



**AGENDA**  
**OF THE**  
**METROPOLITAN PLANNING COMMISSION**

*August 22, 2002*  
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- I. **CALL TO ORDER**
  
- II. **ADOPTION OF AGENDA**  
**Action: Approved with correction to item #26 on page 8 to add parcel 100 to caption (9-0)**
  
- III. **APPROVAL OF JULY 25, 2002 MINUTES**  
**Action: Approved (9-0)**
  
- IV. **RECOGNITION OF COUNCILMEMBERS**
  
- V. **PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**  
**Action: Approved (9-0)**
  
- VI. **PUBLIC HEARING: CONSENT AGENDA**  
**Action: Approved (9-0) with exception of #14, #22, #23 and #33 to be heard**
  
- VII. **PUBLIC HEARING ITEMS FROM JULY 25, 2002 COMMISSION MEETING**

**ZONING MAP AMENDMENTS**

- 1.                   **2002Z-075G-12**  
Map 174, Parcels 1, 2 and 192  
Subarea 12 (1997)  
District 31 (Knoch)

A request to change from AR2a district to RS10 and RM15 districts properties at 765 Preston Road and Preston Road (unnumbered), approximately 1,250 feet west of Cane Ridge Road, (145 acres), requested by Roy Dale of Dale & Associates, appellant, for Charles and Darinda Paul, Milton Paul, and Allen Paul, owners. **(Deferred from meeting of 07/25/02).**

**Action: Approved with conditions (8-1)**

- 2.                   **2002Z-076U-12**  
Map 162, Parcels 105 and 130  
Subarea 12 (1997)  
District 31 (Knoch)

A request to change from AR2a district to CL district properties at Bell Road (unnumbered), at the intersection of Bell Road and Old Hickory Boulevard, (6.34 acres), requested by George Tomlin of GBT Realty Corporation, appellant, for William Dyer, owner. **(Deferred from meeting of 07/25/02).**

**Action: Disapproved (9-0)**

- 3.                   **2002Z-077U-12**  
Council Bill No. BL2002-1149  
Map 162, Parcels 103, 129, 194, 195, 196, 197, 198 and  
Part of Parcels 100 (3.2 acres), 101 (2.6 acres), 102 (2.9  
acres) and 125 (3.5 acres)  
Subarea 12 (1997)  
District 31 (Knoch)

A council bill to rezone from AR2a district to SCR district properties at 14838, 14844, 14850, 14854, 14860, 14864 Old Hickory Boulevard, 1584, 1604 Bell Road, and Bell Road (unnumbered), at the intersection of Bell Road and Old Hickory Boulevard, (33 acres), requested by Edward Owens of Gresham, Smith & Partners, appellant, for Jeff Seat, Sylvia Patterson, Charles Robinson, James Watson, Ida Watson, Camille Reasonover, and Bill O'Neil, owners. **(Deferred from meeting of 07/25/02).**

**Action: Disapproved (9-0)**

4. **2002Z-078U-14**  
Map 96-9, Parcels 96 and 97  
Map 96-13, Parcel 20  
Subarea 14 (1996)  
District 15 (Loring)

A request to change from CL district to R10 district properties at 420, 424 Donelson Pike, and Donelson Pike (unnumbered), approximately 160 feet south of Lakeland Drive, (9.46 acres), requested by Councilmember J. B. Loring, appellant, for Ria Graman, Betty Borth, and S. Plant, owners. **(Deferred from meeting of 07/25/02).**

**Action: Approved (9-0)**

#### **PRELIMINARY PLAT SUBDIVISIONS**

5. **2002S-154G-12**  
CANE RIDGE ESTATES  
Map 174, Parcel 35  
Subarea 12 (1997)  
District 31 (Knoch)

A request for preliminary plat approval to create 68 lots abutting the northeast margin of Cane Ridge Road, approximately 2,765 feet southeast of Old Franklin Road, (31.0 acres), classified within the RS15 district, requested by Dotson and Thomasson, owner/developer, Dale and Associates, surveyor. **(Deferred from meeting of 07/25/02).**

