



**February 28, 2002 Actions of the Planning Commission  
(For more specific information, call 862-7190)**

**AGENDA  
OF THE  
METROPOLITAN PLANNING COMMISSION**

*February 28, 2002*

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- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**  
*Action: Approved (6-0)*
- III. APPROVAL OF FEBRUARY 14, 2002 MINUTES**  
*Action: Approved (6-0)*
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**  
*Action: Approved (6-0)*
- VI. PUBLIC HEARING: CONSENT AGENDA**  
*Action: Approved (6-0)*
- VII. PUBLIC HEARING  
ZONING MAP AMENDMENTS**
  - 1. 2002Z-005T**  
Council Bill No. BL2002-969  
Map , Parcel(s)  
Subarea ()  
District ()

A council bill to amend Section 17.32.040H (Exempt Signs) of the Zoning Ordinance to allow official government, fraternal, religious, or civic flags to be displayed in a fashion other than being mounted individually on permanent poles attached to the ground or building, requested by Councilmembers Don Majors, Leo Waters, and Carolyn Tucker. (Deferred from meeting of 2/14/02).

**Action: *Approved with proposed amendment (5-1)***

**2. 2000Z-073G-06**

Council Bill No. BL2000-394

Map 128-00, Parcel(s) 71 (32.5 ac); 44 (26.31 ac)

Subarea 6 (1996)

District 23 (Bogen)

A council bill to rezone from R15 and R20 districts to RM4 district property at Old Hickory Boulevard (unnumbered), approximately 1,900 feet south of Ridgelake Parkway, (58.81 acres), requested by Gary Whaley, appellant, for Hutton R. Buchanan et ux, owners. (See also PUD Proposal 2001P-003G-06).

**Action: *Approved (6-0)***

**3. 2001P-003G-06**

Council Bill No. BL2001-654

Hutton Residential Development

Map 128, Parcel(s) 44 (26.31 ac); Map 128, Parcel(s) 71 (32.50 ac)

Subarea 6 (1996)

District 23 (Bogen)

A council bill for preliminary approval of a Planned Unit Development District located along the west margin of Old Hickory Boulevard, approximately 2,000 feet south of Ridgelake Parkway, (58.81 acres), classified R15 and R20 districts and proposed for RM4 district, to permit 130 condominium units and a 484 square foot clubhouse in three phases with 42 acres of open space, requested by Dale and Associates, appellant, for Hutton R. Buchanan et ux, owners. (See also Zone Change Proposal 2002Z-073G-06).

**Action: *Approved with conditions (6-0)***

**4. 2001Z-125G-13**

Map 164-00, Parcel(s) 276

Subarea 13 (1996)

District 29 (Holloway)

A request to change from RM15 district to CS district property at Murfreesboro Pike (unnumbered), at the intersection of Murfreesboro Pike and Summercrest Boulevard, (5.3 acres), requested by Joe McConnell of MEC, Inc., appellant, for Summerfield Development, LLC, owner. (Deferred indefinitely at December 6, 2001 meeting).

**Action: *Disapproved as contrary to the General Plan (6-0)***

5.     **2002Z-008U-03**  
Map 059-00, Parcel(s) 135  
Subarea 3 (1998)  
District 2 (Black)

A request to change from RS7.5 district to RM4 district property at Whites Creek Pike (unnumbered), at the eastern terminus of Revels Drive, (91 acres), requested by Robert Stout of RLS Investments Company, appellant, for P.H.P. Ministries, owner.

**Action: *Deferred indefinitely (6-0)***

6.     **2002Z-009U-10**  
Council Bill No. BL2002-963  
Map 117-10, Parcel(s) 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: *Deferred indefinitely (6-0)***

7.     **2002Z-011G-04**  
Council Bill No. BL2002-965  
Map 042-11, Parcel(s) 81, 82  
Subarea 4 (1998)  
District 3 (Nollner)

A council bill to rezone from RS20 district to RM4 district properties at Old Hickory Boulevard (unnumbered), abutting the southern terminus of Heritage Drive, (3.6 acres), requested by Gary Keckley of Goodworks Unlimited LLC, appellant, for Earl Pate Sr. and Earl Pate Jr., owners. (Deferred from meeting of 2/14/02).

**Action: *Deferred indefinitely (6-0)***

8.     **2002Z-014U-05**  
Map 072-16, Parcel(s) 204  
Subarea 5 (1994)  
District 7 (Cambell)

A request to change from R10 district to RM9 district property at 2106 Porter Road, at the intersection of Porter Road and Hayden Drive, (0.51 acres), requested by Nola Troxel and Bell Troxel, owners.

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

- 9. 2002Z-015U-10**  
Map 105-02, Parcel(s) 100  
Subarea 10 (1994)  
District 19 (Wallace)

A request to change from IWD district to CS district property at 919 8th Avenue South, approximately 100 feet north of Archer Street, (0.14 acres), requested by Peter Weiss of Weiss and Weiss Attorneys, appellant, for Leon Strauss, owner.

