



November 14, 2002 Actions of the Planning Commission
(For more specific information, call 862-7190)

AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION

November 14, 2002

- I. CALL TO ORDER
- II. ADOPTION OF AGENDA
Action: Approved (8-0) with the following corrections: 2002P-006G-14 on page 3 is changed from 43,880 square feet to “87,760 square feet,” 2002M-070U-03 on page 12, new caption was read into the record, and 2002M-120U-05 on page 15 reads “all of Alley #258.”
- III. APPROVAL OF OCTOBER 24, 2002 MINUTES
Action: Approved (8-0)
- IV. RECOGNITION OF COUNCILMEMBERS
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS
Action: Approved (8-0)
- VI. 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.
- VII. A request to amend the Subarea 10 Plan with a Detailed Neighborhood Design Plan for the 8th South area, including Waverly Place and Woodland-in-Waverly neighborhoods.
Action: Approved (8-0)

VIII. ZONING MAP AMENDMENTS

1. **2002Z-019T**
Council Bill No. BL2002-1021

A council bill to amend Section 17.28.040 of the Zoning Ordinance text regarding floodplain and floodway development standards, requested by Councilmember Stanley.

Action: Deferred (8-0) to meeting of January 9, 2003

2. **2002Z-097G-13**
Map 163, Parcel 154
Map 164, Parcel 13
Subarea 13 (1996)
District 29 (Holloway)

A request to change from RS7.5 district to RM15 (40.58 acres) and MUN (4.5 acres) districts within a Residential Planned Unit Development at Route 2 Old Franklin Road and Old Franklin Road (unnumbered), abutting the eastern margin of Old Franklin Road, (45.08 acres), requested by Jimmy Yates of Wamble & Associates, appellant, for Dorris N. Brent, owner. (See PUD Proposal No. 95P-019G-13 below).

Action: Approved (7-1) with conditions

3. **95P-019G-13**
Provincetown (formerly (The Orchards)
Map 163, Parcel 154
Map 164, Parcel 13
Subarea 13 (1996)
District 29 (Holloway)

A request to amend the undeveloped Residential Planned Unit Development District located abutting the east margin of Old Franklin Road, south of Mt. View Road, classified within the RS7.5 district and proposed for MUN and RM15 districts, (45.08 acres), to permit a maximum of 422 townhouses, 72 condominium units, 18,842 square feet of commercial retail, and 21,070 square feet of office, replacing 586 undeveloped multi family units, requested by Tiara Development, LLC, for Michael D. Brent, executor of the estate of Dorris Brent. (See Zone Change Proposal No. 2002Z-097G-13 above).

Action: Approved (7-1) with conditions

4. **2002Z-102G-14**
Map 97, Parcels 4, 5, 6, 6.01, 13, 14, 16 and 134
Subarea 14 (1996)
District 12 (Ponder)

A request to change from RS15 district to RM9 (219.51 acres) and MUN (4.06) districts properties at 3816, 3824, 3846, 3858, 3866 Dodson Chapel Road and Hoggett Ford Road, west of Dodson Chapel Road, (223.57 total acres), requested by Jack Whitson of Wamble & Associates, appellant, for Browns Farm, LP., Chris C. Pardue, W. D. Dodson et al, owners. (See PUD Proposal No. 2002P-006G-14 below).

Action: Disapproved (6-1)

5. **2002P-006G-14**
Brown's Farm
Map 97, Parcels 4, 5, 6, 6.01, 13, 14, 16 and 134
Subarea 14 (1996)
District 12 (Ponder)

A request for preliminary approval for a Planned Unit Development district located abutting the west margin of Dodson Chapel Road and the south margin of Hoggett Ford Road, classified RS15 and proposed for RM9 and MUN districts, (223.57 acres), to permit 79 single-family lots, 998 townhomes, 2,589 assisted-living for total of 3,666 living units, 87,760 square feet of retail, and a variance for the required dedication of a conservation easement for a public greenway trail along Stones River, requested by Wamble and Associates for Caren Shaffer owner. (See Zone Change Proposal No. 2002Z-102G-14 above).