**Action: Approve with conditions (9-0)**

6. **2002S-206G-03**  
PRESTWICK PLACE  
Map 49, Parcels 350, 351 and 352  
Subarea 3 (1998)  
District 3 (Nollner)

A request for preliminary plat approval for 49 cluster lots abutting the west margin of Knight Road, approximately 577 feet north of Brook Manor Drive, (13.31 acres), classified within the R10 district, requested by Allen Earps, owner/developer, MEC, Inc., surveyor. **(Deferred from meeting of 07/25/02).**

**Action: Approved subject to grading plans being approved prior to issuance of building permits for lots 23, 24 and 25 (9-0)**

**VIII. PUBLIC HEARING ITEMS FOR CANCELLED AUGUST 8, 2002  
COMMISSION MEETING**

**ZONING MAP AMENDMENTS**

- 7. 2002Z-079U-10**  
Council Bill No. BL2002-1153  
Map 104-2, Parcel 225  
Subarea 10 (1994)  
District 21 (Whitmore)

A request to change from RM20 district to ORI district property at 310 31st Avenue North, approximately 200 feet north of Long Boulevard, (0.14 acres), requested by Michael Marchetti, appellant, for Ronald Anderson, owner.

**Action: Approved (9-0)**

- 8. 2002Z-080U-12**  
Map 147-4, Parcel 97  
Subarea 12 (1997)  
District 26 (Arriola)

A request to change from R6 district to OL district property at Wallace Road (unnumbered), abutting the southern margin of Harding Place, (2.4 acres), requested by John Bentley and Debra Dunlap, appellants, for Russell Davis, trustee.

**Action: Approved (9-0)**

- 9. 2002Z-081G-13**  
Map 123, Parcel 50  
Subarea 13 (1996)  
District 12 (Ponder)

A request to change from RS15 district to AR2a district property at 1874 Bakers Grove Road, approximately 4,000 feet west of Hobson Pike, (42.42 acres), requested by Bobbi J. Box, for Karl Ray Montgomery, Jr., owner.

**Action: Approved (9-0)**

- 10.**                    **2002Z-082U-05**  
Map 71-15, Parcel 252  
Subarea 5 (1994)  
District 5 (Hall)

A request to change from RS5 district to RM9 district property at 1319 Lischey Avenue, approximately 200 feet south of Marie Street, (.37 acres), requested by Anita Cartmell, for James Roberts, Jr., and Shelly Pratt, owners.

**Action: Disapproved (9-0)**

**PRELIMINARY PLAT SUBDIVISIONS**

- 11.**                    **2002S-152U-03**  
THELMA HARDY SUBDIVISION  
Map 70-7, Parcel 60  
Subarea 3 (1998)  
District 2 (Black)

A request for final plat approval to subdivide one parcel into three lots and a sidewalk variance abutting the north margin of Lincoln Street, approximately 370 feet east of Old Buena Vista Road, (3.59 acres), classified within the RS7.5 district, requested by Thelma Hardy, owner/developer, Jenkins and Jenkins Land Surveying, surveyor.

**Action: Approved with conditions and subject to variance (9-0)**

- 12.**                    **2002S-207G-14**  
VILLAGE OF OLD HICKORY, Section A,  
Resubdivision of Lot 189A  
Map 44-15, Parcel 413  
Subarea 14 (1996)  
District 11 (Brown)

A request for final plat approval to subdivide one lot into two lots abutting the northeast margin of Riverside Road, approximately 367 feet southeast of Jones Street, (1.13 acres), classified within the R15 district, requested by Michael W. and Tara E. Peek, owners/developers, Crockett Surveying, surveyor.

