

**AGENDA  
OF THE  
METROPOLITAN PLANNING COMMISSION**

*January 4, 2001*  
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- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. ANNOUNCEMENT OF DEFERRED ITEMS**
- IV. APPROVAL OF NOVEMBER 30 AND DECEMBER 7, 2000 MINUTES**
- V. RECOGNITION OF COUNCILMEMBERS**
- VI. PUBLIC HEARING: CONSENT AGENDA**
- VII. PUBLIC HEARING**
  - a. CODE TEXT AMENDMENTS (March 2001, July 2001, November 2001)**
  
  - b. GENERAL PLAN with ZONING MAP AMENDMENTS**
    - 1. Subarea 4 Plan Amendment Request**  
Industrial to Commercial Policy  
Myatt Drive, 900 feet east of Gallatin Pike
  
    - 2. 2001Z-001G-04**  
Map 34-6, Part of Parcel 3 (27 acres)  
Subarea 4 (1998)  
District 10 (Balthrop)
  
    - A request to change from IR to CS district a portion of property at 710 Myatt Drive, approximately 900 feet east of Gallatin Pike (27 acres), requested by Phillip A. Warren, appellant, for Dylan Custom Mixing, L.L.C., owner. **(See also Subarea 4 Plan Amendment Request above).**
  
    - 3. Subarea 11 Plan Amendment Request**  
Mixed Use to Residential Policy  
Cameron-Trimble Neighborhood

**c. ZONING MAP AMENDMENTS**

4.                   **2000Z-022U-05 (Public Hearing)**  
Map 72-13, Parcels 187-190, 195, 196, 198 and 369  
Subarea 5 (1994)  
District 7 (Campbell)

A request to change from RM20 and CS districts to ORI district eight properties on Gallatin Pike between McClurkin and Douglas Avenue (11.74 acres), requested by Thomas Hooper, President of Nashville Auto Diesel College, appellant, for Nashville Auto Diesel College, owner.

5.                   **2001Z-002U-03 (Public Hearing)**  
Council Bill No. BL2000-555  
Map 59, Parcel 73  
Subarea 3 (1998)  
District 1 (Gilmore)

A council bill to rezone from R8 to CS district property at 3225 Whites Creek Pike, approximately 50 feet south of Briley Parkway (3.86 acres), requested by Reverend Robert Say, appellant, for Church of Nazarene Advisory Board, Tennessee District, owner.

6.                   **2001Z-003U-04 (Public Hearing)**  
Map 43-9, Parcel 186  
Subarea 4 (1998)  
District 9 (Dillard)

A request to change from RS7.5 to CS district property at 106 Dupont Avenue, approximately 155 feet east of North Gallatin Pike (.38 acres), requested by R. B. Rochelle, appellant, for R. B. Rochelle et ux, owners.

7.                   **2001Z-004U-08 (Public Hearing)**  
Map 82-9, Parcels 155 (.09 acres) and 156 (.05 acres)  
Subarea 8 (1995)  
District 20 (Haddock)

A request to change from IR to MUN district properties at 409 and 411 Taylor Street, approximately 100 feet east of 5th Avenue North (.14 acres), requested by John Abernathy of Carleton Architecture, LLC, appellant, for Whitman/Weiner, owners.

8.                   **107-81-G-14 (Public Hearing)**  
The Villages of Larchwood, Phase II, Section IV

Map 108, Parcel 52  
Subarea 14 (1996)  
District 14 (Stanley)

A request to amend a portion of the preliminary plan of the Residential Planned Unit Development District located at the southern terminus of Fitzpatrick Road, south of Blackwood Drive, classified R10 district (9.33 acres), to create a cul-de-sac 40 feet from the property line, where Fitzpatrick Road was approved with a public street connection to White Pines Drive, requested by Walter Davidson and Associates, for Hillmore Properties, owner.

**d. PRELIMINARY PLAT SUBDIVISIONS**

- 9. 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. **(See also Subdivision No. 2000S-186G-06 on page 4).**

- 10. 2000S-099G-12 (Public Hearing)**  
Brookview Forrest  
Map 172, Parcels 155 and 156  
Map 173, Parcels 151, 152 and Part of Parcel 150  
Map 180, Parcels 8 and 31  
Subarea 12 (1997)  
District 31 (Knoch)

A request for a revised preliminary approval for 158 lots abutting the southwest margin of Nolensville Pike and the north margin of Holt Road (55.94 acres), classified within the RS10 District, requested by Danco Property Investments, LLC, owner/developer, DBS and Associates, surveyor.

