



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

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

January 24, 2002

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Action: *Approved (7-0) with addition of addendum for 2002S-025G-02,
Hunter's Ridge Subdivision*

III. APPROVAL OF JANUARY 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WITHDRAWN ITEMS**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

Action: *Approved (8-0)*

VII. PUBLIC HEARING: SUBAREA 8 (NORTH NASHVILLE COMMUNITY)

PLAN UPDATE

Action: *Approved (9-0)*

VIII. PUBLIC HEARING

ZONING MAP AMENDMENTS AND TEXT AMENDMENTS

1. 2002Z-001T

Council Bill No. BL2002-946

Delete UZO Entirely

Map , Parcel(s)

Subarea ()

District ()

A council bill amending Section 17.36 of the Zoning Ordinance to

delete all

references to the Urban Zoning Overlay district and provisions from the Zoning Ordinance, requested by Councilman Ludy Wallace. (See also Zone Change Proposal 2002Z-002T).

Action: *Deferred at request of sponsor for one meeting (7-0)*

2. 2002Z-002T

Council Bill No. BL2002-947

Map , Parcel(s)

Subarea ()

District ()

A council bill amending Section 17.36.440 of the Zoning Ordinance

to delete

Council District 19 from the provisions of the Urban Zoning Overlay district, requested by Councilman Ludy Wallace. (See also Zone Change Proposal 2002Z-001T).

Action: *Deferred at request of sponsor for one meeting (7-0)*

3. 2002Z-003T

Lenox Village Guidelines

Map , Parcel(s)

Subarea ()

District ()

A request to amend the text of the Lenox Village Urban Design

Overlay

guidelines appendix to change setbacks and units per building, requested by Planning Department staff.

Action: Approved (7-0)

4. 2001Z-112G-06

Map 155-00, Parcel(s) 113

Subarea 6 (1996)

District 35 (Lineweaver)

A request to change from RS40 district and CN district to CL

district property

at Highway 100 (unnumbered), (6.44 acres), requested by Jim Girard of M and M Development Company, Inc., for Mary B. Johnson, et al, owners. (See PUD Proposal No. 2000P-005G-06).

Action: Deferred indefinitely so the Subarea 6 Plan can be updated; the public hearing was closed (9-0)

5. 2000P-005G-06

Walgreens-Bellevue

Map 155, Parcel(s) 113

Subarea 6 (1996)

District 35 (Lineweaver)

A request for preliminary approval of a Planned Unit Development District located abutting the north margin of Highway 100, and the south margin of Old Harding Pike, classified CN and RS40 districts and proposed for CL district, (6.44 acres), to permit the development of a 13,650 square foot retail drug store, a 13,550 square foot retail/restaurant building, a public street connection between Highway 100 and Old Harding Pike, and the dedication of .78 acre of land to the Metropolitan Government for its use, requested by Barge, Waggoner, Sumner and Cannon, appellant, for Mary B. Johnson, et al, and James Girard, owners. (See Zone Change Proposal No. 2001Z-112G-06).

Action: Deferred indefinitely so the Subarea 6 Plan can be updated; the public hearing was closed (9-0)

6. 2002Z-005G-06

Map 142-00, Parcel(s) 38, 39, 42

Subarea 6 (1996)

District 35 (Lineweaver)

A request to change from CL district to MUL district properties at

7380, 7386

Old Harding Pike and Bellevue Road (unnumbered), at the intersection of Bellevue Road and Old Harding Pike, (5.76 acres), requested by Michael Wrye of Lose & Associates, appellant, for Martha Richardson, owner. (See PUD Proposal No. 2000P-002G-06).

Action: Deferred until May 2002 with Subarea 6 Plan Update presentation; the public hearing was closed (7-0)

7. 2000P-002G-06

Old Harding Pike Commercial PUD

Map 142, Parcel(s) 38, 39, 42

Subarea 6 (1996)

District 35 (Lineweaver)

A request to amend the undeveloped Planned Unit Development

District located

abutting the northeast margin of Bellevue Road and the northwest margin of Old Harding Pike, classified CL district and proposed for MUL district, (5.76 acres), to permit a mixed-use development including 47,750 square feet of retail/office/medical/residential and 14,100 square feet of restaurant/office/residential for a total of 61,850 square feet replacing two restaurants, one 7,475 square feet and the other 10,100 square feet, and a 5,600 square foot convenience market, requested by Lose and Associates, for Martha Richardson, owner. (See Zone Change Proposal No. 2002Z-005G-06).

Action: Deferred until May 2002 with Subarea 6 Plan Update presentation; the public hearing was closed (7-0)

8. 2002Z-007G-13

Map 165-00, Parcel(s) 21

Subarea 13 (1996)

District 29 (Holloway)

A request to change from AR2a district to CS district property at 4034 LaVergne

Couchville Pike, approximately 1,000 feet south of Hamilton Church Road, (1.13 acres), requested by Laura Digan, appellant, for Opal Smith, owner.

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

PRELIMINARY PLAT SUBDIVISIONS

9. 2000S-078G-12

BARNES COVE, Rev., Lot 231-234

Map 173-00, Parcel(s) 054, 060, 061 & 074

Subarea 12 (1997)

District 31 (Knoch)

A request to revise a portion of the preliminary plat to redesign 6 lots and to

add a stub-street connection to the property to the east abutting the south margin of Barnes Road, east of Nolensville Pike (1.2 acres), classified within the RS10 District, requested by Greystone Properties, LLC, owner, and Anderson-Delk, surveyor. (See Subdivision Proposal 2002S-022G-12).

