



**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*January 24, 2002*

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**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**III. APPROVAL OF JANUARY 10, 2002 MINUTES**

**IV. RECOGNITION OF COUNCILMEMBERS**

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WITHDRAWN ITEMS**

**VI. PUBLIC HEARING: CONSENT AGENDA**

**VII. PUBLIC HEARING: SUBAREA 8 (NORTH NASHVILLE COMMUNITY)  
PLAN UPDATE**

**VIII: PUBLIC HEARING:**

## ZONING MAP AMENDMENTS AND TEXT AMENDMENTS

### 1. 2002Z-001T

Council Bill No. BL2002-946

Delete UZO Entirely

Map , Parcel(s)

Subarea ()

District ()

A council bill amending Section 17.36 of the Zoning Ordinance to delete all

references to the Urban Zoning Overlay district and provisions from the Zoning Ordinance, requested by Councilman Ludy Wallace. (See also Zone Change Proposal 2002Z-002T).

### 2. 2002Z-002T

Council Bill No. BL2002-947

Map , Parcel(s)

Subarea ()

District ()

A council bill amending Section 17.36.440 of the Zoning Ordinance to delete

Council District 19 from the provisions of the Urban Zoning Overlay district, requested by Councilman Ludy Wallace. (See also Zone Change Proposal 2002Z-001T).

### 3. 2002Z-003T

Lenox Village Guidelines

Map , Parcel(s)

Subarea ()

District ()

A request to amend the text of the Lenox Village Urban Design Overlay

guidelines appendix to change setbacks and units per building, requested by Planning Department staff.

### 4. 2001Z-112G-06

Map 155-00, Parcel(s) 113

Subarea 6 (1996)

District 35 (Lineweaver)

A request to change from RS40 district and CN district to CL district property

at Highway 100 (unnumbered), (6.44 acres), requested by Jim Girard of M and M Development Company, Inc., for Mary B. Johnson, et al, owners. (See PUD Proposal No. 2000P-005G-06).

- 5. 2000P-005G-06**  
Walgreens-Bellevue  
Map 155, Parcel(s) 113  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request for preliminary approval of a Planned Unit Development District located abutting the north margin of Highway 100, and the south margin of Old Harding Pike, classified CN and RS40 districts and proposed for CL district, (6.44 acres), to permit the development of a 13,650 square foot retail drug store, a 13,550 square foot retail/restaurant building, a public street connection between Highway 100 and Old Harding Pike, and the dedication of .78 acre of land to the Metropolitan Government for its use, requested by Barge, Waggoner, Sumner and Cannon, appellant, for Mary B. Johnson, et al, and James Girard, owners. (See Zone Change Proposal No. 2001Z-112G-06).

- 6. 2002Z-005G-06**  
Map 142-00, Parcel(s) 38, 39, 42  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to change from CL district to MUL district properties at 7380, 7386

Old Harding Pike and Bellevue Road (unnumbered), at the intersection of Bellevue Road and Old Harding Pike, (5.76 acres), requested by Michael Wrye of Lose & Associates, appellant, for Martha Richardson, owner. (See PUD Proposal No. 2000P-002G-06).

- 7. 2000P-002G-06**  
Old Harding Pike Commercial PUD  
Map 142, Parcel(s) 38, 39, 42  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to amend the undeveloped Planned Unit Development District located abutting the northeast margin of Bellevue Road and the northwest margin of Old Harding Pike, classified CL district and proposed for MUL district, (5.76 acres), to permit a mixed-use development including 47,750 square feet of retail/office/medical/residential and 14,100 square feet of restaurant/office/residential for a total of 61,850 square feet replacing two restaurants, one 7,475 square feet and the other 10,100 square feet, and a 5,600 square foot convenience market, requested by Lose and Associates, for Martha Richardson, owner. (See Zone Change Proposal No. 2002Z-005G-06).

- 8. 2002Z-007G-13**  
Map 165-00, Parcel(s) 21  
Subarea 13 (1996)  
District 29 (Holloway)

A request to change from AR2a district to CS district property at  
4034 LaVergne  
Couchville Pike, approximately 1,000 feet south of Hamilton Church Road, (1.13  
acres), requested by Laura Digan, appellant, for Opal Smith, owner.

## **PRELIMINARY PLAT SUBDIVISIONS**

### **9. 2000S-078G-12**

BARNES COVE, Rev., Lot 231-234  
Map 173-00, Parcel(s) 054 & 060  
Subarea 12 (1997)  
District 31 (Knoch)

A request to revise a portion of the preliminary plat to redesign 6

lots and to

add a stub-street connection to the property to the east abutting the south  
margin of Barnes Road, east of Nolensville Pike (1.2 acres), classified within  
the RS10 District, requested by Greystone Properties, LLC, owner, and  
Anderson-Delk, surveyor. (See Subdivision Proposal 2002S-022G-12).