Action: Disapproved (6-1)

6. **2002Z-109U-07**
Map 91-9, Parcel 13
Subarea 7 (2000)
District 22 (Hand)

A request to change from R8 district to CS district property at 6120 Robertson Avenue, approximately 500 feet west of Vernon Street, (.30 acres), requested by Kenneth and Judy McCoy, owners.

Action: Deferred (7-0) to meeting of December 12, 2002

7. **2002Z-111U-10**
Map 117-12, Parcel 53
Subarea 10 (1994)
District 17 (Greer)

A request to change from R10 district to OL district property at 3420 Belmont Boulevard, at the intersection of Belmont Boulevard and Woodmont Boulevard, (1.04 acres), requested by Jonathan Butler, applicant, for Alan J. McCracken, et ux.

Action: Disapproved (6-0) as contrary to the General Plan

8. **2002Z-112U-10**
Map 104-10, Parcel 272
Subarea 10 (1994)
District 18 (Hausser)

A request to change from R8 district to RM40 district property at Hillside Drive (unnumbered), abutting the southern margin of Hillside Drive, (0.9 acres), requested by Orin Odom of Bellsouth Telecommunications, Inc., applicant, for South Central Bell Telephone Company, owner. (See PUD Proposal No. 2002P-007U-10 below).

Action: Approved (8-0)

9. **2002P-007U-10**
Bellsouth Telecommunications
Map 104-10, Parcel 272
Subarea 10 (1994)
District 18 (Hausser)

A request for a Planned Unit Development district located abutting the south margin of Hillside Drive, west of Sharondale Drive, classified R8 district and proposed for RM40 district, (.90 acres), to permit an 11,785 square foot second story addition to an existing 21,250 square foot single story telecommunication equipment center for Bell South Telecommunications, Inc., owner. (See Zone Change Proposal No. 2002Z-112U-10 above).

Action: Approved (8-0) with conditions

10. **2002Z-114U-13**
Map 149-03b, Parcels 35 and 36
Subarea 14 (1996)
District 28 (Alexander)

A request to change from R10 district to CS district properties at Murfreesboro Pike (unnumbered), at the intersection of Murfreesboro Pike and Brooksboro Place, (1.38 acres), requested by Jeff Browning of Mid South Land Associates, applicant, for Will, Robert, Barbara, and Emily Braswell, owners.

Action: Deferred indefinitely (8-0)

11. **2002Z-115U-12**
Map 161, Parcel 135 and Part of Parcels 43 and 44
Subarea 12 (1997)
District 32 (Jenkins)

A request to change from SCC district to RM9 district properties at 483 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), abutting the southern margin of Old Hickory Boulevard, (3.1 acres), requested by Alan and Candace Revelette, owners.

Action: Approved (8-0)

12. **2002Z-116U-10**
Map 130-11, Parcel 94
Subarea 10 (1994)
District 34 (Williams)

A request to change from R40 district to RS20 district property at 4000 Wayland Drive, at the intersection of Wayland Drive and Beacon Drive, (1.2 acres), requested by Thomas W. and Elizabeth L. Molteni, owners.

Action: Deferred (8-0) to meeting of December 12, 2002

13. **2002Z-117U-13**
Map 135, Parcel 375
Subarea 13 (1996)
District 27 (Sontany)

A request to change from SCC district to MUL district property at 2261 Murfreesboro Pike, at the intersection of Una-Antioch Pike and Murfreesboro Pike, (8.36 acres), requested by George Spiva, applicant, for Pinnacle Point L.P. (See PUD Proposal No. 61-85-P-13 on page 6).

Action: Approved (8-0)

- 14.** **61-85-P-13**
Pinnacle Point (Mt. Zion Baptist Church)
Map 135, Parcel 375
Subarea 13 (1996)
District 27 (Sontany)

A request to amend the Commercial Planned Unit Development District located abutting the west margin of Murfreesboro Pike and the north margin of Una-Antioch Pike, classified SCC and proposed for MUL district, (8.36 acres), to permit the conversion of an existing 38,850 square foot retail building to a church, requested by Mt. Zion Baptist Church, for Pinnacle Point L.P., owner. (See Zone Change Proposal No. 2002Z-117U-13 on page 5).

