



AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION

January 10, 2002

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF NOVEMBER 26, DECEMBER 6, AND DECEMBER 13, 2001 MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PRESENTATIONS TO VICKI OGLESBY AND COUNCILMEMBER PHIL PONDER**
- VI. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**
- VII. PUBLIC HEARING: CONSENT AGENDA**
- VIII. PUBLIC HEARING: SUBDIVISION REGULATIONS AMENDMENT (SIDEWALKS)**
- IX. PUBLIC HEARING
ZONING MAP AMENDMENTS**

- 1. 2001Z-059U-03**
Map 071-14, Parcel(s) 52
Subarea 3 (1998)
District 2 (Black)

A request to change from RS5 district to CS district property at Brick Church Pike (unnumbered), north of Baptist World Center Drive, (0.17 acres), requested by Hozell Anderson, owner. (See also Subdivision 2001S-319U-03).

- 2. 2001Z-127U-14**
Map 084-00, Parcel(s) 12, 25
Subarea 14 (1996)
District 15 (Loring)

A request to change from R15 district and AR2a district to CS district properties located at the terminus of Two Rivers Court and bordered by Briley Parkway and Nashville & Eastern Railroad, a portion of the property located in a Commercial Planned Unit Development District, (75.8 acres), requested by Randy Caldwell of Ragan-Smith Associates, appellant, for Laurie (Eakes) Mills and L.P. HJL, L.P., owners. (See PUD Proposal No. 84-82-U-14).

- 3. 84-82-U-14**
Donelson Kennels
Map 84, Parcel(s) 25, Part of 12
Subarea 14 (1996)
District 14 (Stanley)

A request to cancel the Planned Unit Development District located east of Briley Parkway, at the southern terminus of Two Rivers Court, classified R15 and proposed for CS district, (27.2 acres), approved for use as a kennel and pasture, requested by Randy Caldwell of Ragan-Smith Associates, appellant, for HJL, L.P. and Laurie Mills, owners. (See Zone Change Proposal No. 2001Z-127U-14).

- 4. 2002Z-001U-03**
Map 071-05, Parcel(s) 18, 242, 243
Subarea 3 (1998)
District 2 (Black)

A request to change from CN district and RS7.5 districts to CL district properties at 405 West Trinity Lane and 2206 and 2210 Monticello Drive, approximately 750 feet east of Old Matthews Road, (1.74 acres), requested by Billy and Victor Gregory, owners.

- 5. 2002Z-002U-10**
Map 092-11, Parcel(s) 107, 144, 178, 380, 382, 385; Map 092-11, Parcel(s) Part of 111 (.2 ac), 195 (.43 ac), 377 (.2 ac)
Subarea 10 (1994)
District 21 (Whitmore)

A request to change from CS district to ORI district properties at 2219, 2305, 2401, 2405, 2409, and 2415 Charlotte Avenue, 340 23rd Avenue North, 345 24th Avenue North, and 310 25th Avenue North, east of Park Plaza, (2.21 acres), requested by Tom Ramsey of HCA Realty, appellant, for HCA Realty, Centennial Surgical Center, LTD, Park Plaza Medical Building, LTD, and MPA Nashville, LLC, owners.

- 6. 2002Z-003U-07**
Map 091-16, Parcel(s) 230, 231, 236, 265; Map 091-16, Parcel(s)
part of 238 (.68 ac)
Subarea 7 (2000)
District 24 (Summers)

A request to change from IR district to RM40 district properties at 300 42nd Avenue North, 4108 Dakota Avenue, 4105 Nevada Avenue, Nevada Avenue (unnumbered), and Dakota Avenue (unnumbered), approximately 1,200 feet south of Charlotte Avenue, (4.7 acres), requested by Jeff Jones of Jones Development, appellant, for Jack Oman, Trustee.