### **10. 2002S-022G-12**

Addition to BARNES COVE  
Map 173-00, Parcel(s) 59 & 133  
Subarea 12 (1997)  
District 31 (Knoch)

A request for preliminary plat approval for 105 lots abutting the

south margin of

Barnes Road, east of Nolensville Pike (44.61), classified within the RS10  
district, requested by Greystone Properties, LLC, owner/developer,  
Anderson-Delk and Associates, Inc., surveyor. (See Subdivision Proposal  
2000S-078G-12).

### **11. 2001S-335U-14**

CLOVERWOOD  
Map 096-12, Parcel(s) 032  
Subarea 14 (1996)  
District 14 (Stanley)

A request for preliminary plat approval for 19 lots abutting the

southwest corner

of Stewarts Ferry Pike and the south margin of McCrory Creek Road, (16.81  
acres), classified within the RS10 district, requested by Landmark Realty,  
owner/developer, Dale and Associates, surveyor.

**12. 2002S-023G-12**

HIGHLAND CREEK, Lots 124-128  
Map 172, Parcel(s) 136  
Subarea 12 (1997)  
District 31 (Knoch)

A request for a revision to part of an approved preliminary plat for three additional lots located north of Holt Road and west of Nolensville Pike, (2.99 acres), classified within the RS10 district, requested by Holt Valley, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

**IX. FINAL PLAT SUBDIVISIONS**

**13. 2000S-395U-10**

CEDAR LANE SUBDIVISION  
Map 118-01, Parcel(s) 096  
Subarea 10 (1994)  
District 17 (Greer)

A request to revise the preliminary plat and for final plat approval to reconfigure two lots into three lots abutting the northwest corner of Cedar Lane and 12th Avenue South, (.78 acres), classified within the R8 Urban Zoning Overlay district, requested by F. Don Montgomery, Jr., owner/developer, Littlejohn Engineering Associates, Inc., surveyor.

**14. 2001S-318U-03**

AAA STORAGE SUBDIVISION  
Map 071-02, Parcel(s) 005 and 203  
Subarea 3 (1998)  
District 2 (Black)

A request for final plat approval to subdivide two parcels into two lots abutting the west margin of Brick Church Pike, approximately 717 feet north of Avondale Circle, (5.91 acres), classified within the IWD and R8 districts, requested by J. Munich Asset Trust, owner/developer, The Cummings Group, Inc., surveyor.

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

**15. 38-79-G-04**

Rivergate Mall- Signal One  
Map 26-14, Parcel(s) Part of 45  
Subarea 4 (1998)

District 10 (Balthrop)

A request to revise the preliminary PUD plan and for final approval for a portion

of the Commercial Planned Unit Development District located abutting the west margin of Conference Drive, north of North Gallatin Pike, classified R6, (.01 acres), to permit a 180 foot tall cell tower, requested by Signal One Corporation, appellant, for Village at Rivergate LTD Partnership, owner.

**16. 88P-055G-13**

Weatherstone

Map 164, Parcel(s) 102

Subarea 13 (1996)

District 29 (Holloway)

A request to revise the preliminary plat and for final approval for the Residential

Planned Unit Development District located abutting the north margin of Pin Hook Road, 3,000 feet east of Hobson Pike, classified R15 district, (18.40 acres), to develop 68 single-family lots, replacing 73 single-family lots, requested by MEC, Inc., appellant, for Gail Pigg, trustee, owner.

**XI. MANDATORY REFERRALS**

**17. 2001M-103U-09**

Various Encroachments for AmSouth Plaza Renovations

Map 93-2-3, Parcel(s) 81

Subarea 9 (1997)

District 19 (Wallace)

A request for various encroachments, both ground and aerial, for the AmSouth

Bank Plaza renovations located between Deaderick Street and Union Street, requested by Brian Schiedemeyer of Trammell Crow Company, appellant, for 2000 PBL Venutre, Ltd., owner.

**18. 2002M-015U-03**

Council Bill No. BL2002-933

Accept Greenway Easement From CSX Railroad Along Richland Creek

Map 103-07, Parcel(s) 75

Subarea 7 (2000)

District 24 (Summers)

A council bill to accept 3.33 acres from the CSX Railroad for use as a

greenway easement along Richland Creek, sponsored by Councilmembers John Summers and Ed Whitmore.

## **XII. OTHER BUSINESS**

19. Legislative Update

## **XIII. ADJOURNMENT**