Action: Approved (8-0) with conditions

- 15.** **2002Z-118U-13**
Map 135, Parcel 196
Subarea 13 (1996)
District 27 (Sontany)

A request to change from R10 district to RM9 district property at Ned Shelton Road (unnumbered), approximately 300 feet north of Smith Springs Road, (7.52 acres), requested by Edward Owens of Gresham, Smith and Partners, applicant, for Irby M. Smith, Jr. and Opal Frances, Trustees.

Action: Approved (6-0)

- 16.** **2002Z-120G-14**
Map 121, Parcel 161
Subarea 14 (1996)
District 13 (Derryberry)

A request to change from R15 and R20 districts to CL district property at 2558 Couchville Pike, abutting the north margin of Couchville Pike, (4.62 acres), requested by Charles H. Jackson, applicant, for Pleasant Hill Church of Christ, Trustees.

Action: Approved (8-0)

17. **2002P-005U-10**
Glen Echo Hall
Map 117-15, Parcel 66
Subarea 10 (1994)
District 25 (Shulman)

A request for preliminary approval for a Planned Unit Development district located abutting the south margin of Glen Echo Road, 200 feet west of Hillmont Drive, classified R10 district, (2.06 acres), to permit the development of four duplex lots, including eight residential units, requested by Gresham-Smith and Partners, for Mrs. John Bean, owner.

Action: Approved (8-0)

IX. PRELIMINARY SUBDIVISION PLATS

18. **2002S-105G-04**
Hannah-Price Estates
Map 43-1, Parcel 78
Subarea 4 (1998)
District 9 (Dillard)

A request for a sidewalk variance for two lots abutting the southwest corner of Pierce Road and Palmer Avenue, (1.15 acres), classified within the RS7.5 district, requested by New Millennium Builders, LLC, owner, and Cantrell-Kemp, L.L.C., surveyor.

Action: Approved (8-0), including a variance for sidewalks

19. **2002S-272G-02**
Skyline Village
Map 50, Parcel 147
Map 50-16, Parcel 2
Subarea 2 (1995)
District 4 (Majors)

A request for preliminary plat approval for 50 lots abutting the east terminus of Vailview Drive and the north terminus of Hunley Drive, (14.13 acres), classified within the RS10 district, requested by Affordable Housing Resources, owner/developer, Dale and Associates, surveyor.

Action: Approved (8-0) with conditions

- 20.** **2002S-278G-13**
Arbor Crest Subdivision
Map 137, Parcels 9 and 91
Subarea 13 (1996)
District 12 (Ponder)

A request for preliminary plat approval for 66 lots abutting the west margin of Bakers Grove Road, opposite Granny Wright Lane, (47.56 acres), classified within the RS15 district, requested by Michael R. and Peggy D. Schroer, owners/developers, T Square Engineering, surveyor.

Action: Approved (6-0) with conditions

- 21.** **2002S-288G-14**
Hermitage Creek
Map 86, Parcel 249
Subarea 14 (1996)
District 12 (Ponder)

A request for preliminary plat approval for 11 lots abutting the east margin of Tulip Grove Road, approximately 3,462 feet north of Central Pike, (5.65 acres), classified within the RS15 district, requested by Hermitage Creek Homes, LLC, owner/developer, Civil Site Design Group, surveyor.

Action: Approved (8-0) with conditions

- 22.** **2002S-289G-14**
Cobblestone Landing
Map 87, Parcels 42, 130, 131 and 133
Subarea 14 (1996)
District 12 (Ponder)

A request for preliminary plat approval for 71 lots abutting the east margin of New Hope Road, approximately 598 feet south of New Hope Meadows Road, (38.25 acres), classified within the RS15 district, requested by Classic Properties, owner/developer, Civil Site Design Group, surveyor.