Action: *Approved with conditions (7-0)*

10. 2002S-022G-12

Addition to BARNES COVE
Map 173-00, Parcel(s) 59 & 133
Subarea 12 (1997)
District 31 (Knoch)

A request for preliminary plat approval for 105 lots abutting the south margin of

Barnes Road, east of Nolensville Pike (44.61), classified within the RS10 district, requested by Greystone Properties, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor. (See Subdivision Proposal 2000S-078G-12).

Action: *Approved with conditions (7-0)*

11. 2001S-335U-14

CLOVERWOOD
Map 096-12, Parcel(s) 032
Subarea 14 (1996)
District 14 (Stanley)

A request for preliminary plat approval for 19 lots abutting the southwest corner

of Stewarts Ferry Pike and the south margin of McCrory Creek Road, (16.81 acres), classified within the RS10 district, requested by Landmark Realty, owner/developer, Dale and Associates, surveyor.

Action: *Approved with conditions, a sidewalk variance along Cloverwood Drive, McCrory Road, and portion of Stewart's Ferry Pike (Section 2-6.1 of the Subdivision Regulations), no grading permit shall be issued prior to final plat approval, and Public Works shall do a presentation at final plat stage identifying how the final plat satisfies Section 2.3 of the Subdivision Regulations (8-0)*

12. 2002S-023G-12

HIGHLAND CREEK, Lots 124-128

Map 172, Parcel(s) 136

Subarea 12 (1997)

District 31 (Knoch)

A request for a revision to part of an approved preliminary plat for three

additional lots located north of Holt Road and west of Nolensville Pike, (2.99 acres), classified within the RS10 district, requested by Holt Valley, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: *Approved with conditions (7-0)*

13. 2002S-025G-02

HUNTERS RIDGE SUBDIVISION

Map 011, Parcel(s) 028

Subarea 2 (1995)

District 10 (Balthrop)

A request for preliminary approval to create six lots abutting the southeast

margin of Greer Road, approximately 3,800 feet northeast of Ivy Point Road, (53.5

acres), classified within the AR2a district, requested by Gary F. Hahn, owner/developer, Littlejohn Engineering Associates, Inc., surveyor.

Action: *Approved with conditions and a variance for lot depth to width ratio (Section 2-4.2E of the Subdivision Regulations) (7-0)*

IX. FINAL PLAT SUBDIVISIONS

14. 2000S-395U-10

CEDAR LANE SUBDIVISION

Map 118-01, Parcel(s) 096

Subarea 10 (1994)

District 17 (Greer)

A request to revise the preliminary plat and for final plat approval to

reconfigure two lots into three lots abutting the northwest corner of Cedar Lane

and 12th Avenue South, (.78 acres), classified within the R8 Urban Zoning Overlay district, requested by F. Don Montgomery, Jr., owner/developer, Littlejohn Engineering Associates, Inc., surveyor.

Action: *Approved with conditions and subject to a bond (7-0)*

15. 2001S-318U-03

AAA STORAGE SUBDIVISION
Map 071-02, Parcel(s) 005 and 203
Subarea 3 (1998)
District 2 (Black)

A request for final plat approval to subdivide two parcels into two lots abutting the west margin of Brick Church Pike, approximately 717 feet north of Avondale Circle, (5.91 acres), classified within the IWD and R8 districts, requested by J. Munich Asset Trust, owner/developer, The Cummings Group, Inc., surveyor.

Action: *Approved with conditions and subject to a bond (7-0)*

X. PLANNED UNIT DEVELOPMENTS (revisions)

16. 38-79-G-04

Rivergate Mall- Signal One
Map 26-14, Parcel(s) Part of 45
Subarea 4 (1998)
District 10 (Balthrop)

A request to revise the preliminary PUD plan and for final approval for a portion of the Commercial Planned Unit Development District located abutting the west margin of Conference Drive, north of North Gallatin Pike, classified R6, (.01acres), to permit a 180 foot tall cell tower, requested by Signal One Corporation, appellant, for Village at Rivergate LTD Partnership, owner.

Action: *Approved with conditions (7-0)*

17. 88P-055G-13

Weatherstone
Map 164, Parcel(s) 102
Subarea 13 (1996)
District 29 (Holloway)

A request to revise the preliminary plat and for final approval for the Residential Planned Unit Development District located abutting the north margin of Pin Hook Road, 3,000 feet east of Hobson Pike, classified R15 district, (18.40 acres), to develop 68 single-family lots, replacing 73 single-family lots, requested by MEC,

Inc., appellant, for Gail Pigg, trustee, owner.

Action: *Approved with conditions (7-0)*

XI. MANDATORY REFERRALS

18. 2001M-103U-09

Various Encroachments for AmSouth Plaza Renovations

Map 93-2-3, Parcel(s) 81

Subarea 9 (1997)

District 19 (Wallace)

A request for various encroachments, both ground and aerial, for the AmSouth

Bank Plaza renovations located between Deaderick Street and Union Street, requested by Brian Schiedemeyer of Trammell Crow Company, appellant, for 2000 PBL Venutre, Ltd., owner.

Action: *Approved with conditions (7-0)*

19. 2002M-015U-03

Council Bill No. BL2002-933

Accept Greenway Easement From CSX Railroad Along Richland Creek

Map 103-07, Parcel(s) 75

Subarea 7 (2000)

District 24 (Summers)

A council bill to accept 3.33 acres from the CSX Railroad for use as a greenway easement along Richland Creek, sponsored by Councilmembers John Summers and Ed Whitmore.

Action: *Approved with conditions (7-0)*

XII. OTHER BUSINESS

20. Legislative Update

XIII. ADJOURNMENT