



September 12, 2002 Actions of the Planning Commission
(For more specific information, call 862-7190)

AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION

September 12, 2002

- I. CALL TO ORDER
- II. ADOPTION OF AGENDA
Action: Approved (7-0) with revision to #15 on page 6 to change proposal no. to 84-87-U-13
- III. APPROVAL OF AUGUST 22, 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- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS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 #3 pulled for public hearing
- VII. PLAN APPROVAL: METRO PARKS AND GREENWAYS MASTER PLAN. (APPROVED BY THE PARK BOARD 9/3/02).
Action: Approved (8-0)

VIII. ZONING MAP AMENDMENTS

1. **2002Z-021T**
Council Bill No. BL2002-1171

A request to amend the text of the Zoning Code to establish buffering distances between waste facilities and parks and schools, and by defining the term "park," requested by Councilmember Feller Brown.

Action: Approved as amended (7-0)

2. **2002Z-086U-03**
Map 70-9, Parcel 19
Subarea 3 (1998)
District 2 (Black)

A request to change from R10 district to ON district property at 2313 Buena Vista Pike, at the intersection of Buena Vista Pike and Mattie Street, (1.07 acres), requested by Delaney Jenkins of Nashville Gas Company, appellant, for Nashville Gas Company, owner. **(Deferred from meeting of 8/22/02).**

Action: Disapproved (4-3)

3. **2002Z-093G-06**
Map 114, Parcel 141
Subarea 6 (1996)
District 23 (Bogen)

A request to change from R15 district to CS district property at 7346 Charlotte Pike, abutting the eastern margin of Old Hickory Boulevard, (0.92 acres), requested by Jake Brooks of Digidata Corporation, appellant, for Charles M. and Dorothy S. Gary, owners.

Action: Approved (7-1)

4. **2002Z-094G-13**
Map 163, Part of Parcels 129 and 130
Map 164, Part of Parcels 1, 2, 4, 7, 8, 9, 188, 189 and 256
Subarea 13 (1996)
District 28 (Alexander)

A request to change from AR2a district to CN, CS, ORI, RM15, and R6 districts properties at 5587 Mt. View Road, Route 2 Mt. View Road, 5791 Santi Lane, 3015, 3021, 3131 Murfreesboro Pike, Route 2 Murfreesboro Pike, Murfreesboro Pike (unnumbered), and Santi Lane (unnumbered), abutting the southern margin of Murfreesboro Pike, the eastern margin of Mt. View Road, and the western margin of Hamilton Church Road, (388.6 acres), requested by David Coode of Lose & Associates, appellant, for Paul A. Hoover et al, Tidewater Associates, Inc., and Hoover, Inc., owners.

Action: Disapproved as contrary to the General Plan (8-0)

5. **2002Z-095G-12**
Map 174, Part of Parcel 143 and Parcel 151
Map 182, Parcel 27
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a district to RS10 district properties at 5791, 5799, and Route 1 Cane Ridge Road, abutting the western margin of Cane Ridge Road, (130.04 acres), requested by Roy Dale of Dale & Associates, appellant, for Paul D. and Sally H. Wingler, Cane Ridge Farms, LLC., owners.

Action: Deferred indefinitely (7-0)

6. **2002Z-096U-12**
Map 147, Parcel 14
Subarea 12 (1997)
District 26 (Arriola)

A request to change from RM20 district to OR20 district property at 350 Wallace Road, approximately 1,000 feet east of Nolensville Pike, (1.45 acres), requested by Manaman Grant, owner.

Action: Approved (7-0)

7. **2002Z-098G-06**
Map 102, Part of Parcel 77
Subarea 6 (1996)
District 23 (Bogen)

A request to change from RS80 district to AR2a district a part of property at 7132 Charlotte Pike, abutting the western margin of Charlotte Pike, (3.68 acres), requested by Jay West of Bone McAllester Norton, PLLC, appellant, for PCS Realty, owner.

Action: Approved (7-0)

IX. PRELIMINARY PLAT SUBDIVISIONS

8. **2002S-183U-05**
H. G. HILLS CENTER, Resubdivision of Lot 1
Map 60-4, Parcel 37
Subarea 5 (1994)
District 4 (Majors)

A request for preliminary and final plat approval to subdivide one lot into five lots abutting the north margin of Broadmoor Drive, between Dickerson Pike and Hillside Road, (9.51 acres), classified within the RS10 and CS districts, requested by H. G. Hill Realty Company, Inc., owner/developer, Cherry Land Surveying, surveyor.

