



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Lindsley Hall
730 Second Avenue South
Nashville, Tennessee 37201

PLANNING COMMISSION:

James Lawson, Chairman	Ann Nielson
Doug Small, Vice Chairman	Victor Tyler
Stewart Clifton	James McLean
Judy Cummings	Council Representative
Tonya Jones	Joe Sweat, representing Mayor Bill Purcell

***OCTOBER 23, 2003 MPC ACTIONS OF THE
METROPOLITAN PLANNING COMMISSION***

AGENDA

OF THE

**METROPOLITAN PLANNING COMMISSION
October 23, 2003**

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved (8-0) with corrections to item No. 7 which should read: “(Deferred from meeting of October 9, 2003)”, No. 8 which should read “Section 17.24.050”, and No. 14 which should read “A request for preliminary plat approval.”

III. APPROVAL OF OCTOBER 9, 2003 MINUTES

Action: Approved (8-0) with the following clarifications: Councilmember Summers was not absent from the October 9, 2003 meeting as stated in the minutes; and, Adriane Bond, Planner II, should read Adraine Harris, Planner I

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V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS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.

Action: Approved (8-0)

VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON REHEARING
ZONING MAP AMENDMENTS

1. **2003Z-051G-06**
Council Bill No. BL2003-28
Map 169, Parcel 55
Subarea 6 (2003)
District 35 (Tygard)

A council bill to change from CL district to CS district property at Highway 100 (unnumbered), abutting the southern margin of Highway 100, (0.51 acres), requested by D. E. Ryan, owner. (Deferred from meeting of September 25, 2003).

Action: Disapproved (6-2)

2. **2003Z-112G-06**
Council Bill No. BL2003-29
Map 155, Parcel 273
Subarea 6 (2003)
District 35 (Tygard)

A council bill to change from RS40 district to CL district four parcels located at 8121, 8141 and 8175 Highway 100, and Highway 100 unnumbered, (10.42 acres), requested by Yuri Hawley, appellant, for Kroger Limited Partnership I, Trace Creek Shops, LLC., and Trace Creek Commons, owners. (See PUD Proposal No. 97P-019G-06 below). (Deferred from meeting of September 25, 2003).

Action: Approved (8-0)

3. **97P-019G-06**
Council Bill No. BL2003-30
Trace Creek Center
Map 155, Parcels 124, 273, 274 and 276
Subarea 6 (2003)
District 35 (Tygard)

A council bill to amend the Commercial Planned Unit Development located abutting the south margin of Highway 100, opposite Collins Road, classified RS40 and proposed for CL, (10.42 acres), to permit the addition of a fuel pumping station to replace an undeveloped bank, requested by CEI Engineering for Kroger L.P.I., owner. (See Zone Change Proposal No. 2003Z-112G-06 above). (Deferred from meeting of September 25, 2003).

Action: Approved (8-0) with conditions in staff report, with additional comment that staff will work with developer to provide larger buffer and additional landscaping along Highway 100 where fuel station will be located to further protect the scenic designation of Highway 100.

4. **2003Z-123U-03**
Map 69-16, Parcels 146
Subarea 3 (2003)
District 2 (Isabel)

A request to change from CN district to MUN district property at 3401 John Mallette Drive, along the north margin of Manchester Avenue, (.53 acres), requested by Henry Hill Jr., for Henry and Mary Hill, owners. (Rehearing per vote of Commission on October 9, 2003).

Action: Affirmed prior approval (8-0)

PRELIMINARY SUBDIVISION PLATS

5. **2003S-222U-10**
Sunnybrook Lane Subdivision, (formerly
Sunny Court Subdivision)
Map 130-07, Parcels 97 and 98
Subarea 10 (1994)
District 34 (Williams)

A request for preliminary plat approval for 4 lots abutting the east terminus of Iroquois Drive, approximately 300 feet north of Trimble Road, (2.14 acres), classified within the RS20 district, requested by Richard Bacon, owner, Dale & Associates, surveyor. (Deferred from meeting of October 9, 2003).