- 7. 2002Z-004G-13**
Map 175-00, Parcel(s) 85
Subarea 13 (1996)
District 29 (Holloway)

A request to change from AR2a district to CS district property at 4119 Murfreesboro Pike, approximately 1,100 feet northwest of Hurricane Creek Boulevard, (2 acres), requested by Robert Lanning, appellant, for Cheryle Jonathon and Robert Lanning, owners.

- 8. 2002Z-006U-05**
Map 082-11, Parcel(s) 003
Subarea 5 (1994)
District 5 (Hall)

A request to change from R6 district to OR20 district properties at 516 North 2nd Street, at the terminus of Treutlan Street, (.16 acres), requested by Walter Braden, appellant, for Exum Chapel Christian Episcopal Church, Trustee.

- 9. 300-84-U-04**
Coventry Woods
Map 52-1, Parcel(s) 148 and 149
Subarea 4 (1998)
District 9 (Dillard)

A request to revise a portion of the preliminary plan of the Residential Planned Unit Development District located abutting the east margin of Forest Park Road, 250 feet north of Neeley's Bend Road, classified RS5 district, (3.89 acres), to permit the development of 40 multi-family units, replacing 56 multi-family units, requested by Bruce Rainey and Associates, appellant, for The Amador Company, optionee, and Henry Hooper, owner.

10. 91-71-G-14

Jackson Square Commercial PUD

Map 64-16, Parcel(s) 1; Map 64-15, Parcel(s) 10, 25,-29

Subarea 14 (1996)

District 11 (Brown)

A request to amend the Commercial Planned Unit Development District located abutting the north margin of Lebanon Pike between Andrew Jackson Parkway and Shute Lane, classified SCR district, (23.06 acres), to permit the addition of 3.82 acres, classified CS district, and the development of a 203,622 square foot Wal-Mart Supercenter, and to relocate a 6,500 square foot Blockbuster video rental store, replacing a 111,713 square foot retail center, a 19,715 square foot theater, and a 6,503 square foot video rental store, requested by Carlson Consulting Engineers, appellant, for MRW Retail Joint Venture and B. B. Doubleday Jr., owners.

11. 94P-009U-12

Brentwood Properties

Map 160, Parcel(s) 54 & 223

Subarea 12 (1997)

District 32 (Jenkins)

A request to amend the preliminary plan of the Planned Unit Development District located abutting the north margin of Old Hickory Boulevard and the east margin of Franklin Pike Circle, classified OR40 and CL districts, (14.42 acres), to permit the development of three 6-story, 150,000 square foot office buildings and parking garages, and two 8,000 square foot restaurants, replacing 130 condominium units, a 10 story 250,000 square foot office building and two 8,000 square foot restaurants, requested by Barge, Cauthen and Associates, appellant, for Brentwood Properties, owners.

X. FINAL PLAT SUBDIVISIONS

12. 2001S-184U-09

BALCH & WHITESIDE'S ADDN. to NASH., Resubd. Pt. Lot 5
& 93 (1st Rev.)
Map 082-13, Parcel(s) 119
Subarea 9 (1997)
District 20 (Haddock)

A request for final plat approval to dedicate additional right-of-way along 9th Avenue North, abandon an existing combined sanitary sewer/stormwater line easement and dedicate a new sanitary sewer line easement abutting the north margin of Jackson Street, between 8th Avenue North and 9th Avenue North, (1.8 acres), classified within the MUL Urban Zoning Overlay district, requested by Metropolitan Development and Housing Agency, owner/developer, Thornton and Associates, Inc., surveyor. (See also Mandatory Referral 2002M-008U-08).

13. 2001S-187U-14

MERRY OAKS, Section 4, Resubdivision of Lot 14
Map 095-07, Parcel(s) 128
Subarea 14 (1996)
District 15 (Loring)

A request for final plat approval to subdivide one lot into two lots and a sidewalk variance on McGavock Pike, approximately 250 feet north of Cloverdale Road, (.73 acres), classified within the R10 district, requested by Rosa Bell and Robert L. Pittman, Jr., owners/developers, Daniels and Associates, Inc., surveyor.