**Action: Approved with conditions and subject to variance (9-0)**

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

- 13. 74-79-G-13**  
Nashboro Village, Tract 13  
Map 135, Parcel 417  
Subarea 13 (1996)  
District 28 (Alexander)

A request for final PUD approval for a portion of the Residential Planned Unit Development District located abutting the south margin of Nashboro Boulevard and the east margin of Flintlock Court, classified within the R10 district, (5.19 acres), to develop 48 townhomes, consistent with the preliminary PUD plan, requested by Wamble and Associates, PLLC, for WDN Properties, LTD, owner.

**Action: Approved (9-0)**

**X. MANDATORY REFERRALS**

- 14. 2002M-070U-03**  
Partial Closure of Winstead Avenue and Alley #1039  
Map 71-1, Parcels 57, 60 and 65  
Subarea 3 (1998)  
District 2 (Black)

A request to close a 290-foot portion of Winstead Avenue from the mid-point of the right-of-way between Monticello Street and Old Matthews Road to the terminus of Winstead Avenue at Monticello Street, and to close all of Alley #1039 from the east margin of Old Matthews Road to the west margin of Monticello Street, both within map 71-01, as part of a consolidation plat request (2002S-201U-03), requested by John and Judy Newell, appellants, for Joseph Herrod, et al, E. C. Bender, Cleve Yokley, James Allen, Jessie Teasely, and J. P. Ingle, abutting property owners. (Easements to be retained).

**Action: Deferred indefinitely (9-0)**

15. **2002M-080U-10**  
Vanderbilt University Fiber Optic Cable  
Aerial Encroachment  
Map 104-3, Parcel 247  
Map 104-6, Parcel 162  
Subarea 10 (1994)  
District 18 (Hausser)

A request for an aerial encroachment to hang approximately 4,700 feet of fiber optic cable at a minimum height of 18 feet over the public right-of-way, extending from 115 28th Avenue South to 3319 West End Avenue, requested by Vanderbilt University, appellant/owner.

**Action: Approved (9-0)**

16. **2002M-082U-10**  
Nicholson's Hi-Fi Sign Encroachment  
Map 92-16, Parcel 123  
Subarea 10 (1994)  
District 21 (Whitmore)

A request to install a banner-style sign measuring 12 feet in height and 33 inches wide, with a 10-foot clearance above the public sidewalk for Nicholson's Hi-Fi Center, Inc., requested by Alexander M. Nicholson, Jr., appellant/owner.

**Action: Approved (9-0)**

## **XI. OTHER BUSINESS**

17. Consider a request to rehear a sidewalk variance request for Villages of Brentwood, Phase 11, 99S-097U-12, requested by Rex Garton, homeowner. (Originally heard on 6/27/02).  
**Action: Request denied due to lack of motion pursuant to Commission rules (9-0)**
18. Employee contract for Adetokunbo Omishakin  
**Action: Approved (9-0)**
19. Employee contract for John Broome  
**Action: Approved (9-0)**

**XII. PUBLIC HEARING ITEMS FOR AUGUST 22, 2002 COMMISSION MEETING**

**ZONING MAP AMENDMENTS**

- 20. 2002Z-009U-10**  
Council Bill No. BL2002-963  
Map 117-10, Parcel 95  
Subarea 10 (1994)  
District 25 (Shulman)

A council bill to rezone from R10 district to OR20 district property at 2411 Crestmoor Road, abutting the northern terminus of Bedford Avenue, (0.4 acres), requested by Frank Ingraham, appellant, for Valarie L. Wilson and William J. Wilson, owners. **(Deferred from meeting of 2/14/02).**

**Action: Disapproved (9-0)**

- 21. 2002Z-085G-12**  
Map 172, Parcels 42 and 43  
Subarea 12 (1997)  
District 31 (Knoch)

A request to change from AR2a district to RS15 district property at 5961 and 5975 Mt. Pisgah Road, abutting the southern terminus of Christiansted Lane, (10.3 acres), requested by Patricia Shakoor, appellant/owner.

**Action: Approved (9-0)**

- 22. 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.