Action: Disapproved (8-0)

MANDATORY REFERRALS

6. **2003M-093U-12**
Abandon Right-of-Way at End of Trousdale Drive
Map 160, Parcel 93
Subarea 12 (1997)
District 31 (Toler)

A request to abandon right-of-way for the unimproved northern portion of Trousdale Drive, located on the north margin of Hill Road, requested by Lyman H. Hines, property owner. (Deferred from meeting of September 25, 2003).

Action: Deferred to meeting of November 13, 2003 (8-0)

7. **2003M-109U-03**
Close Portion of Unnumbered Alley between North
Avondale Circle and Alley #1059
Map 71-02, Parcel 25
Subarea 3 (2003)
District 2 (Isabel)

A request to close Metropolitan Department of Public Works Un-numbered Alley, located between North Avondale Circle and Alley #1059, for the purposes of closing off the alley from illegal dumping and other illicit uses, requested by the adjacent property owners, Gene and Teressa George. (Deferred from meeting of October 9, 2003).

Action: Deferred to meeting of December 11, 2003 (8-0)

**VIII. PUBLIC HEARING:
ZONING MAP AND TEXT AMENDMENTS**

8. **2003Z-013T**
Council Bill No. BL2003-25

A council bill amending Section 17.24.050 (E) of the Zoning Ordinance to change the landscaping requirements for loading areas, tractor trailer staging, and loading and parking areas, requested by Councilmember Greg Adkins.

Action: Deferred indefinitely (8-0)

9. **2003Z-128U-10**
Map 131-02, Parcels 1, 2 and 3
Subarea 10 (1994)
District 34 (Williams)

A request to change from R20 district to RM4 district properties at 2122, 2124 and 2200 Hobbs Road located on the north margin of Hobbs Road and the northern terminus of Stammer Place, (5.08 acres), requested by Edward C. Owens of Gresham-Smith and Partners on behalf of various property owners. (See PUD Proposal No. 2003P-013U-10 on page 5).

Action: Approved (7-0)

10. **2003P-013U-10**
Village Hall
Map 131-02, Parcels 1, 2 and 3
Subarea 10 (1994)
District 34 (Williams)

A request for preliminary approval for a Planned Unit Development located abutting the north margin of Hobbs Road, classified R20 and proposed for RM4, (5.08 acres), to permit the development of 20 multi-family units in ten buildings, requested by Gresham-Smith and Partners on behalf of various property owners. (See Zone Change Proposal No. 2003Z-128U-10 on page 4.

Action: Approved (7-0) with condition, but did not require the installation of pedestrian path to YMCA.

IX. PRELIMINARY SUBDIVISION PLATS

11. **2003S-233G-14**
Roehrig Estates Subdivision
Map 44-07, Parcel 9
Subarea 14 (1996)
District 11 (Brown)

A request for preliminary plat approval to subdivide one lot into seven lots abutting the north margin of Jones Circle, approximately 894 feet north of Jones Street, (6.05 acres), classified within the R15 district, requested by William Bryan Roehrig, III, owner/developer, Jesse Walker Engineering, surveyor.

Action: Approved (7-0) staff recommendation for variance for maximum grade on a local road; disapprove the variance request to only place the sidewalk on one side of the road and construct a 4-foot sidewalk and 2-foot grass strip.

12. **2003S-268G-06**
Parkview at Riverwalk
Map 126, Parcel 44
Subarea 6 (2003)
District 35 (Tygard)

A request for preliminary plat approval for 108 lots abutting the east margin of Highway 70 South and the north margin of the CSX Railroad, (38.31 acres), classified within the RS10 district, requested by Riverwalk Development Partners, Inc., owner/developer, Civil Site Design Group, engineer.

Action: Approved (8-0) with conditions

13. **2003S-340G-14**
Windstar Estates, Revise Preliminary and Section 1 Final
Map 43, Parcels 7 and 8
Subarea 14 (1996)
District 11 (Brown)

A request for revised preliminary and final plat approval to create 84 lots and final approval for 47 lots in Phase One, abutting the southwest margin of Swinging Bridge Road and the northwest corner of Warren Drive and Keeton Avenue, (77.84 acres), classified within the R10 and R15 districts, requested by Charlie Rhoten, owner/developer, Burns and Associates, Inc., surveyor.

