



**October 10, 2002 Actions of the Planning Commission
(For more specific information, call 862-7190)**

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

October 10, 2002

- I. CALL TO ORDER**

- II. ADOPTION OF AGENDA**
Action: Approved (6-0)

- III. APPROVAL OF SEPTEMBER 12, 2002 MINUTES**
Action: Approved (6-0) with clarification of 2002-090U-09
Clarified to state that easements are to be retained temporarily until such time that all utilities are relocated underground. After the relocation, public easements are to be abandoned with the rights-of-way.

- IV. RECOGNITION OF COUNCILMEMBERS**

- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**
Action: Approved (6-0)

- 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.
Action: Approved (6-0) with exception of #29 which was requested to be presented to the Commission

VII. PUBLIC HEARING ITEMS FROM SEPTEMBER 26, 2002 COMMISSION MEETING

ZONING MAP AMENDMENTS

- 1. 2002Z-099U-12**
Map 162, Parcels 71 and 206
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a district to CS district properties at 529 Benzing Road and Bell Road (unnumbered), abutting the northern margin of Bell Road and the southern margin of Benzing Road, (1.12 acres), requested by Robert L. Hickman of Mathews Development Company, appellant, for Claire Baker, C. R. Wilkerson and C. Reasonover et al, owners.

Action: Disapproved as contrary to the General Plan (7-0)

- 2. 2002Z-100G-14**
Map 86, Parcel 65
Subarea 14 (1996)
District 12 (Ponder)

A request to change from R8 district to RM9 district property at 4061 Dodson Chapel Road, approximately 100 feet south of Magnum Road, (6.68 acres), requested by Dwight Holland, appellant, for R. P. Sands et ux and R. D. Sands, owners.

Action: Approved (7-0)

- 3. 2002Z-101U-06**
Map 102, Part of Parcel 17
Subarea 6 (1996)
District 22 (Hand) and District 23 (Bogen)

A request to change from R40 and OR20 districts to MUL and OR20 districts property at 6950 Charlotte Pike, abutting the northern margin of Charlotte Pike, (12.398 acres), requested by William Kantz of River Meade Partners, appellant, for James D. McClendon et al, owners.

Action: Deferred Indefinitely (7-0)

4. **2002Z-103G-03**
Map 40, Parcels 57, 169 and 170
Subarea 3 (1998)
District 1 (Gilmore)

A request to change from CL district to CS district properties at 7412 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), abutting the southern margin of Old Hickory Boulevard, (21.75 acres), requested by J. Murray Brown of McPherson-Shaw, Inc., appellant, for Barbara B. G. Austin and Kimbro Equities, Inc., owners. (See PUD Proposal No. 88P-023G-03 below).

Action: Approved (7-0)

5. **88P-023G-03**
Little Creek Farms
Map 40, Parcels 57, 169, 170 and Part of Parcel 56
Subarea 3 (1998)
District 1 (Gilmore)

A request to cancel the undeveloped Commercial Planned Unit Development District located abutting the south margin of Old Hickory Boulevard, west of Interstate 24, classified within the CL district and proposed for CS district, (22.97 acres), approved for a 195,025 square foot retail, restaurant and convenience development, requested by McPherson-Shaw, Inc., for Barbara Austin and Kimbro Equities, owners. (See Zone Change Proposal No. 2002Z-103G-03 above).

Action: Approved (7-0)

PRELIMINARY PLAT SUBDIVISIONS

6. **2001S-242U-11**
TWIN OAKS SUBDIVISION, Phase 2, Section 2
Map 133-4, Parcel 54
Subarea 11 (1999)
District 27 (Sontany)

A request for preliminary and final plat approval to create 22 lots abutting the southeast corner of Twin Oaks Drive and Glencliff Road, (4.98 acres), classified within the R8 district, requested by Glen Associates, owner/developer, Thornton and Associates, Inc., surveyor.

Action: Approved with conditions (7-0)

7. **2002S-217G-14**
HAGER'S GROVE
Map 98, Parcel 102
Subarea 14 (1996)
District 12 (Ponder)

A request for preliminary plat approval for 55 cluster lots abutting the south margin of John Hager Road, approximately 1,957 feet west of Earhart Road, (24.14 acres), classified within the RS15 district, requested by Seven Points, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: Approved with conditions (7-0)

8. **2002S-229G-14**
WINDSTAR ESTATES
Map 43, Part of Parcels 7 and 8
Subarea 14 (1996)
District 11 (Brown)

A request for preliminary plat approval for 84 lots abutting the southwest margin of Swinging Bridge Road and the northwest corner of Warren Drive and Keeton Avenue, (38.27 acres), classified within the R10 and R15 districts, requested by Gene H. Scott, Jr., owner, Charlie Rhoten, developer, Burns and Associates, Inc., surveyor.