**Action: Deferred to meeting of September 12, 2002 (9-0)**



- 23.**                           **2002Z-087U-11**  
Map 181, Parcel 35  
Subarea 12 (1997)  
District 31 (Knoch)

A request to change from AR2a district to R10 district property at 6057 Culbertson Road, abutting the southern margin of Culbertson Road, (7.22 acres), requested by Eugene T. Collins, appellant/trustee.

**Action: Approved with conditions (9-0)**

- 24.**                           **2002Z-088G-06**  
Council Bill No. BL2002-1144  
Map 155, Parcels 92.02 and 244  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to change from RS30 and RS40 districts to RS10 district property at 8264 Collins Road and Collins Road (unnumbered), at the intersection of Collins Road and Collinswood Drive, (4.52 acres), requested Joseph Petrosky, appellant, for Cecil and Charlotte Branstetter, owners.

**Action: Approved with conditions (9-0)**

- 25.**                           **2002Z-089U-08**  
Map 82-9, Parcels 77 and 78  
Subarea 8 (1995)  
District 20 (Haddock)

A request to change from IR district to MUN district properties at 1502 5th Avenue North and 4th Avenue North (unnumbered), abutting the northern margin of Van Buren Street, (0.60 acres), requested by Anthony Werthan, appellant, for Werthan Packaging, Inc.

**Action: Approved (9-0)**

- 26.**                           **2002Z-090U-07**  
Map 91-12, Parcels 96, 97, 98, 99, 100, 101, 105,  
108, 109, 110, 147, 148, 149 and 151  
Subarea 7 (2000)  
District 21 (Whitmore)

A request to change from R6 district to IR district properties at 4300, 4301, 4302, 4304, 4306, 4307, 4308, 4309, 4311, 4312 Georgia Avenue, 4300, 4310, 4312, 4314 Delaware Avenue, (2.65 acres), requested by James R. Hunter, appellant/owner.

**Action: Disapproved (9-0)**

27. **2002P-005U-10**  
Glen Echo Hall  
Map 117-15, Parcel 66  
Subarea 10 (1994)  
District 25 (Shulman)

A request for preliminary approval for a Planned Unit Development located abutting the south margin of Glen Echo Road, 200 feet west of Hillmont Drive, classified within the R10 district, (2.06 acres), to permit the development of four duplex lots, including eight residential units, requested by Gresham-Smith and Partners, for Mrs. John Bean, owner.

**Action: Deferred indefinitely (9-0)**

### **PRELIMINARY PLAT SUBDIVISIONS**

28. **2002S-229G-14**  
WINDSTAR ESTATES  
Map 43, Part of Parcels 7 and 8  
Subarea 14 (1996)  
District 11 (Brown)

A request for preliminary plat approval for 85 lots abutting the southwest margin of Swinging Bridge Road and the northwest corner of Warren Drive and Keeton Avenue, (38.28 acres), classified within the R10 and R15 districts, requested by Gene H. Scott, Jr., owner, Charlie Rhoten, developer, Burns and Associates, Inc., surveyor.

**Action: Deferred to meeting of September 26, 2002 (9-0)**

### **XIII. FINAL PLAT SUBDIVISIONS**

29. **2001S-141U-04**  
COATS INDUSTRIAL PARK  
Map 60-4, Parcel 18  
Subarea 5 (1994)  
District 4 (Majors)

A request to revise the preliminary plat to remove one lot and 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.

**Action: Deferred to meeting of September 12, 2002 (9-0)**

- 30. 2002S-192U-03**  
RICHARDS SUBDIVISION  
Map 80-4, Parcel 2  
Subarea 3 (1998)  
District 2 (Black)

A request for final plat approval to subdivide one parcel into two lots abutting the southeast margin of Ashton Avenue, approximately 1,030 feet southwest of Hydes Ferry Road, (.68 acres), classified within the RS10 district, requested by Gus Richards, Jr., owner/developer, Michael R. Williams, surveyor.