14. 2001S-204U-10

EARTHGRAINS BAKING COMPANIES, INC.
Map 105-14, Parcel(s) 204 & 205; Map 118-02, Parcel(s) 057,
059 & 059.1
Subarea 10 (1994)
District 17 (Greer)

A request for sidewalk variances along Elliott Avenue and a portion of Inverness Avenue and Hillview Heights for a previously approved final plat located within both Davidson County and the City of Berry Hill, (6.51 acres), classified within the CS district, requested by Earthgrains Baking Companies, Inc., owner/developer, F. V. Clinkscales, Jr., surveyor.

- 15. 2001S-243G-02**
RIPPETOE SUBDIVISION., Resubdivision of Lot 1
Map 041-12, Parcel(s) 143
Subarea 2 (1995)
District 3 (Nollner)

A request for final plat approval to subdivide one lot into three lots and a sidewalk variance on Darbytown Drive and Dickerson Pike, located at the southwest corner of Darbytown Drive and Dickerson Pike (2.36 acres), classified within the CS District, requested by M. D. and Karen Rippetoe and C. H. and Juanita Evilcizer, owners/developers, Land Surveying, Inc., surveyor.

- 16. 2001S-319U-03**
R. ANDERSON SUBDIVISION
Map 071-14, Parcel(s) 032 & 033
Subarea 3 (1998)
District 2 (Black)

A request for final plat approval to consolidate two lots and one parcel into one lot abutting the west margin of Brick Church Pike, approximately 172 feet south of Fern Avenue (.69 acres), classified within the CS and RS5 districts, requested by Hozell Anderson, owner/developer, Land Surveying, Inc., surveyor. (See Zone Change 2001Z-059U-03).

- 17. 2002S-004U-03**
FORGES SUBDIVISION
Map 070-06, Parcel(s) 014 & 015
Subarea 3 (1998)
District 2 (Black)

A request for final plat approval to subdivide two parcels into three lots and a sidewalk variance on Youngs Lane and Buena Vista Pike, abutting the northeast corner of Youngs Lane and Buena Vista Pike, (.76 acres), classified within the R8 district, requested by Sarah R. T. Forges, owner/developer, Land Surveying, Inc., surveyor.

- 18. 2002S-007U-05**
ANDREW W. WILLIAMS LOTS
Map 094-01, Parcel(s) 070 & 072
Subarea 5 (1994)
District 6 (Beehan)

A request for final plat approval to subdivide part of three lots into two lots abutting the northwest margin of Sevier Street and South 12th Street, (.32 acres), classified within the RS5 Urban Zoning Overlay district, requested by Andrew W. Williams, owner/developer, Tommy E. Walker, surveyor.

- 19. 2002S-008U-05**
DALEWOOD, Section 1, Resubdivision of Lot 107
Map 072-08, Parcel(s) 065
Subarea 5 (1994)
District 8 (Hart)

A request for final plat approval to subdivide one lot into two lots abutting the northwest corner of Berrywood Road and Stratford Avenue, (.84 acres), classified within the RS10 district, requested by Charles F. and Leta Frances McKelvey, owners/developers, Cherry Land Surveying, Inc., surveyor.

- 20. 2002S-009U-10**
SECOND PRESBYTERIAN CHURCH OF NASHVILLE,
TENNESSEE
Map 117-12, Parcel(s) 015 & 016
Subarea 10 (1994)
District 25 (Shulman)

A request for final plat approval to consolidate two parcels into one lot abutting the north margin of Graybar Lane, between Belmont Boulevard and Richards Street, (3.67 acres), classified within the R40 Urban Zoning Overlay district, requested by Second Presbyterian Church of Nashville, Tennessee, owner/developer, Cherry Land Surveying, Inc., surveyor.