Action: Deferred (6-0) to meeting of December 12, 2002

- 23. 2002S-302U-12**
Providence Park (formerly Woodland Hills)
Map 134, Parcel 63
Subarea 12 (1997)
District 27 (Sontany)

A request for preliminary plat approval to subdivide part of 141 lots abutting the northeast terminus of Reischa Drive, approximately 765 feet northeast of Paragon Mills Road, (43.8 acres), classified within the R10 district, requested by Habitat for Humanity, developer, for Centex Homes Holdings, owner, Anderson-Delk and Associates, Inc., surveyor.

Action: Deferred (8-0) to meeting of December 12, 2002

X. FINAL PLATS

- 24. 2002S-189U-03**
Davis Estates Subdivision
Map 49, Parcel 197
Subarea 3 (1998)
District 1 (Gilmore)

A request for final approval and for sidewalk variance for four lots abutting the northeast margin of Whites Creek Pike, approximately 1,070 feet southeast of Buena Vista Road, (1.46 acres), classified within the RS15 district, requested by Randall P. Davis, owner/developer, Murry Wall and Company, surveyor.

Action: Approved (6-0), including a sidewalk variance

- 25. 2002S-292U-10**
Clifton Lane
Map 118-9, Parcel 24
Subarea 10 (1994)
District 17 (Greer)

A request for preliminary and final plat approval to subdivide one parcel into two lots and a sidewalk variance, located abutting the south margin of Clifton Lane, approximately 525 feet west of Lealand Lane, (.92 acres), classified within the R10 district, requested by Charles A. Howell, III and Juliet H. Howell owners/developers, Dale and Associates, Inc., surveyor.

Action: Approved (8-0) with conditions

26. **2002S-296U-12**
Kingswood Park, Resubdivision of Lot 10
Map 161-8, Parcel 15
Subarea 12 (1997)
District 30 (Kerstetter)

A request for final plat approval to subdivide one lot into two lots with a sidewalk variance, located abutting the east side of Greenleaf Drive (.90 acres), classified within the R10 district, requested by Wright Family Trust, owner/developer, Wamble and Associates, surveyor.

Action: Approved (8-0), including a sidewalk variance and a variance for frontage on lot 1

XI. PLANNED UNIT DEVELOPMENTS (revisions)

27. **2002P-002G-02**
Magnolia Station Condominiums
Map 7, Parcels 198, 199, 200 and 201
Subarea 2 (1995)
District 10 (Balthrop)

A request for final approval for a Planned Unit Development district located abutting the north margin of Springfield Highway and the east margin of Tinnin Road, classified RM4 district, (6.26 acres), to develop 24 condominium units, requested by Ragan-Smith Associates, appellant, for Richard Uselton, owner.

Action: Approved (8-0) with conditions

28. **2002P-004G-04**
Madison Residential Care Facility
Map 42-11, Parcels 81 and 82
Subarea 4 (1998)
District 3 (Nollner)

A request for final approval for a phase of the Planned Unit Development district located abutting the south margin of Old Hickory Boulevard, 215 feet east of Beverly Drive, classified RM4 district, (3.59 acres), to permit a 9,994 square foot, 42 bed assisted-living facility, requested by Goodworks Unlimited, LLC for Earl Pate, owner.

Action: Approved (8-0) with conditions

- 29.** **149-69-G-04**
Rivergate (Chick-Fil-A and Rafferty's)
Map 26-14, Parcels 48
Subarea 4 (1998)
District 10 (Balthrop)

A request for a revision to the final site plan for a portion of the Commercial Planned Unit Development District located abutting the north margin of Gallatin Pike, opposite Twin Hills Drive, to permit a variance to Section 17.20.120 of the Zoning Regulations to remove the required sidewalk along Gallatin Pike approved as part of the final approval of the Chick-Fil-A and Rafferty's restaurants, requested by Barge, Waggoner, Sumner and Cannon for Rivergate Mall Limited Partnership, owner.

Action: Approved (6-0)

- 30.** **155-74-G-14**
Larchwood Commercial
Map 97-13, Parcel 34
Subarea 14 (1996)
District 14 (Stanley)

A request to revise a portion of the Commercial Planned Unit Development District located abutting the south margin of Percy Priest Drive and the north margin of Blackwood Drive, classified CL district, (11.11 acres), to permit the development of a 92,800 square foot retail, office, restaurant, motel and medical office center, to replace an undeveloped 87,200 square foot retail and restaurant development, requested by Ragan-Smith Associates for Nashville Land Fund LTD, owner.