Action: Disapproved motion to defer two weeks (3-4); preliminary plat approved with conditions (6-1)

VIII. FINAL PLATS

9. **2002S-260A-12**
MCMURRAY WOODS ADDITION, Section 1, Lot 25
Map 161-7, Parcel 103
Subarea 12 (1997)
District 32 (Jenkins)

A request to amend the setback line on Hilson Drive from 20 feet to 10 feet on a lot abutting the northwest corner of Hilson Drive and Amalie Drive, (.29 acres), classified within the R10 district, requested by Phillip M. Griffin, owner/developer.

Action: Approved (7-0)

IX. PLANNED UNIT DEVELOPMENTS (revisions)

- 10. 182-83-G-03**
Westport Senior Living Community
Map 42, Parcel 40
Subarea 3 (1998)
District 3 (Nollner)

A request to revise the preliminary plan for a portion of the Residential Planned Unit Development District located abutting the northwest margin of Interstate 65 and Old Hickory Boulevard, classified within the RM9 district, (104.6 acres), to permit the development of a 40 unit assisted living facility, 90 independent living units and 211 cottages, and for final grading plan approval for phases 2 and 3, original plan approved for 1,064 multi-family units with only Phase 1 developed with 190 unit apartments complex, requested by Hart-Freeland-Roberts, Inc., for Westport Senior Living, owner.

Action: Approved with conditions (7-0)

- 11. 239-84-G-13**
Canter Chase Commercial (Am South Bank)
Map 135, Part of Parcel 366
Subarea 13 (1996)
District 27 (Sontany)

A request to revise the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development District located abutting the south margin of Murfreesboro Pike, west of Harding Place, classified within the CL district, (1.2 acres), to permit a 478 square foot drive-thru bank facility, replacing an undeveloped 8,850 square foot restaurant or convenience store, requested by Littlejohn Engineering Associates, for AM South Bank, owner.

Action: Approved with conditions (7-0)

- 12. 27-87-P-03**
Creskide Trails, Phase 3
Map 58, Part of Parcel 16
Subarea 3 (1998)
District 1 (Gilmore)

A request for final approval for a phase of the Residential Planned Unit Development District located abutting the southern terminus of Ramblin Brook Road, west of Eaton Creek Road, classified within the RS15 district, (8.49 acres), to permit the development of 22 single-family lots, requested by The Laine Company, Inc., for Eaton's Creek Real Estate Investors Fund, LLC, owner.

Action: Approved with conditions (7-0)

- 13. 88P-009G-12**
Autumn Oaks, Phase 5
Map 181-10, Parcels 39 and 43
Subarea 12 (1997)
District 31 (Knoch)

A request to revise the preliminary plan and for final approval for a phase of the Residential Planned Unit Development District, located abutting the east margin of Nolensville Pike, 3,865 feet north of Pettus Road, classified within the R20 district, (57.47 acres), to permit the redesign of the street and lot layout for phases five through ten and for final approval for phase five to permit 18 single-family lots, replacing 14 lots, where the original plan was approved for 354 single-family lots and the proposed redesigned plan includes 354 single-family lots, requested by Wamble and Associates, for Autumn Oaks, LLC, owner.

Action: Approved with conditions (7-0)

- 14. 98P-002G-13**
Villages of Long Hunter, Phase 3
Map 151, Part of Parcel 40
Subarea 13 (1996)
District 29 (Holloway)

A request for final approval for Phase Three of the Residential Planned Unit Development District located abutting the east margin of Hobson Pike, north of Hamilton Church Road, classified within the R15 district, (25.04 acres), to permit the development of 100 single-family lots, requested by John Coleman Hayes P.C, for JCH Development Company, Inc.

Action: Approved with conditions (7-0)

X. MANDATORY REFERRALS

- 15. 2002M-093U-05**
Council Bill No. BL2002-1198
Public Property Disposition
Map 82-7, Parcel 299
Map 82-16, Parcel 250
Subarea 5 (1994)

An ordinance approving the disposition of 800 Fatherland Street and 711 Stockell Street, properties currently held by the Metropolitan Government of Nashville and Davidson County, as requested by the Metro Director of Public Property.