- 21. 2002S-010U-07**
5111 INDIANA AVENUE
Map 091-11, Parcel(s) 210 & 337
Subarea 7 (2000)
District 21 (Whitmore)

A request for final plat approval to reconfigure two lots and a sidewalk variance on 52nd Avenue North located at the southeast corner of Indiana Avenue and 52nd Avenue North, (.34 acres), classified within the R6 Urban Zoning Overlay district, requested by Charles F. Caudill, III, owner/developer, E. Roberts Alley & Associates, Inc., surveyor.

- 22. 2002S-012U-07**
B. F. COCKRILL ESTATES, Resubdivision of Lots 49 and 50
Map 090-08, Parcel(s) 123 & 124
Subarea 7 (2000)
District 22 (Hand)

A request for final approval to subdivide two lots into three lots and a sidewalk variance on James Avenue and Croley Drive, (.65 acres), classified within the R8 district, requested by Robert L. and Peggy T. McGowan, owners/developers, Kenneth W. Morton, surveyor.

XI. PLANNED UNIT DEVELOPMENTS (revisions)

23. 36-76-G-14

Belle Acres
Map 95-5, Parcel(s) Part of 99
Subarea 14 (1996)
District 15 (Loring)

A request for a variance to Section 17.20.120 of the Zoning Ordinance and to the Subdivision Regulations for a sidewalk along a portion of the Residential Planned Unit Development District located abutting the north margin of Lebanon Pike and the south margin of Mill Creek, classified RS10 district, (.01 acres), requested by Robin York, appellant, for the Asgard Group, LLC, owner.

24. 69-83-G-14

Lowe's Home Center
Map 75, Parcel(s) 35
Subarea 14 (1996)
District 12 (Ponder)

A request to revise the preliminary plan for a portion of the Commercial Planned Unit Development District located abutting the south margin of Old Hickory Boulevard at Juarez Road, classified SCR district, (14.7 acres), to add 3,080 square feet to the existing 113,509 square foot Lowe's Store for a Nation's-Rent tool rental center, requested by Site Engineering Consultants, Inc., appellant, for Lowe's Home Center, Inc., owner.

25. 73-85-P-06

The Reserve
Map 128, Parcel(s) Part of 154
Subarea 6 (1996)
District 23 (Bogen)

A request to revise a portion of the preliminary plan and for final approval for a phase of the Residential Planned Unit Development District located abutting the east margin of Old Hickory Boulevard, north of Memphis Bristol Highway, classified R15 and R20 districts, (18.07 acres being revised), to permit the relocation of 48 apartment units and to convert them to condominium units, requested by Barge, Waggoner, Sumner and Cannon, appellant, for Nashville Highlands LLC, owner.

- 26. 13-87-P-14**
Chandler Square Commercial PUD
Map 86, Parcel(s) 219
Subarea 14 (1996)
District 12 (Ponder)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development District located abutting the north margin of Old Hickory Boulevard at Andrew Jackson Parkway, classified R8 district, (2.43 acres), to permit development of a 14,459 square foot retail drug store, replacing an undeveloped 8,600 square foot restaurant and a 8,500 square foot retail tire store, requested by Littlejohn Engineering Associates, appellant, for First B. Realty L.P. owner.

- 27. 75-87-P-14**
River Glen Subdivision
Map 52, Parcel(s) part of 2
Subarea 14 (1996)
District 14 (Stanley)

A request for final approval for Phases 6 and 7 and Sections 2 and 3 of Phase 3 of the Residential Planned Unit Development District located abutting the east terminus of Penn Meade Way and west of Lock Two Road, classified RS10 district, (89.42), to develop 119 single-family lots, requested by Civil Site design Group, appellant, for Julius Doochin, owner.

- 28. 88P-038G-13**
Long Hunter Chase
Map 151, Parcel(s) Part of 17 and 22; Map 151, Parcel(s) 20
Subarea 13 (1996)
District 12 (Ponder)

A request for final approval for Phase 3, Section 2 of the Residential Planned Unit Development District located abutting the north margin of Hobson Pike, opposite South Hampton Boulevard, classified RS15 district, (7.80 acres), to permit the development of 30 single-family lots, requested by John Coleman Hayes, appellant, for JCH Development Company, Inc., owner.

