 acres), classified RM6, to develop 77 condominiums units, a decrease of one (1) unit from the approved plan, requested by Wamble and Associates for WDN Properties LTD. (Also requesting final plat approval).

PUD Proposal No. 307-84-U
Jackson Downs
Map 85, Parcels 53 and 54
Subarea 14 (1996)
District 14 (Stanley)

A request for two variances to Section 17.32.080 (Sign Regulations) of the Zoning Regulations for a portion of the Residential Planned Unit Development District to legally use two existing ground signs installed within the street setbacks of Jackson Downs Boulevard and River Walk Drive, requested by Randell J. Hoffman.

PUD Proposal No. 18-86-P
River Trace Estates, Phase 2, Section 6
Map 52, Parcel 49
Subarea 14 (1996)
District 15 (Dale)

A request to revise the preliminary plan and for final approval for a portion of Phase 2 of the Residential Planned Unit Development District located abutting the eastern terminus of Cain Harbor Drive, 950 feet east of Lock Two Road (14.3 acres), classified R10, to develop 46 single-family lots and 3.27 acres of open space, replacing 52 lots, requested by Dale and Associates for J. E. Cain and George Hicks, optionees for Pennington Mills, LLC, owners.

PUD Proposal No. 93P-010G
Sugar Valley, Phase 2
Map 181, Part of Parcel 20
Subarea 12 (1997)
District 31 (Alexander)

A request for final approval for Phase 2 of the Residential Planned Unit Development District located 420 feet east of Nolensville Pike and approximately 2,600 feet north of Culbertson Road (9.4 acres), classified R20, to develop 29 single-family lots, requested by Anderson Delk and Associates for Paul E. Johnson, optionee for Hurley-Y, L.P., owner.

SUBDIVISIONS:

Preliminary Plats:

Subdivision Proposal No. 98S-434U (Public Hearing)

Dan Mosley Property
Map 83-3, Parcel 213
Subarea 5 (1994)
District 7 (Campbell)

A request for preliminary and final plat approval to subdivide one parcel into three lots abutting the north margin of Carter Avenue, approximately 242 feet east of Riverside Drive (2.46 acres), classified within the R10 District, requested by Dan Cathey Mosley, owner/developer, Bruce Rainey and Associates, surveyor.

Subdivision Proposal No. 99S-080G (Public Hearing)

Lynden Hills Subdivision
Map 173, Parcel 45
Subarea 12 (1997)
District 31 (Alexander)

A request for preliminary plat approval for 56 lots abutting the west margin of Blue Hole Road, approximately 631 feet north of Pettus Road (15.83 acres), classified within the RS10 District, requested by Steven Dotson Development, LLC, owner/developer, Dale and Associates, Inc., surveyor.

Final Plats:

Subdivision Proposal No. 99S-043U

Anderson Road Property
Map 150, Parcel 258
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to record one parcel as one lot abutting the east margin of Anderson Road, opposite High Rigger Drive (1.12 acres), classified within the R10 District, requested by Phillips Builders, owner/developer, MEC, Inc., surveyor. (Deferred from meeting of 2/18/99).

Subdivision Proposal No. 99S-062G

Banbury Crossing, Section 4
Map 172, Part of Parcel 111
Subarea 12 (1997)
District 32 (Jenkins)

A request for final plat approval to create 29 lots abutting the west terminus of Banbury Crossing, approximately 115 feet west of North Wickshire Way (20.52 acres), classified within the R40 Residential Planned Unit Development District, requested by Jones Company, owner/developer, Gresham, Smith and Partners, surveyor. (Deferred from meeting of 2/18/99).

Subdivision Proposal No. 99S-063G

Banbury Crossing, Section 5
Map 172, Part of Parcel 11
Subarea 12 (1997)
District 32 (Jenkins)

A request for final plat approval to create 58 lots abutting the west terminus of Banbury Crossing, approximately 485 feet west of North Wickshire Way (20.6 acres), classified within the R40 Residential Planned Unit Development District, requested by Jones Company, owner/developer, Gresham, Smith and Partners, surveyor. (Deferred from meeting of 2/18/99).

Subdivision Proposal No. 99S-074U

Ashford Crossing, Section 4
Map 164, Part of Parcel 14
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to create 43 lots abutting the south terminus of Murphywood Crossing, approximately 480 feet south of Monroe Crossing (13 acres), classified within the RS8 District, requested by Phillips Builders, Inc., owner/developer, Dale and Associates, Inc., surveyor.

Subdivision Proposal No. 99S-078U

Thompson-Regency
Map 119-9, Parcels 120-122.1 and 125
Subarea 11 (1993)
District 16 (Graves)

A request for final plat approval to consolidate 5 parcels into one lot abutting the northwest corner of Nolensville Pike and Thompson Lane (1.27 acres), classified within the CS District, requested by Regency Realty Corporation, owners/ developers, Littlejohn Engineering Associates, Inc., surveyor.

Subdivision Proposal No. 99S-082G

Banbury Crossing, Section 5A
Map 172, Part of Parcel 111
Subarea 12 (1997)
District 32 (Jenkins)

A request for final plat approval to create two lots abutting the southwest corner of Banbury Lane and Lighthouse Place (.72 acres), classified within the R40 Residential Planned Unit Development District, requested by Jones Company, owner/developer, Gresham, Smith and Partners, surveyor.