Action: Approved (7-0)

16. **2002M-094G-14**
Council Bill No. BL2002-1198
Public Property Disposition
Map 64-13, Parcel 5
Subarea 14 (1996)
District 11 (Brown)

An ordinance approving the disposition of 4304 Old Hickory Boulevard, properties currently held by the Metropolitan Government of Nashville and Davidson County, as requested by the Metro Director of Public Property.

Action: Approved (7-0)

17. **2002M-095U-09**
Washington Square Underground Encroachment
Map 93-2-4, Parcels 3 and 6
Subarea 9 (1997)
District 19 (Wallace)

A request for an underground encroachment to core within the public sidewalks along 2nd Avenue North, Bank Street, and 1st Avenue North for the purpose of termite protection of the Washington Square Building, located at 214 and 222 2nd Avenue North, as requested by Cook's Pest Control, applicant, for WS Investment Holdings, L.P., et.al., owners.

Action: Approved with conditions (7-0)

18. **2002M-096U-08**
Close Portions of Various Alleys
Map 92-10, Parcels 153, 154, 155, 158, 159,
160, 161, 162, 170, 171, 173, and 174
Subarea 8 (1995)
District 21 (Whitmore)

A request to close Alley #1177 between Georgia Avenue and Alley #1221, to close a portion of Alley #1202 extending approximately 100 feet west from Alley #1177, and to close a portion of Alley #1221 from the east property line of parcel 174 of map 92-10 to its' terminus at the east property line of parcel 162 of map 92-10, requested by St. James Missionary Baptist Church, applicant, for the St. James Missionary Baptist Church, Clifton and Linda Rhodes, and Charles L. Ethridge, abutting property owners. (Easements to be abandoned)

Action: Approved (7-0)

XI. OTHER BUSINESS

- 19. Contract between RTA and Nashville-Davidson County Planning Commission on behalf of the MPO to provide commuter rail planning services
Action: Approved (7-0)
- 20. Employee contract amendment for Brian P. Wallace
Action: Approved (7-0)
- 21. Employee contracts for Robert P. Leeman, Keith Covington, Anita D. McCaig, Randol L. Hutcheson, Marty Sewell, and Jeanne E. Stevens
Action: Approved (7-0)
- 22. Executive Director Reports
- 23. Legislative Update

XII. PUBLIC HEARING ITEMS FOR OCTOBER 10, 2002 COMMISSION MEETING

24. SUBAREA PLAN 13 AMENDMENT

Amendment to the plan for Subarea 13 in the vicinity of Murfreesboro Pike, Mt. View Road, Hamilton Church Road, Hobson Pike, Pin Hook Road, Old Hickory Boulevard, and LaVergne-Couchville Pike

Action: Approved with downsized community center (7-0)

ZONING MAP AMENDMENTS

- 25. **2002T-022T**
Council Bill No. BL2002-1226

A council bill to amend the text of the Zoning Code by changing Section 17.16.220 to allow Commercial Amusement (outside) uses as a Special Exception in the IR and IWD zoning districts, requested by Planning Department staff and sponsored by Councilmember Phil Ponder.

Action: Approved (7-0)

26. **2001Z-116U-10**
Council Bill No. BL2001-914
Map 105-1, Parcels 228, 229, 230 and 233
Subarea 10 (1994)
District 18 (Hausser)

A council bill to apply the Neighborhood Landmark Overlay District to properties located at 1200, 1201, 1207 Villa Place, and Villa Place (unnumbered), classified RS5 district, (2.41 acres), requested by Steve Asbury, President of Commercial Industrial Real Estate Associates, Inc., for The Elam Company, and Wade Elam, owners.

Action: Deferred Indefinitely (7-0)

27. **2002Z-104U-09**
Map 81-16, Parcel 730
Map 82-13, Parcels 84-95
Subarea 9 (1997)
District 20 (Haddox)

A request to change from IR district to MUL district properties at 900 10th Avenue North, 902, 904, 908, 914, 916, and 918 Ireland Street, and Ireland Street (unnumbered), abutting the western margin of Ireland Street, (1.44 acres), requested by Phil Ryan of MDHA, appellant, for MDHA, Jeffrey Morales, and Robert Paul, owners.

