

**January 18, 2001 Actions of the Planning Commission  
(For more specific information, call 862-7190)**

**AGENDA  
OF THE  
METROPOLITAN PLANNING COMMISSION**

*January 18, 2001*  
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- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**  
*Action: Approved (9-0)*
- III. APPROVAL OF JANUARY 4, 2001 MINUTES**  
*Action: Approved (9-0)*
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS**
- VI. PUBLIC HEARING: CONSENT AGENDA**  
*Action: Approved (9-0)*
- VII. PUBLIC HEARING**  
**CODE TEXT AMENDMENTS (March 2001, July 2001, November 2001)**
  - 1. 2000Z-028T, 2000Z-030T, 2000Z-031T,  
2000Z-032T, 2000Z-033T, 2000Z-038T,  
2000Z-039T**  
(Council Bill No. BL2000-560)  
**(Referred back to the Planning Commission  
by Metro Council)**

A council bill to amend various sections of the Zoning Ordinance as follows: by creating three new land uses "Temporary Outdoor Storage", "Outdoor Storage", and "Mobile Storage Unit"; by modifying the location of billboards in PUDs; by modifying the development and establishment of zoning fees; by eliminating a floor area ratio for multi-family developments in the OR20 and OR40 zoning districts; by modifying the definition of a boarding house; by creating a definition for hotel/motel; and by modifying final site plan review requirements.

*Action: Deferred to meeting of February 1, 2001 (9-0)*

**ZONING MAP AMENDMENTS**

- 2.                           **2000Z-099U-07 (Public Hearing)**  
Map 103-2, Parcel 244  
Subarea 7 (2000)  
District 24 (Summers)

A request to change from R6 district to RM9 district property at Demoss Road (unnumbered), approximately 770 feet west of Oceola Avenue (2.99 acres), requested by Ken Renner, appellant, for B. J. Home Builders, Inc., owner. **(Deferred from meetings of 09/14/00 and 11/09/00). (See also PUD No. 2000P-010U-07 below).**

**Action: *Withdrawn***

- 3.                           **2000P-010U-07 (Public Hearing)**  
Westland Square  
Map 103-2, Parcel 244  
Subarea 7 (2000)  
District 24 (Summers)

A request for preliminary approval for a Planned Unit Development District located abutting the western corner of Maudina Avenue and Demoss Road, classified within the R6 district and proposed for RM9 district (2.99 acres), to permit 27 multi-family units at a density of 9 units/acre, requested by Anderson-Delk and Associates, for B. J. Home Builders, Inc., owner. **(Deferred from meeting of 11/09/00). (See also Zone Change No. 2000Z-099U-07 above).**

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

- 4.                           **2001Z-006U-10 (Public Hearing)**  
Map 104-6, Parcels 58 (.62 acres), 59 (.26 acres)  
                                  and 60 (.58 acres)  
Subarea 10 (1994)  
District 21 (Whitmore)

A request to change from CS district to ORI district properties at 3415, 3417, and 3419 Murphy Road, abutting the west margin of Murphy Court (1.46 acres), requested by Martin Fugardi, appellant, for Fitzgerald, Greer, & Wilson, owners.

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

5.                           **2001Z-007U-13 (Public Hearing)**  
Map 163, Parcel 96.01 (9.73 acres)  
Subarea 13 (1996)  
District 28 (Alexander)

A request to change from AR2a district to RM20 district property located at 1382 Rural Hill Road, approximately 1,300 feet east of Mt. View Road, requested by George Gianikas, appellant, for Barbara King McCall, owner.

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

6.                           **2001Z-008G-12 (Public Hearing)**  
Map 173, Parcel 75 (87.06 acres)  
Subarea 12 (1997)  
District 31 (Knoch)

A request to change from AR2a district to RS10 district property located at 6340 Hills Chapel Road, approximately 890 feet east of Nolensville Road (87.06 acres), requested by Harold Delk of Anderson-Delk & Associates, appellant, for William and Katie Edwards, owners.

**Action: Approved (7-1)**

7.                           **2001Z-009G-02 (Public Hearing)**  
Map 7, Parcels 78 (78.62 acres) and 82 (4.4 acres)  
Subarea 2 (1995)  
District 10 (Balthrop)

A request to change from AR2a district to RS20 district property located at 1969 and 2091 Tinnin Road (83.02 acres), requested by William D. Castleman, appellant, for Ronald W. Gourley, Chief Manager of Gourley & Associates, LLC, owner.