**Action: Approved with conditions and subject to variance (9-0)**

- 31. 2002S-224A-12**  
GREENWOOD HILLS ADDITION, Section 2, Lot 132  
Map 133-12, Parcel 299  
Subarea 12 (1997)  
District 27 (Sontany)

A request to amend the setback line on Jasmin Drive from 30 feet to 18 feet on a lot abutting the southwest corner of Jessie Drive and Jasmin Drive, (.24 acres), classified within the R10 district, requested by Larry M. and Alice J. Wherry, owners/developers.

**Action: Approved (9-0)**

#### **XIV. PLANNED UNIT DEVELOPMENTS (revisions)**

- 32. 210-73-G-14**  
Performance Marine  
Map 97, Parcel 124  
Subarea 14 (1996)  
District 12 (Ponder)

A request to revise the preliminary plan for 1,000 square feet of additional office space and final approval for a phase of the Commercial Planned Unit Development located abutting the north margin of Sell's Road, east of Old Hickory Boulevard, classified within the CL district, (1.44 acres), to permit the development of a 11,000 square foot boat sales facility, requested by R. Chris Magill Architects, Inc., for Mike and Gregg Taylor, owners.

**Action: Approved (9-0)**

- 33. 74-79-G-13**  
Nashboro Village (Fairway Villas)  
Map 135, Part of Parcel 323  
Subarea 13 (1996)  
District 28 (Alexander)

A request for final approval for a phase of the Residential Planned Unit Development District located abutting the south margin of Nashboro Boulevard, east of Flintlock Court, classified within the R10 district, (2.42 acres), to permit 24 multi-family units with lots, requested by McKinney Engineering, for WDN Properties LTD., owner.

**Action: Approved with conditions (9-0)**

- 34. 84-87-P-13**  
Christian Network International  
Map 163, Parcels 147, 150, 190 and 323  
Subarea 13 (1996)  
District 28 (Alexander)

A request for final Planned Unit Development approval for a phase of the Commercial Planned Unit Development District located abutting the north margin of Old Franklin Road and the south margin of Mt. View Road, (13.72 acres), to permit the development of 50,900 square feet of warehouse/distribution, requested by Hastings Architecture Associates, for South Creek Properties, owner.

**Action: Approved (9-0)**

## **XV. MANDATORY REFERRALS**

- 35. 2002M-084U-14**  
Lease Agreement with U.S. Army for  
Lock Two Park Property  
Map 52  
Subarea 14 (1996)  
District 15 (Loring)

An ordinance approving a lease agreement between Metro Government and the United States of America, Department of the Army, acting by and through the Metro Board of Parks and Recreation, for the existing Lock Two Park, adjacent to Cheatham Lock and Dam, as requested by the Metro Legal Department.

**Action: Approved (9-0)**

- 36. 2002M-085U-10**  
Close 50-foot Unnumbered Alley east of 31<sup>st</sup> Avenue North  
Map 104-2, Parcels 246 and 250  
Subarea 10 (1994)  
District 21 (Whitmore)

A request to close an unnumbered alley extending 50 feet from the north margin of Alley #700, requested by Phillip Baty of Baty Development Group, LLC, for Scott Clayton & Howard Anderson, et al., abutting or affected property owners.

**Action: Approved (9-0)**

- 37. 2002M-086G-10**  
Skymont Water Pumping Station Abandonment  
Map 131-13, Parcel 35  
Subarea 10 (1994)  
District 33 (Turner)

An ordinance abandoning the Skymont Water Pumping Station, located at 1612 Tynewood Drive, for Project No. 02-WG-92, as requested by Metro Department of Water Services.

**Action: Approved (9-0)**

## **XVI. OTHER BUSINESS**

- 38.** Employee Contract Amendment for David Kleinfelter  
**Action: Approved (9-0)**
- 39.** Employee Contract for Brian Wallace  
**Action: Approved (9-0)**
- 40.** Legislative Update

## **XVII. ADJOURNMENT**