



October 24, 2002 Actions of the Planning Commission
(For more specific information, call 862-7190)

AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION

October 24, 2002

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: Approved (7-0) with revision to #8 to read “Map 60-4”, #19 to read “(Project No. 60-1-13A),” #20 to read “various properties along Blackman Road, Milner Drive, and Milner Court for the Seven Mile Creek Home Buyout, for Project No. 02-D-149,” and the addition of #29 as an addendum, Riverside Phase 5.

III. APPROVAL OF OCTOBER 10, 2002 MINUTES

Action: Approved (7-0)

IV. RECOGNITION OF COUNCILMEMBERS

V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS

Action: Approved (7-0)

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 (7-0) with exception of #13 which was requested by a member of the audience to be presented to the Commission.

ZONING MAP AMENDMENTS

- 1. 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)

- 2. 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)

- 3. 2002Z-106U-12**
Map 161-4, Parcel 43
Subarea 12 (1997)
District 30 (Kerstetter)

A request to change from R10 district to CS district property at 5220 Nolensville Pike, approximately 350 feet south of April Lane, (0.57 acres), requested by Houston E. Hill of Ed Hill Realty, Inc., applicant, for Frank Neal, et ux.

Action: Approved (7-0)

4. **2002Z-108U-08**
Map 82-9, Parcel 14
Subarea 8 (1995)
District 20 (Haddox)

A request to change from R6 district to MUN district property at 1313 7th Avenue North, approximately 300 feet north of Monroe Street, (0.18 acres), requested by Scott Chambers, owner.

Action: Approved (7-0)

VII. PRELIMINARY SUBDIVISION PLATS

5. **2001S-230G-04**
Walton Oaks, Section 2 Revised
Map 51-15-C, Parcels 1-9 and 31
Subarea 4 (1998)
District 4 (Majors)

A request for revised preliminary plat approval to create 29 lots abutting the east margin of Saunders Avenue, approximately 165 feet south of Walton Lane, (8.41 acres), classified within the R10 district, requested by William Dorris, owner/developer, Burns and Associates, surveyor.

Action: Approved with conditions (7-0)

6. **2002S-271U-14**
The Griggers Subdivision
Map 85-15, Parcel 20
Subarea 14 (1996)
District 14 (Stanley)

A request for preliminary and final plat approval to subdivide one parcel into two lots and a sidewalk variance on Disspayne Drive and Lebanon Pike, located at the northeast corner of Lebanon Pike and Disspayne Drive, (2.15 acres), classified within the RS10 and Airport Overlay Districts, requested by Ralph and Marci Griggers, owners/developers, Ragan-Smith Associates, surveyor.

Action: Approved subject to variance for three times base zone rule and variance for sidewalk along Disspayne Drive and Lebanon Pike (6-1)

VIII. FINAL PLATS

7. **2002S-134G-04**
Stratton Heights, Resubdivision of Part of Parcel C
Map 51-7, Parcel 62
Subarea 4 (1998)
District 3 (Nollner)

A request for final plat approval to subdivide a portion of one parcel into two lots and a sidewalk variance abutting the northeast corner of Due West Avenue and Gibson Drive, (.83 acres), classified within the RS15 and RS20 districts, requested by Nancy S. Sutton, owner/developer, The Cummings Group, Inc., surveyor.

Action: Approved with conditions (7-0) subject to variance for sidewalks along the frontage of Lot 2 along Gibson Drive and a revised final plat

8. **2002S-290U-05**
Sleep Inn Subdivision
Map 60-4, Parcel 100
Subarea 5 (1994)
District 4 (Majors)

A request for final plat approval to subdivide one lot into two lots and a sidewalk variance along Homestead Road abutting the west margin of Dickerson Pike, approximately 157 feet south of Homestead Road, (4.27 acres), classified within the CS district, requested by Shreeri General Partnership, owner/developer, Dale and Associates, Inc., surveyor.