Action: Approved with conditions (7-0)

9. **2002S-235G-12**
LENOX VILLAGE 2, Sections 1A, 2 and 3
Map 173, Parcel 73 and Part of Parcels 75 and 220
Subarea 12 (1997)
District 31 (Knoch)

A request for preliminary plat approval to create 54 lots, (14.83 acres), and to revise portions of two preliminary plats (Barnes Cove and Addition to Sugar Valley), located approximately 620 feet east of Nolensville Pike and approximately 440 feet north of Hills Chapel Road, classified within the RS10 district, requested by Lenox Village II, LLC., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: Approved (7-0)

X. FINAL PLATS

- 10. 98S-129U-10**
BALDWIN ARBOR, First Revision
Map 131-1-K, Parcels 1-9
Subarea 10 (1994)
District 34 (Williams)

A request for final plat approval to eliminate the sidewalk requirement on nine lots abutting the north margin of Hobbs Road, approximately 147 feet west of Legend Hall Drive, (2.81 acres), classified within the RS10 district, requested by Hobbs, LLC, owner/developer, Walter Davidson and Associates, surveyor.

Action: Deferred indefinitely (7-0)

- 11. 2001S-141U-4**
COATS INDUSTRIAL PARK
Map 60-4, Parcel 18
Subarea 5 (1994)
District 4 (Majors)

A request to revise the preliminary and for final plat approval, subject to a variance for sidewalks, to create six lots abutting the west margin of Dickerson Pike, opposite Maplewood Lane, (14.09 acres), classified within the CS district, requested by William M. Coats, owner/developer, Dale and Associates, Inc., surveyor. **(Deferred from meeting of 8/22/02).**

Action: Approved with revised conditions (7-0)

- 12. 2001S-298U-13**
RANSOM PARK COMMERCIAL, Revised
Map 135, Parcel 414
Subarea 13 (1996)
District 27 (Sontany)

A request for final plat approval to eliminate the sidewalk requirement abutting the northwest corner of Ransom Place and Murfreesboro Pike, (2.85 acres), classified within the SCC district, requested by Karen R. Bennett, owner/developer, MEC, Inc., surveyor.

Action: Deferred indefinitely (8-0)

13. **2002S-211U-03**
ALPINE HILL SUBDIVISION, Section 1
Map 70-9, Parcel 2
Subarea 3 (1998)
District 2 (Black)

A request for final plat approval to subdivide one parcel into two lots abutting the southwest margin of Alpine Avenue, opposite Roberts Avenue, (.48 acres), classified within the R10 district, requested by Caldwell and Dolores Wright, owners/developers, Daniels and Associates, Inc., surveyor.

Action: Approved with conditions subject to a variance for sidewalks (8-0)

XI. PLANNED UNIT DEVELOPMENTS (revisions)

14. **36-76-G-14**
Belle Acres Section 2, Phase 2
Map 95-2, Part of Parcel 99
Subarea 14 (1996)
District 14 (Stanley)

A request for final approval for a phase of the Residential Planned Unit Development District located abutting the north margin of Lebanon Pike, 450 feet north of Lisa Lane, classified within the RS10 district, (5 acres), to permit the development of 46 multi-family units, requested by Dale & Associates, for Asgard Group LLC, owners.

Action: Approved with conditions (7-0)

15. **84-87-U-13**
The Crossings
Map 174, Parcels 174 and 196
Subarea 13 (1996)
District 28 (Alexander)

A request to revise the preliminary plan and for final approval for two lots of the Commercial Planned Unit Development District located abutting the east margin of Crossings Boulevard at Crossings Circle, classified within the R10 district, (5.73 acres), to permit the addition of 10,129 square feet to the existing 15,500 square foot medical facility, and to permit the development of a 10,910 square foot medical office building on a parcel approved for a 40,000 square foot commercial use, requested by Ragan-Smith Associates, for Longview Enterprises owner.

