

NO QUORUM -- NO MEETING

Minutes

OF THE

METROPOLITAN PLANNING COMMISSION

Date: Thursday, October 5, 1995

Time: 1:00 p.m.

Place: Howard Auditorium

Roll Call

Present:

James Lawson, Vice Chairman
Arnett Bodenhamer
William Harbison
William Manier
Ann Nielson

Absent:

Gilbert N. Smith,
Chairman
Janet Jernigan
Stephen Smith
Mayor Philip Bredesen

ADOPTION OF AGENDA

ANNOUNCEMENT OF DEFERRED ITEMS

APPROVAL OF SEPTEMBER 21, 1995 MINUTES

RECOGNITION OF COUNCILMEMBERS

ADOPTION OF CONSENT AGENDA

APPEAL CASES:

Appeal Case No. 95B-190U

Map 147-6, Parcel 125

Subarea 12

District 26

A request for a conditional use permit under the provisions of Section 17.124.360 (Floodplain) as required by Section 17.116.030 to construct a 400 square foot addition to an existing residence within the R10 District, on property abutting the northwest margin of Blackman Court cul-de-sac (.3 acres), requested by Henry P. Rogers, appellant/owner.

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 95Z-094G

Map 97, Parcel 114
Subarea 14
District 12

A request to change from R8 District to RM8 and OP Districts certain property abutting the north margin of Bell Road and the west margin of Old Hickory Boulevard, opposite Hermitage Park Lane (14.96 acres), requested by J. D. Eatherly, optionee, Frank F. Friedman, trustee et al, owners. **(See PUD Proposal No. 111-82-U, page 3). (Deferred from meeting of 09/21/95).**

Zone Change Proposal No. 95Z-095U
Map 95-15, Parcels 24, 25 and 27-32
Map 107-3, Parcels 11 and 12
Subarea 14
District 15

A request to change from R8 District to OP District certain property abutting the south margin of Elm Hill Pike and the east margin of Ermac Drive (5.16 acres), requested by Patrick Emery, Trinity Corporation for, Sky Harbor Properties, Inc., and Willis Corroon Corporation of Nashville, owners.

Zone Change Proposal No. 95Z-096U
Map 43, Part of Parcel 26
Subarea 4
District 9

A request to change from R8 District to IR District certain property abutting the northwest corner of Anderson Lane and Myatt Drive (.13 acres), requested by John A. Lewis, AIA of Barge, Waggoner, Sumner and Cannon, for Paccar, Inc., owner.

Zone Change Proposal No. 95Z-100U
Map 162, Part of Parcels 219, 220 and 221
Subarea 12
District 31

A request to change from AR2a District to RM8 District certain property abutting the south margin of Bell Road, 2,100 feet east of Brook View Estates Drive (12.73 acres), requested by B. J. Odom, for B. J. Odom, Frank Davis, Jr., and Charles Leach, owners.

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 1-74-G
McDonalds-Hickory Hollow Mall
Map 163, Parcel 230
Subarea 13
District 28

A request to revise the approved final site development plan for the Commercial (General) Planned Unit Development District located at the southwest quadrant of the intersection of Bell Road and Hickory Hollow Lane (1.3 acres), to allow an addition of 1,407 square feet to an existing restaurant, requested by Cole Construction Company, Inc., for McDonald's Corporation.

Proposal No. 111-82-U (Public Hearing)
American Square

Map 97, Parcel 114
Subarea 14
District 12

A request to cancel the Commercial (General) Planned Unit Development District (consisting of 32,767 square feet of office and retail space) and the Residential Planned Unit Development District (62 multi-family units), all abutting the west margin of Old Hickory Boulevard, opposite Hermitage Park Lane (14.96 acres), requested by J. D. Eatherly, optionee, Frank F. Friedman, trustee. **(See Zone Change Proposal No. 95Z-094G, page 2). (Deferred from meeting of 09/21/95).**

Proposal No. 235-84-G
Harbor Village, Phase 2
Map 34, Part of Parcel 34
Subarea 4
District 10

A request for final approval for Phase 2 of the Residential Planned Unit Development District abutting the eastern terminus of Spring Branch Drive, approximately 350 feet east of Shepherd Hills Drive (3.2 acres), to permit the development of 7 single-family lots, requested by Dewayne Caldwell, for Glen Nabors, owner. **(Also requesting final plat approval). (Deferred from meeting of 09/21/95).**

Proposal No. 47-87-P
Hunter's Green
Map 149, Parcel 9
Map 149-1-B, Parcel 70
Subarea 13
District 28