Action: Approved (7-0)

PRELIMINARY PLAT SUBDIVISIONS

28. **2002S-105G-04**
Hannah-Price Estates
Map 43-1, Parcel 78
Subarea 4 (1998)
District 9 (Dillard)

A request for a sidewalk variance for three 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: Deferred Indefinitely (7-0)

- 29.** **2002S-270G-03**
Shieldsworth Estates
Map 48, Parcels 242, 294 and Part of Parcel 215
Subarea 3 (1998)
District 1 (Gilmore)

A request for preliminary approval for eight lots abutting the north margin of Stevens Lane, approximately 1,500 feet west of Homeland Drive, (9.12 acres), classified within the R40 district, requested by Katharine Shields, owner/developer, Dale & Associates, surveyor.

Action: Approved with conditions subject to variance for lots five and six for lot frontage to depth ratio (7-0)

XIII. FINAL PLATS

- 30.** **2002S-012U-07**
B. F. COCKRILL ESTATES, Resubdivision
of Lots 49 and 50
Map 90-8, Parcels 123 and 124
Subarea 7 (2000)
District 22 (Hand)

A request for final approval to subdivide two lots into three lots and a sidewalk variance on James Avenue and Croley Drive, (.65 acres), classified within the R8 district, requested by Robert L. and Peggy T. McGowan, owners/developers, Kenneth W. Morton, surveyor.

Action: Approved with conditions (7-0)

- 31.** **2002S-261U-05**
HOWELL SUBDIVISION
Map 60-12, Parcel 112
Subarea 5 (1994)
District 4 (Majors)

A request for final plat approval to subdivide one parcel into three lots abutting the south margin of Hart Lane, approximately 191 feet northwest of Jones Avenue, (.94 acres), classified within the RS10 district, requested by Pierre and Carmina Howell, owners/developers, Land Surveying, Inc., surveyor.

Action: Approved (7-0)

XIV. PLANNED UNIT DEVELOPMENTS

- 32. 9-77-U-12**
Edmondson Commercial Center
Map 161, Parcel 32
Subarea 12 (1997)
District 32 (Jenkins)

A request for a revision to the preliminary plan for a portion of the Commercial Planned Unit Development District located abutting the northeast corner of Old Hickory Boulevard and Edmondson Pike, classified within the SCC district, (7.31 acres), to permit a 39,910 square foot retail food store and a fuel pumping station to replace the approved 60,000 square foot retail food store, requested by Gresham-Smith and Partners, for Albertson's, Inc., owner.

Action: Approved with conditions (7-0)

- 33. 65-82-U-10**
Maryland Farms
Map 170, Parcel 4
Subarea 10 (1994)
District 33 (Turner)

A request for a revision to the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development District located abutting the south margin of Old Hickory Boulevard at Brentwood Boulevard, classified within the OL district, (.53 acres), to permit the development of a two story, 8,200 square foot office building to replace the 6,500 square foot bank, requested by Barge, Cauthen and Associates, for Solomon Development LLC, owner.

Action: Approved with conditions (7-0)

- 34. 235-84-G-04**
Harbor Village Phase IV
Map 34-7, Parcel 34
Subarea 4 (1998)
District 10 (Balthrop)

A request for final approval for a phase of the Residential Planned Unit Development District located abutting the south terminus of Spring Branch Drive between Twin Hills Drive and Shepherd Hills Drive, classified within the RM9 district, (44.7 acres), to permit the development of 93 multi-family units, requested by Coleman Lake Partners, for Coleman Lake Partners, owner.

Action: Approved with conditions (7-0)

35. **88P-009G-12**
Autumn Oaks, Phase 6
Map 181-10-A, Part of Parcel 43
Subarea 12 (1997)
District 31 (Knoch)

A request for final approval for Phase Six of the Residential Planned Unit Development District located abutting the east margin of Nolensville Pike at Autumn Oaks Drive, classified within the R20 district, (7.60 acres), to permit the development of 21 single-family lots, requested by Wamble and Associates, for Autumn Oaks, LLC owner.

Action: Approved with conditions (7-0)

36. **2000P-003G-06**
Riverwalk Community Phase Two
Map 126, Parcels 47, 47.01 and 48
Subarea 6 (1996)
District 23 (Bogen)

A request for final approval for a phase of the Planned Unit Development District located abutting the north margin of Newsome Station Road between the CSX Railroad and the Harpeth River, classified within the RS15 district, (52.06 acres), to permit the development of 148 single-family lots, requested by Civil Site Design Group, for Riverwalk Development Partners, owners.