XII. MANDATORY REFERRALS

- 29. 2001M-125U-05**
Council Bill No. BL2001-884
Salvation Army Lease
Map 082-07, Parcel(s) 271
Subarea 5 (1994)
District 5 (Hall)

A council bill to approve a lease agreement allowing the Salvation Army to use Metro Government property at 617 Stockell Street as a childcare center, sponsored by Councilmember Jim Shulman.

- 30. 2001M-126G-14**
Council Bill No. BL2001-926
Property Donation on Heartland Drive
Map 085, Parcel(s) Part of 1
Subarea 14 (1996)
District 14 (Stanley)

A council bill to accept the donation of 37.9 acres of land from the Donelson Church of Christ, Trustees for the benefit of Metro Parks and Recreation for use as a park and recreational area, sponsored by Councilmembers J. B. Loring and Ed Whitmore.

- 31. 2002M-001G-14**
Council Bill No. BL2001-918
Trinet Trust Greenway Easement on Stones River
Map , Parcel(s)
Subarea 14 (1996)
District 14 (Stanley)

A council bill to approve an agreement with Trinet Trust for greenway easements along the Stones River, sponsored by Councilmembers Ed Whitmore, Phil Ponder, and Bruce Stanley.

- 32. 2002M-004U-05**
Close Portion of Alley #2027 and Accept Dedication of
Right-of-Way for Alley #2025
Map 071-11, Parcel(s) 146; Map 071-11, Parcel(s) 8
Subarea 5 (1994)
District 5 (Hall)

A request to accept the dedication of land for a pedestrian easement for Alley #2025 measuring approximately 350 square feet (7' wide x 50' long) at the rear of Jimmy and Johanna Choate's property at 344 Marshall Street (tax map 71-11, parcel 146) and to abandon portions of Alley #2027 measuring approximately 429 square feet (3' wide x 143' long) along the eastern property line of the Choate's property and the western property line of Marcelle C. Carter's property at 1606 Lischey Avenue (tax map 71-12, parcel 8) running from Marshall Street south for 143' and converting the remaining Alley #2027 from a public alley to a pedestrian walkway from Marshall Street to Alley #2027's intersection with Alley #2025, requested by the Interim Director of Public Works. Easements are to be retained.

- 33. 2002M-005G-00**
Acquire Right-of-Way for Sidewalks Throughout Davidson County
Map , Parcel(s)
Subarea 0 ()
District 0 ()

A request to acquire property for sidewalk construction within Davidson County to implement the capital improvements budget (CIB #95PW0A03, 92PW002A, 00UW012, 99UW006), requested by the Interim Director of Public Works.

- 34. 2002M-006U-08**
Close Portion of Alley #932
Map 092-10, Parcel(s) 336, 337, 414
Subarea 8 (1995)
District 21 (Whitmore)

A request to close a portion of Alley #932 from its terminus at the railroad tracks northerly to almost the northeastern edge of parcel 336 on tax map 92-10, requested by Lawrence Murphy of Murphy Plumbing Company, abutting property owner. Easements are to be retained.

- 35. 2002M-007U-05**
Temporary Easement for Sewer Line Extension
Map 083-10, Parcel(s) 261, 262
Subarea 5 (1994)
District 6 (Beehan)

A request for a temporary easement to extend a 6" sewer line on Forrest Avenue (01-SG-156; 96SG0005), requested by Metro Water Services.

36. 2002M-008U-09

Abandon and Relocate a 20" Combined Sewer/Stormwater Line
Map 082-13, Parcel(s) 116-125; Map 128-130, Parcel(s)
Subarea 8 (1995)
District 19 (Wallace)

A request to abandon a 20" combined sewer and stormwater line and relocate and upgrade the sewer to a 24" line for the Row 8.9 project located between 8th Avenue North and Ninth Avenue North abutting Jackson Street, requested by Metro Water Services. (See also Subdivision 2001S-184U-09).