***Action: Motion to disapprove as contrary to the General Plan failed for lack of a second; Approved (4-1-1)***

- 10. 2002Z-017G-02**  
Map 041-12, Parcel(s) 002, 003  
Subarea 2 (1995)  
District 3 (Nollner)

A request to change from RS20 district to CS district properties at 1100 A, 1100 B Bell Grimes Lane, approximately 200 feet west of Dickerson Pike, (0.43 acres), requested by Buist Richardson of Mission Property Company, appellant, for Hettie Ann Wall, owner.

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

## **PRELIMINARY PLAT SUBDIVISIONS**

- 11. 2002S-031G-02**  
The FIELDS of BRICK CHURCH  
Map 041, Parcel(s) 114  
Subarea 2 (1995)  
District 4 (Maiors)

A request for preliminary plat approval to create 37 lots abutting the east margin of Brick Church Pike, south of Bellshire Drive, (10.0 acres), classified within the R10 district, requested by J. Michael Crane, M.D., owner/developer, Bridges Land Surveying, surveyor.

***Action: Approved with conditions, including a condition requiring the Traffic Engineer to evaluate sight distance along Brick Church Pike at project entrance prior to final plat approval by the Metro Planning Commission, and staff to review whether Subarea 2 Plan policy and current RS20 and R10 zoning is appropriate in this area for future development (7-0)***

**12. 2002S-046G-12**

CANE RIDGE FARMS, Revised  
Map 174-00, Parcel(s) 017 & 214  
Subarea 12 (1997)  
District 31 (Knoch)

A request for revised preliminary approval for 498 lots abutting the southwest margin of Cane Ridge Road, approximately 2,000 feet south of Old Franklin Road, (162 acres), classified within the RS10 district, requested by Dotson-Thomason, owner/developer, Dale and Associates, Inc., surveyor.

***Action: Approved with conditions and a bond for extension of public roads, utilities and sidewalks (6-0)***

**13. 2002S-049U-03**

ALPINE HILL (FORMERLY CALDWELL WRIGHT  
SUBDIVISION)  
Map 070-09, Parcel(s) 008  
Subarea 3 (1998)  
District 2 (Black)

A request for preliminary plat approval to create 8 lots abutting the east margin of Alpine Avenue, and the north margin of Pfeiffer Street, classified within the R10 district, (2.4 acres), requested by Greg Daniels, surveyor, for Caldwell Wright, owner.

***Action: Approved with conditions and a bond for extension of public roads, utilities and sidewalks with a variance to Section 2-6.2.1, Table 2 of the Subdivision Regulations if the 3 foot right-of-way dedication creates lots that fall below the minimum lot size 10,000 square foot requirement (7-0)***

## VIII. FINAL PLAT SUBDIVISIONS

### 14. 2002S-042G-14

JOHN FRANKLIN PROPERTY

Map 076, Parcel(s) 004.01, 004.02, 004.03, 004.04 & 005

Subarea 14 (1996)

District 11 (Brown)

A request for final plat approval to subdivide five parcels into two lots abutting the east margin of Tulip Grove Road, approximately 250 feet north of Leesa Ann Lane, (1.34 acres), classified within the R10 district, requested by John Franklin, owner/developer, Ernest P. Hall, surveyor.

***Action: Approved with conditions and a variance to the Subdivision Regulations for street frontage (Section 2-4.2), sidewalks along Tulip Grove Road and Shadowlawn Drive (Section 2-6.1), and a revised final plat prior to recordation (7-0)***

### 15. 2002S-043U-03

ALPINE TERRACE, Resubdivision of Part of Lot 13

Map 070-05, Parcel(s) 029

Subarea 3 (1998)

District 2 (Black)

A request for final plat approval to subdivide one parcel into two lots abutting the west margin of Stivers Street, approximately 139 feet north of West Street, (.68 acres), classified within the R10 district, requested by Stephen F. Meade, owner/developer, Thornton and Associates, Inc., surveyor.

***Action: Approved with conditions and a variance to the Subdivision Regulations for a sidewalk on Stivers Street (Section 2-6.1), dedication of right-of-way on Stivers Street (Section 2-6.2.1, Table 2), and a demolition bond for a garage on lot 2 (6-0)***

**IX. MANDATORY REFERRALS**

**16. 2002M-020G-14**

Pennington Bend Road Water Line Extension  
Map 062-01, Parcel(s) 3  
Subarea 14 (1996)  
District 15 (Loring)

A request to acquire an easement for a 10" water line extension on Pennington Bend Road between Music Valley Drive and Briley Parkway (99-WG-198; CIB# 96SG005), requested by the Department of Metro Water and Sewerage Services.

**Action: Approved (6-0)**

**X. OTHER BUSINESS**

**17. Employee contract for Jim McAteer**

**Action: Approved (6-0)**

**18. Employee contract for Kathryn Fuller**

**Action: Approved (6-0)**

**19. Amendment to existing MPO contract with ICF Consulting for the Preparation of a Regional Funding Strategy Plan**

**Action: Approved (6-0)**

**20. Legislative Update**

**XI. ADJOURNMENT**