Action: Approved with conditions (7-0) subject to a variance for sidewalks along Homestead Road, a bond for sidewalk construction along Dickerson Pike prior to final plat recordation, a variance for the grass strip for a portion of the sidewalk on Dickerson Pike, and a revised final plat

IX. PLANNED UNIT DEVELOPMENTS (revisions)

- 9. 53-84-U-12**
Hickory Heights
Map 161, Part of Parcel 93
Subarea 12 (1997)
District 31 (Knoch)

A request to revise a portion of the preliminary plan and for final approval for a phase of the Residential Planned Unit Development District located abutting the south margin of Old Hickory Boulevard at Zermatt Avenue, classified RM15, (54.65 acres), to develop 86 single-family lots, replacing 100 single-family lots and 56 apartment units, requested by Dale and Associates for Affordable Housing Resources, Inc., owner.

Action: Approved (7-0) with conditions

- 10. 84-87-P-13**
Christian Network International
Map 163, Parcels 147, 150, 190, and 323
Subarea 13 (1996)
District 28 (Alexander)

A request to revise the phase 2 final plan of the Planned Unit Development District located abutting the south margin of Mt. View Road and the north margin of Old Franklin Road, to permit a variance to the zoning regulations Section 17.20.120 to remove the required sidewalk along Old Franklin Road and Mt. View Road, requested by Littlejohn Engineering Associates, for CNI Distribution Facility, owner.

Action: Approved (7-0) revised staff recommendation, except the Commission recommended that a sidewalk variance be approved along Mt. View Road, and requested Public Works to coordinate with the applicant to allow the sidewalk along Old Franklin Road to stop short of the Old Franklin Road/Mt. View Road intersection.

X. MANDATORY REFERRALS

- 11. 2002M-100G-03**
Council Bill No. BL2002-1214
Sale of Real Property Interests to State of Tennessee
Map 40, Parcels 21 and 142
Subarea 3 (1998)
District 1 (Gilmore)

An ordinance authorizing the conveyance of certain interests in two parcels of real property, of which an easement upon Parcel 1 (portion of Whites Creek Park) and the fee interest in a portion of Parcel 2 (portion of Whites Creek High School) which are required in connection with Project No. 19045-2237-94, to the State of Tennessee for a total of \$400, as requested by the Director of Public Property Administration.

Action: Approved (7-0)

- 12. 2002M-101U-14**
Council Bill No. BL2002-1214
Sale of Real Property Interests to State of Tennessee
Map 84, Parcel 21
Subarea 14 (1996)
District 15 (Loring)

An ordinance authorizing the conveyance of a certain interest in a parcel of real property, of which an easement upon "Parcel 3" (portion of Two Rivers Park) which is required in connection with Project No. 19076-2242-14, to the State of Tennessee for a total of \$1,800, as requested by the Director of Public Property Administration.

Action: Approved (7-0)

- 13. 2002M-104U-13**
Rename a portion of Oak Forest Drive to
Highmeadows Drive
Map 149-3-A, Parcels (various)
Subarea 13 (1996)
District 28 (Alexander)

A request by the Assistant Director of Public Works to rename a 1,300-foot portion of Oak Forest Drive to Highmeadows Drive, from Clapham Road to the fence west of parcels 67 and 68 on Oak Forest Drive for improved E911 emergency efficiency and response.

Action: Deferred to meeting of November 14, 2002 (7-0)

- 14. 2002M-105U-10**
Rename a portion of 21st Avenue North to
Shortview Avenue
Map 92-11, Parcels 72, 73, 80 and 81
Subarea 10 (1994)
District 21 (Whitmore)

A request by the Assistant Director of Public Works to rename a portion of 21st Avenue North, between Clifton Avenue and Charlotte Avenue, to Shortview Avenue for improved E911 emergency efficiency and response.

Action: Approved (7-0)

- 15. 2002M-106G-14**
Rename Percy Street to Fowler Street
Map 44-14, Parcels 79 and 130
Map 53-2, Parcels 4, 5, 6, 7, 8, and 79
Subarea 14 (1996)
District 11 (Brown)

A request by the Assistant Director of Public Works to officially rename a portion of Fowler Street, officially known as of 1951 as Percy Street from the northern property line of parcel 130 of map 44-14 to its' terminus at Cunningham Street, to officially become Fowler Street for improved E911 emergency efficiency and response.