A request to amend a portion of the Residential Planned Unit Development District abutting the west margin of Una-Antioch Pike, approximately 220 feet north of Billingsgate Road (3.87 acres), to permit the development of 15 single-family lots, requested by Joe McConnell, for Robin York, owner. **(Deferred from meeting of 09/21/95).**

Subdivision No. 74-74-U
Woodlea Place, Phase 2
Map 147-7-A, Parcel 55
Subarea 12
District 26

A request for final approval for Phase 2 of the Residential Planned Unit Development District abutting the south margin of Edmondson Pike, approximately 400 feet west of Nolensville Pike (2.24 acres), to permit the development of a 14 unit residential complex, requested by Anderson Delk and Associates, Inc., for Radnor Development Corporation, owner. **(Also requesting final plat approval).**

Proposal No. 68-79-G
Antioch Commercial PUD
Map 148-7, Parcel 178
Subarea 13
District 28

A request for final approval for Section 2 of the Commercial (General) Planned Unit Development District abutting the east margin of Antioch Pike, approximately 400 feet north of Cherokee Place (.47 acres), to permit the development of a 528 square foot car sales facility, requested by Roy Dale, for Mike and Sharon Jones, owners.

Proposal No. 95P-003U

Forge Ridge
Map 135, Parcels 22 and 23
Subarea 13
District 27

A request for final approval for the Residential Planned Unit Development District abutting the north margin of Franklin Limestone Road, approximately 460 feet west of Rice Road (14.51 acres), to permit the development of 52 single-family lots, requested by Barge, Waggoner, Sumner and Cannon, Inc., for Dewey Pettago, Trustee, owner.

Proposal No. 95P-026U

Sunset Meadows
Map 52, Parcel 8
Map 62, Parcel 1
Subarea 14
District 15

A request to grant preliminary approval for a Residential Planned Unit Development District abutting the north margin of Pennington Bend Road and the west margin of Lock Two Road (8.8 acres), to permit the development of a 43 unit residential complex, requested by The Marchetti Company, for Milton and Kathryn Baker, owners.

Proposal No. 122-73G
Lane Estates Commercial
Map 162-8, Parcel 86
Subarea 12
District 30

A request for final approval for a Phase of the Commercial (Neighborhood) Planned Unit Development District abutting the northwest corner of Tusculum Road and Blue Hole Road (1.3 acres), to permit the development of a retail, laundry and dry cleaning facility, requested by James E. Stevens and Associates, for French McKnight and Glen Craig, owners.

SUBDIVISIONS:

Preliminary Plats:

Subdivision No. 95S-268U (Public Hearing)
Arbor Close
Map 117-1, Parcel 106
Subarea 10
District 25

A request for preliminary approval for an 11 lot subdivision abutting the east margin of Bowling Avenue, between Woodlawn Drive and Forrest Park Avenue (6.3 acres), classified within the RS20 District, requested by Beryl W. Horn, owner/developer, Gresham-Smith and Partners, surveyor. **(Deferred from meeting of 09/21/95).**

Subdivision No. 95S-241U (Public Hearing)
Melrose Shopping Center (Residential Lots)
Resubdivision of Lot 9
Map 118-6, Parcel 42
Subarea 10
District 17

A request to create six lots abutting the east margin of Vault Lane, approximately 224 feet south of Kirkwood Avenue (2.09 acres), classified within the RS10 District, requested by Land Trust Corporation, owner/developer, Crawford Land Surveyors, surveyor. **(Also requesting final plat approval). (Deferred from meeting of 09/07/95).**

Subdivision No. 95S-275G (Public Hearing)
Smith Subdivision
Map 127, Parcel 58
Subarea 6
District 23

A request to subdivide a lot into three lots abutting the southeast margin of Charlotte Pike, approximately 1,707 feet northeast of the Memphis-Bristol Highway (8.67 acres), classified within the R40 District, requested by Mary Edith Boone Smith and Michael Smith, owners/developers, American Surveying Company, surveyor. **(Also requesting final plat approval).**

Subdivision No. 95S-279U (Public Hearing)
Grassmere, Section 7, Resubdivision of Lot 1
Map 132-16, Parcel 125
Subarea 11
District 26

A request to subdivide a lot into four lots abutting the northwest margin of Trousdale Drive, opposite Grassmere Park (2.1 acres), classified within the IR District, requested by Third National Bank, Trustee, owner/developer, Barge, Waggoner, Sumner and Cannon, surveyor. **(Also requesting final plat approval).**

Subdivision No. 95S-280U (Public Hearing)

State Farm Claims Service Office
Map 92-8, Parcels 316-320
Subarea 10
District 19

A request to consolidate five lots into one lot abutting the west margin of 14th Avenue North, approximately 150 feet north of Hynes Street (.76 acres), classified within the CF District, requested by The 4-J L.P., owner/developer, Dale and Associates, Inc., surveyor.