**Action: Deferred to meeting of February 15, 2001 (9-0)**

8.                           **2001Z-010U-10 (Public Hearing)**  
Map 92-11, Parcels 101 (.17 acres), 102 (.39 acres)  
and 103 (.89 acres)  
Subarea 10 (1994)  
District 21 (Whitmore)

A request to change from IR district to CS district property located at 2406, 2408, and 2410 Charlotte Pike, approximately 580 feet west of 22nd Avenue North (1.46 acres), requested by G.A.P. Realty #1, LLC, appellant/owner.

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

9.                           **2001Z-014U-03 (Public Hearing)**  
Map 69, Parcel 76 (11.68 acres)  
Subarea 3 (1998)  
District 1 (Gilmore)

A request to change from AR2a and RS15 districts to IWD (4.2 acres) and AR2a (7.48 acres) districts property at 4032 Stewarts Lane, abutting the Nashville-Ashland City Railroad (4.2 acres), requested by Terry Flatt, appellant, for Terry F. Flatt and Kim L. Flatt, owners.

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

10.                           **2001Z-015G-14 (Public Hearing)**  
Map 86, Part of Parcel 21 (14.7 acres)  
Subarea 14 (1996)  
District 12 (Ponder)

A request to change from IWD district to CS district a portion of property at Old Hickory Boulevard (unnumbered), approximately 1,700 feet east of Central Pike (14.7 acres), requested by Craig Cole, appellant, for Lojac Enterprises, Inc., owner.

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

11.                           **2001Z-016U-14 (Public Hearing)**  
Map 75, Parcels 15 (1.28 acres) and 100 (1.92 acres)  
Subarea 14 (1996)  
District 14 (Stanley)

A request to change from CL district to CS district properties at 4120 Lebanon Pike and Hermitage Road (unnumbered), abutting the eastern margin of the Nashville and Eastern Railroad (3.20 acres), requested by Bruce Olderman, appellant, for Joe Sam Hurt, Sr., et al, owners.

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

12.                           **2001Z-018G-13 (Public Hearing)**  
Map 165, Parcel 9  
Subarea 13 (1996)  
District 29 (Holloway)

A request to change from AR2a district to R10 district property at 3731 Hamilton Church Road, approximately 2,400 feet east of Hobson Pike (35 acres), requested by Robert McKinney, appellant, for E. A. Brent, et ux, owners. **(See also PUD No. 88P-054G-13 on page 5).**

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

13. **88P-054G-13 (Public Hearing)**  
South Shore Extension  
Map 165, Parcels 9 and 11  
Subarea 13 (1996)  
District 29 (Holloway)

A request to amend an existing Residential Planned Unit Development District located along the south margin of Hamilton Church Road, approximately 3,000 feet east of Hobson Pike, classified within the AR2a and R10 Districts and proposed for R10 District (35.27 acres), to remove one lot from the existing PUD and to permit the addition of 35 acres with 140 single-family lots to the existing PUD approved in February 2000 for 224 single-family lots on 66.22 acres for a total of 363 single-family lots on 101.49 acres at a density of 3.57 units per acre, requested by Nashville Lakeview Ltd., for Edward A. Brent et ux, owners. **(See also Zone Change No. 2001Z-018G-13 on page 4).**

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

#### **PRELIMINARY PLAT SUBDIVISIONS**

14. **99S-300G-06 (Public Hearing)**  
Lexington Point (Revision) (formerly  
Branstetter Subdivision)  
Map 126, Parcel 66  
Map 126-15-B, Parcels 1-4, 142-148 and 160-170  
Subarea 6 (1996)  
District 23 (Bogen)

A request for revised preliminary approval for 170 lots abutting the north margin of Newsom Station Road and the east terminus of Boone Trace (68.89 acres), classified within the RS15 District, requested by Phillips Builders, Inc., owner/developer, Barge, Waggoner, Sumner & Cannon, Inc., surveyor. **(Deferred from meeting of 01/04/01). (See also Subdivision No. 2000S-186G-06 on page 7).**

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

15.                           **2000S-396G-04 (Public Hearing)**  
Canton Pass Subdivision  
Map 53, Parcel 21  
Subarea 4 (1998)  
District 9 (Dillard)

A request for preliminary approval for 133 lots abutting the east terminus of Canton Pass, approximately 360 feet east of Cheyenne Boulevard (95.16 acres), classified within the RS15 District, requested by Alvin R. Hawkins, owner/developer, Cherry Land Surveying, surveyor.