Action: Approved (7-0)

- 16. 2002M-107G-02**
Grizzard Manor Grinder Pump Installation
Easement Acquisition
Map 12, Parcels 59 and 60
Subarea 2 (1995)
District 10 (Balthrop)

A request to acquire a permanent 15-foot sewer easement, extending southward from the terminus of Graceland Drive across all of parcel 60 and across approximately 185 feet of parcel 59, for Project No. 01-SG-86A for the Grizzard Manor Grinder Pump Installation, requested by the Metro Department of Water Services.

Action: Approved (7-0)

17. **2002M-108U-14**
Close Unnamed Street
Map 95-8, Parcels 191 and 192
Subarea 14 (1996)
District 15 (Loring)

A request to close an unnamed street located south of Woodberry Drive, between parcels 191 and 192 of map 95-8, requested by Lloyd and Myrtle Price for Molly E. Fosbinder, abutting property owner. (Easements are to be retained)

Action: Approved (7-0)

18. **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 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: Deferred to meeting of November 14, 2002 (7-0-)

19. **2002M-110U-03**
Property Acquisition for Ewingdale Drainage Project
Map 60-1, Parcels 134 and 176
Subarea 3 (1998)
District 3 (Nollner)

A request to purchase real property, located at 3099 Ewingdale Drive (Map 60-1, Parcel 176), for the Ewingdale Drainage Project (Project No. 60-1-13A), as requested by the Metro Department of Finance, Real Property Services, for the Metro Department of Water Services.

Action: Approved (7-0)

20. **2002M-111U-12**
Property Acquisition for Seven Mile Creek Home Buyout
Map 147-2, Parcel 192
Map 147-6, Parcels 107, 107.01, 196-199, and 200
Map 147-7, Parcel 3
Subarea 12 (1997)
District 26 (Arriola)

A request to purchase various properties along Blackman Road, Milner Drive, and Milner Court for the Seven Mile Creek Home Buyout, for Project No. 02-D-149, as requested by the Metro Department of Water Services.

Action: Approved (7-0)

21. **2002M-112U-11**
Property Acquisition for Wimpole Drive Home Buyout
Map 119-3, Parcels 86-97
Map 119-7, Parcels 34-41
Subarea 11 (1999)
District 16 (McClendon)

A request to purchase various properties along Wimpole Drive for the Wimpole Drive Home Buyout, for Project No. 02-D-149, as requested by the Metro Department of Water Services.

Action: Approved (7-0)

XI. OTHER BUSINESS

22. Approve schedule for 2003 MPC meetings
Action: Approved (7-0)
23. Contract between The Metropolitan Government of Nashville and Davidson County and Neel-Schaffer, Inc. for 2002-2004 Enhanced Transportation System Data Collection and Monitoring
Action: Approved (7-0)
24. Contract between City of Hendersonville and MPC on behalf of MPO for Transportation Planning Support in Sumner County
Action: Approved (7-0)
25. Contract between City of Lebanon and MPC on behalf of MPO for Transportation Planning Support in Wilson County
Action: Approved (7-0)

26. Contract between GNRC and MPC on behalf of MPO for Transportation Planning Support for City of Goodlettsville and Rutherford and Williamson Counties

Action: Approved (7-0)

27. Executive Director Reports

28. Legislative Update

Addendum

29. **102-85-P-06**
Riverside, Phase 5
Map 142, Part of Parcel 1
Subarea 6 (1996)
District 35

A request for final approval for a phase of the Residential Planned Unit Development located abutting the southern margin of Morton Mill Road, east of Northridge Drive, classified RS20 district, (9.77 acres), to permit the development of 40 single-family lots, requested by Rochford Construction Company for Rochford Construction Company, owner.

Action: Approved (7-0)

XII. ADJOURNMENT