Action: Deferred (4-3) to the meeting of November 13, 2003

X. FINAL PLATS

14. **2003S-242U-10**
Sneed Road Property
Map 130-04, Parcel 48
Subarea 10 (1994)
District 34 (Williams)

A request for preliminary plat approval to create 2 lots abutting the west margin of Sneed Road, including a variance for lot comparability, approximately 450 feet north of Colewood Drive, (1.21 acres), classified within the RS20 district, requested by Alan Burroughs, owner, Wamble & Associates, PLLC, surveyor.

Action: Disapproved (7-0)

15. **2003S-262G-02**
Quail Ridge, Section 6, 1st Revision
Map 32-10, Parcels 16-31
Subarea 2 (1995)
District 3 (Hughes)

A request for final plat approval to remove the sidewalk along 16 lots abutting the northeast terminus of Setter Court, approximately 150 feet northeast of Quail Ridge Drive, (9.22 acres), classified within the R20 district, requested by The Developers, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Action: Approved (7-0) with conditions

XI. PLANNED UNIT DEVELOPMENTS (revisions)

- 16. 98P-001G-14**
Alta Lake
Map 97, Parcels 152
Subarea 14 (1996)
District 14 (White)

A request for a revision to the preliminary plan for a phase of the Planned Unit Development located abutting the north side of Bell Road, east of Dodson Chapel Road, classified RM9, (10.81 acres), to permit the development of 156 multi-family units to replace the approved 196 multi-family units, requested by Ragan-Smith Associates, for Bennett Volunteet LLC., owner.

Action: Approved (8-0) with conditions

- 17. 2000P-003G-06**
Riverwalk Phases 3A and 3B
Map 126, Part of Parcel 47
Subarea 6 (2003)
District 35 (Tygard)

A request for final approval for Phases 3A and 3B of the Planned Unit Development located abutting the north margin of Newsome Station Road, east of McCrory Lane, classified RS15, (29.91 acres), to permit the development of 47 single-family lots, requested by Civil Site Design Group, for Riverwalk Development Partners, owner.

Action: Approved (8-0) with conditions

- 18. 2001UD-001U-01**
Lenox Village, Phase 1
Map 173, Part of Parcel 62
Subarea 12 (1997)
District 31 (Toler)

A request for final approval for a Phase of the Urban Design Overlay located abutting the east margin of Nolensville Pike, opposite Bradford Hills Drive, classified RM9, (11.047 acres), to permit the development of 50 townhouses, 4 single-family rear access and 15 single-family street access units, requested by Anderson-Delk, for Lenox Village LLC., owner.

Action: Approved (8-0) with conditions

XII. MANDATORY REFERRALS

- 19. 2003M-113U-08**
Rename Portion of 37th Avenue North to
Elizabeth Jordan Street
Map 92-09, Parcel 45
Subarea 8 (2002)
District 21 (Whitmore)

A request to rename a portion of 37th Avenue North, between Georgia Avenue and Indiana Avenue, to Elizabeth Jordan Street, to honor resident and past president of Preston Taylor homes, requested by Phil Ryan, property owner.

Action: Approved (8-0)

- 20. 2003M-114U-10**
Awning Encroachment at 1517, 1519, and
1521 Dallas Avenue
Map 117-04, Parcel 179
Subarea 10 (1994)
District 18 (Hausser)

A request for an awning encroachment located at 1517, 1519, and 1521 Dallas Avenue, at the southeast corner of Dallas Avenue and Belmont Boulevard, requested by the Max Pollack, Wayside Construction Company.

Action: Deferred (8-0) to the meeting of November 13, 2003

- 21. 2003M-115G-04**
Close Portion of Lawrence Avenue
Map 43-01, Parcel 304
Subarea 4 (1998)
District 9 (Forkum)

A request to close a portion of Lawrence Avenue, located at the western terminus of Lawrence Avenue and the southern terminus of Palmer Avenue, for the purposes of closing an unbuilt, unused right-of-way to illegal dumping and criminal activity, requested by Pedro Martinez, property owner.

Action: Approved (8-0)

XIII. OTHER BUSINESS

22. Executive Director Reports

23. Legislative Update

Addendum

24. Request to Invoke Commission Rule Allowing Notification of Cancellation of Portion of an Existing PUD to Less Than Entire Area of the PUD

Action: Approved (8-0)

XIV. ADJOURNMENT