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

16.                           **2001S-026U-13 (Public Hearing)**  
Hickory Highland Place, Section 4  
Map 163, Parcel 32 and Part of Parcels 27 and 30  
Subarea 13 (1996)  
District 28 (Alexander)

A request for preliminary approval for 62 lots abutting the northwest margin of Rural Hill Road, approximately 1,814 feet northeast of Mt. View Road (20.34 acres), classified within the RS7.5 District, requested by M & D Development, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor. **(Deferred from meeting of 01/04/01).**

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

**VIII. FINAL PLAT SUBDIVISIONS**

17.                           **2000S-061G-14**  
Blossom Trace  
Map 75, Parcels 108 and 141  
Subarea 14 (1996)  
District 12 (Ponder)

A request for final plat approval to create 39 lots abutting the southeast corner of Chandler Road and Tulip Grove Road (16.15 acres), classified within the RS15 District, requested by Kent and Linda Biery, owners/developers, S.E.C., Inc., surveyor.

**Action: Approved subject to a bond of \$653,500 (9-0)**

- 18. 2000S-186G-06**  
Lexington Point, Section 1 (1<sup>st</sup> Revision)  
Map 126-15-B, Parcels 1-4, 142-148 and 160-170  
Subarea 6 (1996)  
District 23 (Bogen)

A request to amend a recorded final plat by deleting three lots and increasing the open space abutting the north margin of Newsom Station Road, approximately 1,350 feet northeast of Settlers Way (9.45 acres), classified within the RS15 District, requested by Phillips Builders, Inc., owner/developer, Barge, Waggoner, Sumner & Cannon, Inc., surveyor. **(Deferred from meeting of 01/04/01). (See also Subdivision No. 99S-300G-06 on page 5).**

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

- 19. 2000S-199G-14**  
The Lakes Apartments, Section 3  
Map 109, Parcel 8  
Subarea 14 (1996)  
District 13 (Derryberry)

A request for final plat approval to record one parcel as one lot abutting the south margin of Lincoya Bay Drive and the east margin of Bell Road (4.13 acres), classified within the RM15 Residential Planned Unit Development District, requested by Lakes Multi-Family, LLC, owner/developer, Crawford Land Surveyors, surveyor.

**Action: Approved subject to a bond of \$126,000 (9-0)**

- 20. 2000S-357G-03**  
Ole Orchard Subdivision, Phase 2  
Map 49, Part of Parcel 52  
Subarea 3 (1998)  
District 1 (Gilmore)

A request for final plat approval to create 13 lots abutting the south margin of Lloyd Road, approximately 217 feet west of Whites Creek Pike (6.0 acres), classified within the RS15 District, requested by Country Maid Farms, Inc., owner/developer, Walter Davidson and Associates, surveyor.

**Action: Approved subject to a bond of \$126,000 (9-0)**

- 21. 2000S-358G-03**  
Ole Orchard Subdivision, Phase 1  
Map 48, Part of Parcel 34.01  
Subarea 3 (1998)  
District 1 (Gilmore)

A request for final plat approval to create eight lots abutting the north margin of Lloyd Road, approximately 876 feet west of Whites Creek Pike (5.98 acres), classified within the R15 District, requested by Country Maid Farms, Inc., owner/developer, Walter Davidson and Associates, surveyor.

**Action: *Approved subject to a bond of \$63,000 (9-0)***

- 22. 2000S-370G-12**  
Cane Ridge Farms, Phase 2, Section 1  
Map 174, Part of Parcel 17  
Subarea 12 (1997)  
District 31 (Knoch)

A request for final plat approval to create 45 lots abutting the southwest terminus of Blairfield Drive, approximately 1,350 feet southwest of Cane Ridge Road (11.87 acres), classified within the RS10 District, requested by Cane Ridge Farms, owner/developer, Dale and Associates, Inc., surveyor.

