



**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*April 11, 2002*  
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**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**III. APPROVAL OF MARCH 28, 2002 MINUTES**

**IV. RECOGNITION OF COUNCILMEMBERS**

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WITHDRAWN ITEMS**

**VI. PUBLIC HEARING: CONSENT AGENDA**

**VII. PUBLIC HEARING**

**ZONING MAP AMENDMENTS**

- 1. 2002Z-044U-09**  
Council Bill No. BL2002-1033  
Map , Parcel(s)  
Subarea 9 (1997)

District 19 (Wallace)

A council bill to amend and expand the Capitol Mall

Redevelopment District to

include additional properties north of Church Street between 1st and 8th Avenues North as well as certain parcels south of Church Street between 2nd and 5th Avenues North, sponsored by Councilmembers Ludy Wallace and Carolyn Tucker.

**2. 2002Z-016U-13**

Council Bill No. BL2002-996

Map 163-00, Parcel(s) 003

Subarea 13 (1996)

District 28 (Alexander)

A council bill to rezone from AR2a district to RS7.5 district

property at Moss

Road (unnumbered), across from Winton Drive, (28.16 acres), requested by

Wilson

Stevenson, appellant, for Harding University, Inc. et al, owners.

**3. 2002Z-020U-14**

Council Bill No. BL2002-999

Map 107-00, Parcel(s) 146, 151

Subarea 14 (1996)

District 15 (Loring)

A council bill to rezone from IWD and OR20 districts to CS

district properties

at Royal Parkway (unnumbered), at the intersection of Royal Parkway and Rachel Drive, (11.53 acres), requested by Wood Caldwell of Southeast Venture LLC, appellant, for Royal Park Investments, L.P., owner.

**4. 2002Z-032U-11**

Council Bill No. BL2002-994

Map 119-08, Parcel(s) 63, 124

Subarea 11 (1999)

District 13 (Derryberry)

A council bill to rezone from CL and RS10 districts to CS district

property at

1000 East Thompson Lane and East Thompson Lane (unnumbered), south of

Currey

Road, (6.08 acres), requested by Roy Dale of Dale & Associates, appellant, for KLI Inc., and Kano Labs Inc., owners.

**5. 2002Z-033G-02**

Map 007-00, Parcel(s) 198, 199, 200, 201

Subarea 2 (1995)

District 10 (Balthrop)

A request to change from R40 district to RM4 district properties at

1900, 1906,

1910, 1914 Tinnin Road, at the intersection of Tinnin Road and Springfield Highway, (6.26 acres), requested by Richard Uselton, owner.

**6. 2002Z-034U-09**

Map 081-16, Parcel(s) 724, 725

Subarea 9 (1997)

District 20 (Haddox)

A request to change from CS district to RS3.75 district properties at 934 and 938

Locklayer Street, at the intersection of Locklayer Street and 10th Avenue North, (0.17 acres), requested by Dale & Associates Engineers, appellant, for K-2 Creative, owner.

**7. 114-66-G-07**

Howard Johnson Motor Lodge

Map 102, Parcel(s) 50

Subarea 7 (2000)

District 22 (Hand)

A request to cancel a portion of the Commercial Planned Unit Development District

located abutting the north margin of Charlotte Pike at I-40 West, classified within the CL district, (6.04 acres), to permit the cancellation of an existing motor lodge and a restaurant from the PUD leaving an automobile repair center as the remaining use in the PUD, requested by Pinnacle Media LLC, appellant, for A V Enterprises, owner.

**8. 91P-006U-12**

Thompson Station Commercial PUD

Map 147-07, Parcel(s) 108, 109, 110

Subarea 12 (1997)

District 26 (Arriola)

A request to cancel a portion of the Commercial Planned Unit Development

District located abutting the west margin of Nolensville Pike, south of Bass Avenue, classified within the CL district, (21.97 acres), to delete three small undeveloped parcels from the PUD, (.50 acres), where the remainder of the PUD was approved for 201,540 square feet of retail/office uses, requested by Morteza Shams, owner.

## **PRELIMINARY PLAT SUBDIVISIONS**

**9. 2002S-082G-12**

SUNDOWN GREEN (formerly Greenway)

Map 181, Parcel(s) 036

Subarea 12 (1997)

District 31 (Knoch)

A request for preliminary plat approval of 156 lots abutting the south margin of

Culbertson Road, approximately 1,675 feet south of Old Hickory Boulevard, (43.35 acres), classified within the RS10 district, requested by H. Maxine Sullivan, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

**10. 2002S-102G-06**

ARBORS at BELLEVUE (formerly Buttrey Place)

Map 128, Parcel(s) 056

Subarea 6 (1996)

District 23 (Bogen)

A request for preliminary plat approval of 26 lots abutting the east margin of

Sawyer Brown Road, approximately 120 feet south of Williamsport Court, (13.88 acres), classified within the R20 district, requested by Classic Properties, owner/developer, Civil Site Design Group, surveyor.