37. 2002M-009G-10

Acquire Easements for Water Line at Hillsboro Road and Otter
Creek Road
Map 144-11, Parcel(s) 76
Subarea 10 (1994)
District 33 (Turner)

A request to acquire easements for a water line extension at Hillsboro Road and Otter Creek Road, requested by Metro Water Services.

38. 2002M-010U-11

Acquire Easements for Sewer Line between Fain Street and J. C.
Napier Street
Map 93-16, Parcel(s) 320-325
Subarea 11 (1999)
District 19 (Wallace)

A request to acquire easements for a 6" sewer line extension between Fain Street and J. C. Napier Street for parcels fronting Fairfield Avenue (01-SG-165, 96SG0005), requested by Metro Water Services.

39. 2002M-011U-10

Close Portions of Leslie Avenue, 24th Avenue North, and Alleys
#909 and #927
Map 92-11, Parcel(s) 144, 152, 174, 380-382, 394
Subarea 10 (1994)
District 21 (Whitmore)

A request to close a portion of Leslie Avenue from 23rd Avenue North to its terminus at Alley #927, to close Alley #909 from Leslie Avenue to its terminus at 24th Avenue North, to close Alley #927 from Leslie Avenue to Alley #909, to close 24th Avenue North from its terminus to Charlotte Avenue, to close Alley #909 from 24th Avenue North to its western terminus, requested by Tom Ramsey of HCA Realty Inc., abutting property owner. All easements are to be retained.

40. 2002M-012U-08

Close Portions of 5th Avenue North, 4th Avenue North, and Alley # 509 and #510
Map 81-04, Parcel(s) 84-96, 98-107, 111, 113, 114, 122-125
Subarea 8 (1995)
District 20 (Haddox)

A request to close a portion of 4th Avenue North from Clay Street to its terminus at Alley #509, to close a portion of 5th Avenue North from Dominican Drive to its terminus at Alley #509, to close Alley #201 from Clay Street to Dominican Drive; to close Alley #508 from Clay Street to Dominican Drive; to close Alley #508 from Dominican Drive to Alley #509, to close Alley # 509 from Dominican Drive to MetroCenter Boulevard; and to close Alley #510 from Dominican Drive to Alley #509, requested by Phillip Piercy of Littlejohn Engineering Associates, Inc., appellant for abutting property owners. All easements are to be retained.

41. 2002M-013G-12

Rename Aaron Drive to "Syrah Lane"
Map 173-04-A, Parcel(s) 129 and 130
Subarea 12 (1997)
District 31 (Knoch)

A request to rename Aaron Drive to "Syrah Lane" located between parcels 129 and 130 on tax map 173-04-A from West Oak Highland Drive to its terminus, requested by Jim Stinson of MEC, Inc.

42. 2002M-014U-11

Close Alley #1846 between Glenrose Avenue and I-440
Map 119-01, Parcel(s) 139, 141-144, 155-158, 160, 162
Subarea 11 (1999)
District 16 (McClendon)

A request to close Alley #1846 between Glenrose Avenue and I-440, requested by James Haygood, abutting property owner and appellant for other abutting property owners. Easements are to be retained.

XIII. OTHER BUSINESS

- 43. MPO contract with the City of Lebanon to provide Technical Assistance for Fiscal Year 2002
- 44. MPO contract with the City of Hendersonville to provide Technical Assistance for Fiscal Year 2002
- 45. Request for a new road connection from Maryland Farms Office Park in Brentwood, to Old Hickory Boulevard in Davidson County, formerly called Rover Road, now called "Creekwood Crossing"
- 46. Employee contract amendment for Carol Croop
- 47. Employee contract for Lou Edwards
- 48. Legislative Update

XIV. ADJOURNMENT