Action: Approved with conditions with variance to reduce grass strip on Crossings Boulevard from four feet to two feet (7-0)

- 16. 88P-009G-12**
Autumn Oaks, Phase 5
Map 181-10-A, Part of Parcel 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 350 single-family lots, requested by Wamble and Associates, for Autumn Oaks, LLC owner.

Action: Deferred indefinitely (7-0)

XII. MANDATORY REFERRALS

- 17. 2002M-087U-08**
Council Bill No. BL2002-1169
Lease Renewal for Nashville Career Advancement Center
Map 70-10, Parcel 14
Subarea 8 (1995)
District 20 (Haddox)

An ordinance approving a lease agreement between Duke Realty Limited Partnership and the Metropolitan Government of Nashville and Davidson County, acting through the Nashville Career Advancement Center, for property located at 621 Mainstream Drive, commonly known as Corners II, for the renewal of 22,182 square feet of office space, as requested by the Director of Metro Public Property Administration.

Action: Approved (7-0)

- 18.** **2002M-088U-13**
Council Bill No. BL2002-1163
Luton Center Lease Agreement
Map 134, Parcel 302
Subarea 13 (1996)
District 27 (Sontany)

An ordinance approving a lease agreement between the Metropolitan Nashville Airport Authority (MNAA) and the Metropolitan Government of Nashville and Davidson County for property known as the Luton Center, located at the Nashville International Airport, in order to provide temporary space for the operation of an Emergency 911 Center, requested by the Director of Metro Public Property Administration.

Action: Approved (7-0)

- 19.** **2002M-089G-14**
Easement Reduction for 4009 Lake Parkway,
 Lake Park, Section 1
Map 97-8, Parcel 9
Subarea 14 (1996)
District 12 (Ponder)

A request to abandon a portion of an existing public utility and drainage easement and retain a 10-foot wide portion of the existing public utility and drainage easement to run the entire length of the rear property line, 139.10 feet, for Project No. 02-SW-120, located at 4009 Lake Parkway, requested by the Department of Water and Sewerage Services, appellant, for Ernest J. Phipps, owner.

Action: Approved (7-0)

- 20.** **2002M-090U-09**
Abandon Various Portions of Rights-of-Way
 for Symphony Hall Site
Map 93-6-4, Parcel 62
Subarea 9 (1997)
District 19 (Wallace)

A request to abandon the following rights-of-way: Southeast corner of 4th Avenue South at Shelby Street; the Northeast corner of 4th Avenue South at Demonbreun Street; and the Southwest corner of 3rd Avenue South at Shelby Street, requested by Barge, Waggoner, Sumner & Cannon, Inc., appellant, for Metropolitan Government, owner.

Action: Approved (7-0) with addition that all easements are to be retained

21. **2002M-091U-09**
Abandon Public Utility Easements for Symphony Hall Site
Map 93-6-4, Parcel 62
Subarea 9 (1997)
District 19 (Wallace)

A request to abandon a 57-foot public utility easement along the north property line (within the former McGavock Street R.O.W.) and a 20-foot sewer easement running from the north property line southeast to the corner of 3rd Avenue South and Demonbreun Street, both located within parcel 62 on the site of the future Symphony Hall, requested by Barge, Waggoner, Sumner & Cannon, Inc., appellant, for Metropolitan Government, owner.

Action: Approved (7-0)

22. **2002M-092G-06**
Metro Government/JDN Realty/Wal-Mart
Easement Agreement
Map 102, Parcels 80-87
Subarea 6 (1996)
District 23 (Bogen)

An ordinance approving an agreement between the Metropolitan Government of Nashville and Davidson County, JDN Realty Corporation, and Wal-Mart Real Estate Business Trust for the establishment of access, drainage, and maintenance rights relating to the donation of a parcel of property to the Metropolitan Government for use as part of the Park & Greenway System, located north of Charlotte Pike and River Road and south of the Cumberland River, as requested by the Director of Metro Parks and Recreation.

Action: Approved (7-0)

XIII. OTHER BUSINESS

23. Employee Contract for Abby Scott
Action: Approved (7-0)
24. Employee Contract for Kim Karesh
Action: Approved (7-0)
25. Capital Improvements Budget Amendment
Action: Approved (7-0)
26. Legislative Update

XIV. ADJOURNMENT

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