**VIII. PLANNED UNIT DEVELOPMENTS (revisions)**

**11. 116-74-G-12**

Oak Highlands, Phase 4

Map 173, Parcel(s) Pt of 165

Subarea 12 (1997)

District 31 (Knoch)

A request to revise the preliminary and for final approval for Phase 4 of the

Residential Planned Unit Development District located abutting the west margin of

Blue Hole Road, south of Bell Road, classified within the R15 district, (18.53 acres), to develop 79 single-family lots and a street to an adjoining property, replacing 75 single-family lots on the approved plan and eliminating an internal through street, requested by MEC, Inc., for Pine Oaks Properties Two, L.L.P. owner.

**12. 74-79-G-13**

Nashboro Village

Map 135, Parcel(s) 324 & part of 276

Subarea 13 (1996)

District 28 (Alexander)

A request to revise the preliminary plan for Phases 11 and 13 of the Residential

Planned Unit Development District located abutting both sides of Nashboro Boulevard, east of Murfreesboro Pike, classified within the R10 district, (18.18 acres), to permit an increase from 143 to 155 condominium units in Phase 11,

and to reduce the number of units in Phase 13 from 95 to 48 units, and to change the unit type from apartments to townhouse condominiums, for a net decrease of 35 units in the overall PUD development, requested by Wamble and Associates, appellant, for WDN Properties, LTD, owner.

- 13. 117-83-U-14**  
Two Rivers Corporate Center (formerly Music City Outlet Center)  
Map 62, Parcel(s) 232  
Subarea 14 (1996)  
District 14 (Stanley)  
A request for final approval of the Commercial (General) Planned

Unit

(33.31 Development District located abutting the north margin of McGavock Pike, acres), classified within the CA district, to develop a 283,691 square foot office building, requested by Ragan-Smith Associates, appellant, for Two Rivers Corporate Center, owner.

- 14. 88-85-P-06**  
West Park  
Map 114, Parcel(s) 261-263  
Subarea 6 (1996)  
District 23 (Bogen)  
A request to revise the undeveloped Residential Planned Unit

Development District

located abutting the south margin of Charlotte Pike, north of I-40, classified within the R15 district, (40 acres), to permit 240 multi-family units, replacing 240 multi-family units on the approved plan, requested by Ragan-Smith Associates, appellant, for A. K. M. Fakhruddin et al, owners. (Deferred from meetings of 3/14/02 and 3/28/02).

**IX. MANDATORY REFERRALS**

- 15. 2002M-031U-09**  
Gateway Boulevard Property Sale and Easement  
Map , Parcel(s)  
Subarea 9 (1997)  
District 19 (Wallace)  
A request to convey fee simple interest in property totaling 221

square feet to

the Nashville & Eastern Railroad Authority, and a permanent easement totaling 128 square feet to the railroad to relocate tracks and associated equipment for the construction of Gateway Boulevard, requested by the Interim Director of Public Works.

- 16. 2002M-032U-09**  
Tennessee Performing Arts Center Sign and Elevator

Encroachment  
Map 93-23, Parcel(s) 7  
Subarea 9 (1997)  
District 19 (Wallace)

A request to encroach over the public sidewalk at the corner of Deaderick

Street and 7th Avenue North for the Tennessee Performing Arts Center (TPAC) with a sign marquee and on the public sidewalk along Deaderick Street with an elevator tower. The sign marquee is curved in shape and encroaches 14' over the sidewalk at a height of 12' above the sidewalk for a length of 63'6" on Deaderick Street and continues around the corner of the building at the same height above and over the sidewalk. The elevator tower contains two elevators and encroaches up to 16' on the sidewalk for a distance of 21 feet along Deaderick Street with a total tower height of 75' as measured from the sidewalk. These encroachments are requested by Thom Meek of Earl Swensson & Associates for the State of Tennessee, owner.

**17. 2002M-033U-07**

Easement Acquisitions for Water & Sewer Lines at I-40/White Bridge Road/Briley Parkway  
Map 91, Parcel(s)  
Subarea 7 (2000)  
District 22 (Hand)

A request to acquire 11 easements for water and sewer line relocations due to

TDOT's widening of I-40 for the Briley Parkway flyover to be constructed at White Bridge Road/I-40, requested by Metro Water Services.

**18. 2002M-034G-06**

Council Bill No. BL2002-990  
Lease Amendment for 800 MHz Communications Tower on Griffith Road  
Map 154, Parcel(s) 36.01  
Subarea 6 (1996)  
District 35 (Lineweaver)

A council bill to amend a lease between Metro Government and the State of

Tennessee for an 800 MHz emergency communications tower located on Griffith Road in Bellevue, requested by the Director of Public Property

**19. 2002M-035G-14**

Council Bill No. BL2002-991  
Lease for Pearl Sims Development and Learning Center at Opry Mills  
Map , Parcel(s)  
Subarea 14 (1996)  
District 15 (Loring)

A council bill to lease space at Opry Mills for the Pearl Sims Development

and Learning Center, sponsored by Councilmembers Jim Shulman and Tony Derryberry.

**X. OTHER BUSINESS**

**20.** Legislative Update

**XI. ADJOURNMENT**