**Action: *Approved subject to a bond of \$560,000 (9-0)***

- 23. 2001S-031G-13**  
Woodland Pointe, Phase 4  
Map 121, Part of Parcel 74  
Subarea 13 (1996)  
District 13 (Derryberry)

A request for final plat approval to create 32 lots abutting the east terminus of Lake Deep Woods Trail, 118 feet east of Deep Woods Court (7.8 acres), classified within the RM9 Residential Planned Unit Development District, requested by Bell Road Development Company Group, owner/developer, Crawford Land Surveyors, surveyor.

**Action: *Approved subject to a bond of \$516,000 (9-0)***



24. **2001S-035U-08**  
Thomas Harding Estate, Resubdivision of Lot 4  
Map 92-3, Parcel 382  
Subarea 8 (1995)  
District 19 (Wallace)

A request for final plat approval to subdivide one lot into three lots abutting the northeast corner of Jackson Street and Dr. D. B. Todd, Jr. Boulevard (7.77 acres), classified within the RM20 District, requested by Fisk University, owner/developer, Thornton and Associates, Inc., surveyor. **(See also Subdivision No. 2001S-036U-08 below).**

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

25. **2001S-036U-08**  
G. W. Harding, Resubdivision of Lots 8-22,  
23 and 24 – Weitzel Subdivision  
Map 92-3, Parcels 379, 384 and 391-393  
Map 92-4, Parcels 8-11 and 47  
Subarea 8 (1995)  
District 19 (Wallace)

A request for final plat approval to consolidate and reconfigure 20 lots into three lots abutting the western margin of 16th Avenue North, between Meharry Boulevard and Jackson Street (5.21 acres), classified within the RM20 District, requested by Fisk University, owner/developer, Thornton and Associates, Inc., surveyor. **(See also Subdivision No. 2001S-035U-08 above).**

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

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

26. **192-69-U-12**  
Hickory Plaza (Pizza Hut)  
Map 161, Parcel 150  
Subarea 12 (1997)  
District 30 (Kerstetter)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Commercial (General) Planned Unit Development District located abutting the west margin of Nolensville Pike and the north margin of Old Hickory Boulevard, classified within the SCR District (0.53 acres), to develop a 2,290 square foot restaurant, replacing a 3,026 square foot restaurant, requested by Barge, Waggoner, Sumner and Cannon, for R. L. Hitchcock, CPM, and Pizza Hut of Knoxville Corporation, owner.

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

27. **94-71-G-06**  
Bellevue Mall (Designer Floors)  
Map 128, Parcel 152  
Subarea 6 (1996)  
District 23 (Bogen)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Commercial (General) Planned Unit Development District located abutting the north margin of Memphis Bristol Highway, south of Interstate 40, classified within the SCR district (1.82 acres), to permit an 11,900 square foot floor covering retail store to be located on an undeveloped lot, requested by Littlejohn Engineering Associates, for Charles D. and Esther Frost, owners. **(Deferred from meeting of 01/04/01).**

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

28. **153-79-G-06**  
Sonic America's Drive in at Bellevue  
Map 142, Parcel 320  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Commercial (General) Planned Unit Development District located abutting the south margin of Memphis Bristol Highway, east of Coley Davis Road, classified within the SCR District (0.96 acres), to develop a 1,538 square foot restaurant, replacing a 1,440 square foot restaurant, requested by Barge, Waggoner, Sumner and Cannon, for Montclair Investments Corporation, owner. **(Also requesting final plat approval).**

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

29. **18-84-U-10**  
Covenant Presbyterian Church (Burton Hills)  
Map 131-8-A, Parcel 11  
Subarea 10 (1994)  
District 33 (Turner)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Residential Planned Unit Development District located abutting the east margin of Hillsboro Pike and the north margin of Harding Place, classified within the R15 District (15.4 acres), to permit the use of the existing church facility for an elementary school, requested by Benjamin Sensing, attorney for Covenant Presbyterian Church, owner.