Final Plats:

Subdivision No. 62-86-P

The Crossings at Hickory Hollow, Tract 6 Revised
Map 163, Parcels 147, 160, 190 and 323
Subarea 13
District 29

A request to consolidate four lots into one lot abutting the southwest corner of Mt. View Road and Old Franklin Road (12.54 acres), classified within the R10 Commercial Planned Unit Development District, requested by South Creek Properties, L.L.C., owner/developer, Cherry Land Surveying, surveyor.

Request for Bond Extension:

Subdivision No. 5-73-G

Music Valley PUD
William C. Oakes, co-principal
Jones Brothers, Inc., co-principal

Located abutting the west margin of Music Valley Drive, approximately 312 feet west of Music Valley Drive.

Subdivision No. 154-73-G

Hermitage Creste
Hermitage Creste Apartments, L.P., principal

Located abutting the east margin of Andrew Jackson Way, approximately 930 feet south of Old Lebanon Dirt Road.

Subdivision No. 155-74-G

Larchwood Commercial Subdivision, Section 8, Lot One
Nashville Land Fund, Ltd., L.P., principal

Located abutting the south margin of Percy Priest Drive, approximately 423 feet west of Percy Priest Drive.

Subdivision No. 151-82-G

Somerset Farms, Section Three
Somerset Farms, J.V., principal

Located abutting the east terminus of Somerset Farms Circle, approximately 77 feet east of Somerset Farms Road.

Subdivision No. 206-83-G
Chelsea Village Addition, Section One
Jerry Butler, principal

Located abutting the northwest terminus of Highmeadows Drive, approximately 427 feet northwest of Edge-O-Lake Drive.

Subdivision No. 84-467-G
Village by the Creek, Section Nine
Robert E. Earheart, principal

Located abutting both margins of Valley Creek, approximately 100 feet southeast of Valley Trail.

Subdivision No. 84-623-G
Village by the Creek, Section Twelve
Robert E. Earheart, principal

Located abutting both sides of Standing Stone Drive and both sides of Standing Stone Court.

Subdivision No. 70-85-P
Somerset, Phase Four
Phillips Builders, Inc., principal

Located abutting the northwest margin of Mt. View Road, approximately 90 feet northwest of Huntingboro Trail.

Subdivision No. 85-85-P
Brentwood Commons, 2nd Revision
American General Life and Accident
Insurance Company, principal

Located abutting the north margin of Old Hickory Boulevard, approximately 800 feet east of Franklin Pike Circle.

Subdivision No. 85-735-U
Metro Airport Center, Section Four, Phase Four
Metropolitan Airport Center, Ltd., principal

Located abutting the southwest side of Elm Hill Pike, east of Donelson Pike.

Subdivision No. 31-86-P
Whitworth, Phase Three, Section Two
Clements-Bartosh Interests, L.L.C., principal

Located abutting the northwest corner of Woodlawn Drive and Compton Road.

Subdivision No. 31-86-P
Whitworth, Phase Three, Section Three
Clements-Bartosh Interests, L.L.C., principal

Located abutting the northwest corner of Woodlawn Drive and Compton Road.

Subdivision No. 86-625-G
Whites Creek Commercial Center
Nathan T. Wall, principal

Located abutting the southwest corner of Old Hickory Boulevard and I-24.

Subdivision No. 68-87-P
Northside Station (Kroger)
Kroger Company, principal

Located abutting the east margin of Clarksville Pike, opposite Fairview Drive.

Subdivision No. 87-50-U
Bell Forge Village, Section Five
Phillips Builders, Inc., principal

Located abutting both sides of Bell Forge Parkway, approximately 550 feet north of Mt. View Road.

Subdivision No. 89-87-P
Chateau Valley, Phase One
Chateau Associates, Ltd., principal

Located abutting the east terminus of Stokers Lane.

Subdivision No. 87-166-G
Chitwood Downs
Fox Ridge Homes, Inc., principal

Located abutting the west side of Old Hickory Boulevard, opposite Second Street.

Subdivision No. 88S-066G
Northbrook Subdivision, Phase One
Roy C. Flowers, principal

Located abutting the east side of Brick Church Pike, approximately 850 feet north of Village Trail.