Subdivision Proposal No. 99S-083U

John Boyd Home Place, Lots 284-290
Map 92-12, Parcels 25-28 and 502
Subarea 10 (1994)
District 19 (Sloss)

A request for final plat approval to consolidate seven lots into one lot abutting the southwest corner of Charlotte Avenue and 17th Avenue North (1.45 acres), classified within the MUI District, requested by Alive Hospice, Inc., owner/developer, Cherry Land Surveying, surveyor.

Subdivision Proposal No. 99S-085G

Hampton Hall, Section 3
Map 98, Parcels 18 and 151
Subarea 14 (1996)
District 12 (Ponder)

A request for final plat approval to create 14 lots abutting the east terminus of Hampton Hall Way, approximately 75 feet east of Hallstone Court (6.45 acres), classified within the RS15 Residential Planned Unit Development District, requested by Phillips Builders, Inc., owner/developer, Anderson-Delk and Associates, Inc. surveyor.

Subdivision Proposal No. 99S-086G

Stone Creek Park, Section 3
Map 180, Parcel 234 and Part of Parcel 5
Subarea 12 (1998)

District 31 (Alexander)

A request for final plat approval to create 15 lots abutting the northwest terminus of Holt Run Drive, approximately 130 feet northwest of Holt Grove Court (5.37 acres), classified within the R20 Residential Planned Unit Development District, requested by Gillespie Land Development, LLC, owner/developer, Anderson-Delk and Associates, Inc. surveyor.

Request for Bond Release:

Subdivision Proposal No. 96S-361U
Trailwood, Section Seven
Trailwood, Section Seven, LLC, principal

Located abutting the south margin of East Lake Drive, opposite Elm Run.

MANDATORY REFERRALS:

Mandatory Referral Proposal No. 99M-021U
Capital Bank & Trust Sign Encroachment
Map 93-2-3, Parcel 160
Subarea 9 (1997)
District 19 (Sloss)

A request to install a sign for Capital Bank and Trust at 222 Fourth Avenue North measuring 2'4" by 4'0", encroaching 2'4" over the public sidewalk, requested by Edward Jackson of Capital Bank and Trust, for Doramus and Trauger, owner.

Mandatory Referral Proposal No. 99M-022U
Valeria Street Closure
Map 119-2, Parcels 219, 253 and 270
Subarea 11 (1993)
District 16 (Graves)

A request to close a 150 foot unbuilt portion of Valeria Street, directly west of the Valeria Court/Sterling Boone Drive intersection, requested by Wallace E. Mitchell. (Easements are to be retained).

Mandatory Referral Proposal No. 99M-023U
Council Bill No. 099-1546
Briley Park Boulevard South;
Right-of-Way Acceptance
Map 50, Parcel 145
Map 50-10-B, Parcel 1
Subarea 2 (1995)
District 3 (Nollner)

A council bill to amend the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County by accepting the dedication of Briley Park Boulevard South between Brick Church Lane and Brick Church Pike, sponsored by Councilmember Ron Nollner.

Mandatory Referral Proposal No. 99M-028U
Looby Center Easement Grant
Map 70-15, Parcel 43

Subarea 8 (1995)
District 20 (Haddox)

A request from the Public Property Administrator to approve the granting of a permanent easement on certain property owned by the Metropolitan Government of Nashville and Davidson County and used for the Looby Center to an adjacent property owner. This 20' easement will allow an adjacent property owner to connect to a public sewer line on 10th Avenue North.

Mandatory Referral Proposal No. 99M-029U
Mill Creek Trunk Sewer Easement Acquisition
Maps 94, 106, 119, 120 and 133; Multiple Parcels
Subareas 11 (1993), 13 (1996) and 14 (1996)
Districts 13, 15, 16 and 27

A mandatory referral from the Department of Water Services for the acquisition of easements to accommodate the construction of two trunk sewer lines along Mill Creek (CIBP No. 97SC0001).

Mandatory Proposal No. 99M-030U
Council Bill No. O99-1550
Nashville Career Advancement Center
Lease Agreement
Map 82-7, Parcel 263
Subarea 5 (1994)
District 5 (Harrison)

A council bill authorizing a lease agreement between the Metropolitan Development and Housing Agency and the Metropolitan Government of Nashville and Davidson County, acting by and through the Nashville Career Advancement Center, for the lease of office space in the Eastside Enterprise Center at 610 North Third Street.

OTHER BUSINESS:

1. Morton Mill Road status report. (Deferred from meetings of 2/4/99 and 2/18/99).
2. Advance Planning and Research Fund Appropriation.
3. A proposal to amend the 1998-99 to 2003-04 Capital Improvements Budget and Program by adding three Board of Parks and Recreation projects.
4. A proposal to amend the 1998-99 to 2003-04 Capital Improvements Budget and Program by adding funds to two Board of Parks and Recreation projects.
5. A proposal to amend the 1998-99 to 2003-04 Capital Improvements Budget and Program by changing the funding schedule of one Public Works project.
6. Legislative Update.

ADJOURNMENT:

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

Chairman

Secretary

Minute Approval:
This 18th day of March, 1999