Action: Deferred (8-0) to meeting of December 12, 2002

- 31.** **154-79-U-07**
Lion's Head Village West (Belle Meade Dermatology)
Map 103-14, Parcel 117
Subarea 7 (2000)
District 24 (Summers)

A request to revise the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development District located abutting the north margin of White Bridge Road, across from Brookwood Terrace, classified SCC district, (.93 acres), to permit a 2,200 square foot addition to an existing 10,260 square foot dermatology center, requested by Davis Stokes Collaborative, P.C., for Chris C. Pardue, owner.

Action: Deferred indefinitely (8-0)

32. **206-83-G-13**
Chelsea Village
Map 149, Parcel 53
Subarea 13 (1996)
District 28 (Alexander)

A request to revise the preliminary plan and for final approval for a phase of the Residential PUD District located abutting the western terminus of Dover Glen Drive and the eastern terminus of Oakwood Forrest Drive, classified R15 district, (18.8 acres), to permit the development of 62 single-family lots to replace 58 single-family lots, requested by Dale & Associates.

Action: Approved (8-0) with conditions

33. **93P-023G-14**
Gateway of Hermitage
Map 86, Parcel 330
Subarea 14 (1996)
District 12 (Ponder)

A request to revise a phase of the Commercial Planned Unit Development District located abutting the south margin of Central Pike, east of Shurgard Way, classified CS district, (.81 acres), to permit the development of a 3,164 square foot bank to replace an undeveloped 6,000 square foot restaurant, requested by Ragan-Smith Associates for Wiltruco Employee Federal Credit Union, owner.

Action: Approved (8-0) with conditions

XII. MANDATORY REFERRALS

34. **2002M-070U-03**
Partial Closure of Winstead Avenue and Alley #1039
Map 71-1, Parcels Various
Subarea 3 (1998)
District 2 (Black)

A request to close a 420-foot portion of Winstead Avenue from the mid-point of the right-of-way between Monticello Street and Old Matthews Road to the terminus of Winstead Avenue at Old Matthews Road, to close all of Alley #1039 from the east margin of Old Matthews Road to the west margin of Monticello Street, and all of an unnumbered 'L-shaped' alley extending east and north from Old Matthews Road, all within map 71-01, as part of a consolidation plat request (2002S-201U-03), requested by John and Judy Newell, applicants, for Joseph Herrod, et al, E. C. Bender, Cleve Yokley, James Allen, J. P. Ingle, Jessie Teasley, and Richard and Marie Hopkins, abutting property owners. (Easements to be retained).

Action: Approved (8-0)

- 35. 2002M-109U-09**
133 7th Avenue North Right-of-Way Encroachment
Map 93-6-3, Parcel 5
Subarea 9 (1997)
District 19 (Wallace)

A request for an existing building to encroach 0.76 feet into the Alley #113 (Polk Alley) right-of-way, property located at 133 7th Avenue North, as requested by Boulton, Cummings, Connors, & Berry, PLC, applicant, for Nashville Enterprises, Inc., property owner.

Action: Approved (8-0)

- 36. 2002M-113G-04**
Disposition of a Certain Parcel of Property
by Metropolitan Government
1002 Saunders Avenue
Map 51-3, Parcel 193
Subarea 4 (1998)
District 3 (Nollner)

An ordinance approving the disposition of 1002 Saunders Avenue, Madison, TN, property currently held by the Metropolitan Government of Nashville & Davidson County, as requested by the Metro Director of Public Property.

Action: Approved (8-0)

- 37. 2002M-114U-13**
Dedication of Easement to Metropolitan Government
from Army Corps of Engineers
Map 136-13, Parcel 10 (behind)
Subarea 13 (1996)
District 27 (Sontany)

A request to accept the dedication of a permanent drainage easement to the Metropolitan Government of Nashville & Davidson County from the Army Corps of Engineers, for the J. Percy Priest Project for Project No. 02-D-0267, property located off of Rural Hill Road, as requested by the Metro Department of Water Services.