Subdivision No. 88S-389U
Whitworth Apartments
HSW Associates, L.P., principal

Located abutting the south side of Richardson Avenue, west side of Sharondale Drive.

Subdivision No. 89P-017G
Bradford Hills, Section Sixteen
J & Y, L.P., principal

Located abutting both margins of Bradford Hills Place, approximately 120 feet north of Bradford Hills Place.

Subdivision No. 89P-017G
Bradford Hills, Section Seventeen
Hurley-Y, L.P., principal

Located abutting both margins of Cobble Street, approximately 1,161 feet south of Bradford Hills Drive.

Subdivision No. 91P-007G
Sunset Oaks, Section Two
B & P Developments, principal

Located abutting the east margin of Old Tulip Grove, approximately 424 feet north of Old Lebanon Dirt Road.

Subdivision No. 91P-008G
Addition to Brelan Park, Section Two
Wayne Meadows, principal

Located abutting both margins of Ridge Farm Place, approximately 110 feet southwest of Saddlewood Lane.

Subdivision No. 93P-019G
Lakeridge, Phase One
B & P Developments, Inc., principal

Located abutting the west margin of Bell, opposite Lincoya Bay Drive.

Subdivision No. 94S-294U
Chadfield, Section One
Houston Ezell Corporation, principal

Located abutting the northwest margin of Una-Antioch Pike, opposite Hickory Hollow Parkway.

Subdivision No. 95S-042U
MetroCenter, Tract 23
Curt Hahn, principal

Located abutting the north margin of Dominican Drive, between Athens Way and Ninth Avenue North.

Request for Bond Extension and Replacement:

Subdivision No. 88P-061U
Harding Mall Village, Section One
Harding Place Partnership, principal

Located abutting the north margin of Harding Place, approximately 450 feet east of Nolensville Pike.

Request for Bond Release:

Subdivision No. 23-85-P
Forest View Park, Section Ten, Phase Two
Fox Ridge Homes, Inc., principal

Located abutting both margins of Calais Circle, approximately 825 feet southeast of Calais Court.

Subdivision No. 70-85-P
Somerset, Phase Five-D
Phillips Builders, Inc., principal

Located abutting both margins of Seasons Drive, approximately 75 feet west of Dove Creek Road.

Subdivision No. 79-87-P
Calumet, Phase Two
James T. McLean, principal

Located abutting the east margin of Hamilton Church Road, approximately 3,300 feet east of Murfreesboro Pike.

Subdivision No. 93S-168G
Peppertree Forest, Section Eighteen
Jerry Butler, principal

Located abutting the north margin of Maxwell Road, approximately 115 feet east of Peppertree Drive.

Subdivision No. 94S-308U
James W. McClendon Subdivision
Martha C. McClendon, principal

Located abutting the northwest margin of Charlotte Pike, opposite Davidson Road.

Consideration of Bond Collection:

Subdivision No. 93S-105G
Judy Creek Subdivision
Gary B. Thompson, principal

Located abutting the south margin of Judy Creek Road and the northeast corner of Knight Drive and Whites Creek Pike.

XI. MANDATORY REFERRALS:

Proposal No. 95M-095U
Alley 1706 Closure
Map 117-2
Subarea 10
District 25

A proposal to close Alley No. 1706 between Springdale Avenue and Oxford Road, requested by Scott C. Chambers, for adjacent property owners. **(Easements are to be retained).**

Proposal No. 95M-096U
Aimee Place, Honeybrook Drive and
Hurt Drive Closures
Maps 96-14 and 108-2
Subarea 14
District 14

A proposal to close Aimee Place between Hurt Drive and Colfax Drive, Hurt Drive between Allen Road and Harper Place, and Honeybrook Drive between McCrory Creek Road and its western terminus, requested by Raymond L. White for the Metropolitan Nashville Airport Authority. **(Easements are to be retained).**

Proposal No. 95M-097U

Cable over Hayes Street

Map 92-12

Subarea 10

District 19

A mandatory referral from the Department of Public Works proposing the installation of a telecommunication cable over the right-of-way of Hayes Street immediately east of 17th Avenue North, requested by Gary Allred, for Rally Mitsubishi.

XII. OTHER BUSINESS:

1. Consider Merits of Setting Subarea 12 Amendment Request for Public Hearing.
2. APR Division Manager Contract for Jeff Ricketson.
3. Visioning.
3. Legislative Update.

XIII. PLATS PROCESSED ADMINISTRATIVELY.

XIV. ADJOURNMENT.