**Action: Deferred to meeting of February 1, 2001 (9-0)**

30. **73-85-P-06**  
Nashville Highlands  
Map 128, Parcel 154  
Subarea 6 (1996)  
District 23 (Bogen)

A request to revise the preliminary plan and for final approval for a portion of the Residential Planned Unit Development District located abutting the east margin of Old Hickory Boulevard, 1,847 feet south of Ridgelake Parkway, classified within the R20 and R15 Districts (12.23 acres), to relocate the northern access driveway to the residential complex, and to realign an internal access driveway, requested by Barge, Waggoner, Sumner and Cannon, for Nashville Highlands LLC, owner. **(Also requesting final plat approval). (See also PUD No. 95P-009G-06 below).**

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

31. **95P-009G-06**  
Robertson Highlands Commercial PUD  
Map 128, Parcel 119  
Subarea 6 (1996)  
District 23 (Bogen)

A request to revise the preliminary plan of the Commercial (General) Planned Unit Development District located abutting the east margin of Old Hickory Boulevard, approximately 1,800 feet south of Ridgelake Parkway, classified within the SCN District (4.91 acres), to permit a 2,800 square foot convenience market/gas station and a 12,200 square foot retail center and the relocation of the driveway from Old Hickory Boulevard to the private access drive serving the Residential PUD to the rear, replacing a 15,000 square foot convenience center approved on the preliminary plan, requested by Barge, Waggoner, Sumner and Cannon, for Nashville Highlands LLC, owner. **(See also PUD No. 73-85-P-06 above).**

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

- 32. 96P-023G-04**  
Bristol Park at Riverchase  
Map 26-16, Part of Parcel 1  
Subarea 4 (1998)  
District 10 (Balthrop)

A request for final approval for a phase of the Residential Planned Unit Development District located abutting the south margin of Riverchase Boulevard and south of Gallatin Pike, classified within the RM4 District (28.0 acres), to develop 60 multi-family units where 60 multi-family units were approved on the preliminary plan, requested by Littlejohn Engineering Associates, for Bristol Park at Riverchase LLC, owner. **(Deferred from meeting of 12/07/00).**

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

**X. MANDATORY REFERRALS**

- 33. 2001M-006U-12**  
Swiss Avenue Water Storage Reservoir  
Map 161, Parcel 93  
Map 172, Parcels 79 and 179  
Subarea 12 (1997)  
District 31 (Knoch)

A request to acquire easement acquisitions or fee simple take for Project No. 99-WG-240, to accommodate the construction of a water storage reservoir, located at the southern terminus of Swiss Avenue, classified within the R10, RS15, and RM15 districts on 1.67 acres, requested by the Department of Water Services.

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

- 34. 2001M-007U-10**  
Belmont College Water Easement Abandonment  
Map 104-12, Parcels 307, 308 and 312  
Subarea 10 (1994)  
District 18 (Hausser)

A request to abandon a portion of a water line and easement (approximately 24,333 square feet). The existing line will then be turned into a private service line located between Belmont Boulevard and 15<sup>th</sup> Avenue South, classified within the RM20 district on 22.83 acres, requested by the Department of Water Services.

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

35. **2001M-009U-09**  
Council Bill No. BL2001-577  
Nashville Electric Service Easement Acquisition  
Map 93-07, Parcel 41  
Subarea 9 (1997)  
District 19 (Wallace)

A council bill authorizing the conveyance of a temporary easement from The Metropolitan Government of Nashville and Davidson County to the Nashville Electric Service to construct a temporary relocated 69kV line to permit the construction of the Gateway Bridge, located north of Peabody Street and classified within the CF district on 8.02 acres, requested by the Public Property Administrator.

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

36. **2001M-012U-09**  
Tennessee Bar Association Encroachment  
Map 93-2-3, Parcel 61  
District 19 (Wallace)  
Subarea 9 (1997)

A request to install two awnings at 221 4th Avenue North for Tennessee Bar Association that projects 6'0" over the public sidewalk at a height of 9'0" above the sidewalk and measure 22'1" in length and 3'9" in height, requested by David Drake of Crown Tent & Awning, appellant for the Tennessee Bar Association.

**Action: *Approved subject to approval by NES and MDHA (9-0)***

## XI. OTHER BUSINESS:

1. Employee contract for John L. Reid  
**Action: *Approved (9-0)***
2. Employee contract for James McAteer  
**Action: *Approved (9-0)***
3. Legislative update

## XII. ADJOURNMENT