Action: Approved (8-0)

- 38. 2002M-115G-14**
Dedication of Easement to Metropolitan Government
from Army Corps of Engineers
Map 54-13, Parcels 82 and 83
Subarea 14 (1996)
District 11 (Brown)

A request to accept the dedication of a permanent drainage easement to the Metropolitan Government of Nashville & Davidson County from the Army Corps of Engineers, for the Old Hickory Project for Project No. 02-D-0266, property located off of Rolling Mill Road, as requested by the Metro Department of Water Services.

Action: Approved (8-0)

- 39. 2002M-116U-10**
Glen Echo Subdivision 4-Foot Sewer
Easement Abandonment
Map 117-15, Parcel 196
Subarea 10 (1994)
District 25 (Shulman)

A request to abandon a 4-foot portion of an existing 20-foot public utility drainage easement for property located at 1726 Glen Echo Road, for Project No. 02-DG-156, as requested by the Metro Department of Water Services.

Action: Approved (8-0)

- 40. 2002M-117U-13**
Rural Hill Townhouses Easement Acquisition
Map 163, Parcel 291
Subarea 13 (1996)
District 28 (Alexander)

A request to acquire a 30-foot wide temporary construction easement and a 20-foot wide permanent sanitary sewer easement for the Rural Hill Townhouses, for Project No. 02-SL-129 (Capital Improvement No. 02SL001), as requested by the Metro Department of Water Services.

Action: Approved (8-0)

- 41. 2002M-118U-09**
Peabody Street Easement Abandonment and Relocation
Map 93, Parcels 24, 27 and 40
Subarea 9 (1997)
District 19 (Wallace)

A request to abandon and relocate 556 feet of 8-inch sewer line for Project No. 02-SL-116, as requested by the Metro Department of Water Services.

Action: Approved (8-0)

- 42. 2002M-119G-14**
Stones River Greenway Trailhead Lease Agreement
Map 97
Subarea 14 (1996)
District 14 (Stanley)

An ordinance approving a lease agreement by and between the Department of the Army and the Metropolitan Government of Nashville and Davidson County, acting by and through the Board of Parks and Recreation for certain parcels of property adjacent to the J. Percy Priest Lake and Dam to be used as a trailhead for the Stones River Greenway.

Action: Approved (8-0)

- 43. 2002M-120U-05**
Close Alley #258
Map 82-15, Parcels 89, 91 and 92
Subarea 5 (1994)
District 6 (Beehan)

A request to close all of Alley #258 from South 4th Street to the eastern apex of parcel 89, as requested by St. Ann's Episcopal Church, applicant and only abutting property owner. (Easements to be retained)

Action: Approved (8-0)

44. **2002M-121U-10**
Close Unnamed Street
Map 131-3, Parcels 3, 9 and 48
Subarea 10 (1994)
District 25 (Shulman)

A request to close an unnamed street, approximately 155 feet in length, extending north from Warfield Drive to its' terminus, as requested by Kurt Denny, for Kurt Denny and the Royal Arms Apartments, abutting property owners. (Easements to be abandoned and any utilities to be relocated at applicant's expense)

Action: Approved (8-0)

45. **2002M-122U-10**
Close Alley #237
Map 93-9, Parcels 84, 101 and 102
Subarea 10 (1994)
District 19 (Wallace)

A request to close Alley #237 from 15th Avenue North to its' terminus at parcel 100, as requested by H. Parker Toler, Construction Consultants, for Jim Reed Chevrolet Company and Hillsboro Realty Company, abutting property owners. (Easements to be retained)

Action: Approved (8-0)

46. **2002M-123U-00**
Adoption of 2002 Official Street and Alley Maps

An ordinance to adopt the Metropolitan Government of Nashville and Davidson County Official Street and Alley Map, requested by the Director of Metro Public Works.

Action: Approved (8-0)

XIII. OTHER BUSINESS

- 47. Employee Contract for John Houghton
Action: Approved (8-0)
- 48. Employee Contract for Brad Thompson
Action: Approved (8-0)
- 49. Executive Director Reports
- 50. Legislative Update

XIV. ADJOURNMENT