Action: Approved with conditions (7-0)

37. **2000P-005G-06**
Walgreen's-Bellevue
Map 155, Part of Parcel 113
Subarea 6 (1996)
District 35 (Waters)

A request for a revision to the preliminary plan and final approval for a phase of the Planned Unit Development District located abutting the north margin of Highway 100, south of Old Harding Pike, classified within the CL district, (6.64 acres), to permit the development of a 14,560 square foot retail drug store and a 7,061 square foot retail building, replacing a 14,560 square foot retail building and a 6,500 square foot retail building, requested by Civil Site Design Group, for James Girard and Mary Johnson, owners, Walgreen's, optionee.

Action: Approved with conditions (7-0)

XV. MANDATORY REFERRALS

- 38. 2002M-083U-11**
1320 Little Hamilton Avenue Right-of-Way Encroachment
Map 105-7, Parcel 162
Subarea 11 (1999)
District 19 (Wallace)

A request for an existing building to encroach 0.73 feet into the Merritt Avenue Right-of-Way, property located at 1320 Little Hamilton Avenue, as requested by George W., Sr. and Edna Ruth P. Darby, property owners.

Action: Approved (7-0)

- 39. 2002M-097U-08**
Lease Agreement for Property known
as Riverview Business
Map 70-11, Parcel 6
Subarea 8 (1995)
District 20 (Haddox)

An ordinance approving a lease agreement between the Metropolitan Government of Nashville & Davidson County and Duke Realty Limited Partnership for certain real property located at 523 Mainstream Drive, commonly known as Riverview Business Center II, in order to provide temporary space for the Courts and related services for a term beginning April 1, 2003 and ending on March 31, 2006, as requested by Metro Public Property Administration.

Action: Approved (7-0)

- 40. 2002M-098U-08**
Lease Agreement for Property known
as First Image Building
Map 70-11, Parcel 2
Subarea 8 (1995)
District 20 (Haddox)

An ordinance approving a lease agreement between the Metropolitan Government of Nashville & Davidson County and The Northwestern Mutual Life Insurance Company for certain real property located at 501 Great Circle Road, commonly known as First Image Building, in order to provide temporary space for the Courts and related services for a term beginning April 1, 2003 and ending on March 31, 2006, with the option to extend for two (2) additional years, as requested by Metro Public Property Administration.

Action: Approved (7-0)

- 41. 2002M-099U-08**
Lease Agreement for Property known as Corners I
Map 70-10, Parcel 17
Subarea 8 (1995)
District 20 (Haddox)

An ordinance approving a lease agreement between the Metropolitan Government of Nashville & Davidson County and Peter Bruce Ltd. for certain real property located at 601 Mainstream Drive, commonly known as Corners I, in order to provide temporary space for the Courts and related services for a term beginning April 1, 2003 and ending on March 31, 2006, as requested by Metro Public Property Administration.

Action: Approved (7-0)

- 42. 2002M-102U-10**
The Row at 31st Avenue Sewer Line Easement
Abandonment and Relocation
Map 104-2, Parcels 244 and 247
Subarea 10 (1994)
District 21 (Whitmore)

A request to abandon and relocate a portion of a 20-foot sewer easement and 36-inch sanitary sewer main for Project No. 02-SL-048, property located at The Row at 31st Avenue, as requested by Metro Department of Water and Sewerage Services.

Action: Approved (7-0)

- 43. 2002M-103U-08**
Underground Encroachment for Meharry Medical College
Map 92-3, Parcels 136, 282 and 406
Subarea 8 (1995)
District 19 (Wallace)

A request to extend voice and data communication lines from the Lloyd C. Elam Center to the Henry Moses Building, both of Meharry Medical College, by installing two 4-inch conduits 18 to 24 inches under the 21st Avenue North Right-of-Way, approximately 150 feet north of the Albion Street / 21st Avenue North intersection, requested by Meharry Medical College.

Action: Approved (7-0)

XVI. OTHER BUSINESS

44. Hillsboro Village UDO Design Review Advisory Committee
Action: Approved (7-0)
45. Employee Contract for Ryan Latimer
Action: Approved (7-0)
46. Executive Director Reports
47. Legislative Update

XVII. ADJOURNMENT