- 11. 2000S-395U-10**  
Cedar Lane Subdivision  
Map 118-1, Parcel 96  
Subarea 10 (1994)  
District 17 (Greer)

A request for preliminary plan approval to resubdivide two lots into three lots abutting the northwest corner of Cedar Lane and 12th Avenue South (.78 acres), classified within the R8 District, requested by Marjorie Gleaves and Marion H. Stone, owners/developers, Littlejohn Engineering Associates, Inc., surveyor. **(Deferred from meeting of 12/7/00).**

- 12.                    2001S-026U-13**  
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.

**VIII. FINAL PLAT SUBDIVISIONS**

- 13.                    2000S-040U-13**  
Hazelwood, Section 9A  
Map 148-12, Parcel 187  
Subarea 13 (1996)  
District 28 (Alexander)

A request for final plat approval for three lots abutting the southeast corner of Aeolia Drive and Artelia Drive (1.24 acres), classified within the RS7.5 District, requested by Margrette B. Woodroof , owner/developer, James L. Terry and Company, surveyor.

- 14.                    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. **(See also Subdivision No. 99S-300G-06 on page 3).**

- 15. 2000S-232G-01**  
Waller Self-Storage  
Map 29, Parcels 75, 76 and 370  
Subarea 1 (1997)  
District 1 (Gilmore)

A request for final plat approval to consolidate three parcels into one lot abutting the southwest corner of Clarksville Pike and Eatons Creek Road (2.26 acres), classified within the CS District, requested by Ronald Waller, owner/developer, Dale and Associates, surveyor.

- 16. 2000S-249U-03**  
Francis Street Subdivision  
Map 59-16, Parcels 91-98, 102-104 and 199  
Map 70-4, Parcels 49-59, 69 and 70  
Subarea 3 (1998)  
District 2 (Black)

A request for final plat approval to consolidate 30 lots and part of one lot into 22 lots abutting both margins of Adlai Street and the southwest margin of Grover Street (3.44 acres), classified within the RS7.5 District, requested by MBHD, Inc., owner/developer, Crawford Land Surveyors, surveyor. **(Deferred from meeting of 12/7/00).**

- 17. 2000S-306U-11**  
Frito Lay Property  
Map 94, Parcels 153, 170 and 178  
Subarea 11 (1999)  
District 15 (Loring)

A request for final plat approval to subdivide three parcels into two lots abutting the east margin of Spence Lane, approximately 849 feet north of Lebanon Pike (22.67 acres), classified within the IWD and CS Districts, requested by Jack D. Brown, James E. Nichols and Frito Lay, Inc., owners/developers, Ragan-Smith Associates, Inc., surveyor.

- 18. 2000S-329G-14**  
Old Hickory Business Park, 1<sup>st</sup> Revision  
Map 44, Parcels 7 and 47  
Subarea 14 (1996)  
District 11 (Brown)

A request for final plat approval to subdivide one lot and one parcel into four lots abutting the southwest margin of Robinson Road, opposite Bridgeway Avenue (52.19 acres), classified within the IWD and R10 Districts, requested

by Charles W. Hawkins, III, trustee, owner/developer, Cherry Land Surveying, surveyor.

- 19.                   2001S-001G-06**  
Hunters Trail, Lot 3  
Map 101, Parcel 187  
Subarea 6 (1996)  
District 23 (Bogen)

A request for final plat approval to subdivide one parcel into two lots abutting the northwest margin of Gower Road, approximately 868 feet north of Hickory Trail Drive (6.01 acres), classified within the AR2a District, requested by Douglas and Shelia Pillow, owners/developers, Steven E. Artz and Associates, Inc., surveyor.

- 20.                   2001S-008G-14**  
Walden Woods, Phase 2B  
Map 75, Parcel 78  
Subarea 14 (1996)  
District 12 (Ponder)

A request for final plat approval to create 23 lots abutting the southeast terminus of Walden Woods Drive, approximately 85 feet southeast of Wyntree North (6.48 acres), classified within the RS15 Residential Planned Unit Development District, requested by Walden Woods, LLC, owner/developer, C. Michael Moran, surveyor.

- 21.                   2001S-011U-14**  
Jackson Downs Commercial, Resubdivision of Lot 13  
Map 85, Parcel 100  
Subarea 14 (1996)  
District 14 (Stanley)

A request for final plat approval to subdivide one lot into three lots abutting the west margin of Jackson Downs Boulevard, approximately 1,104 feet southeast of Lebanon Pike (3.16 acres), classified within the CL District, requested by RCM Interest, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

- 22.                   2001S-014G-06**  
Galleries at Bellevue, Resubdivision of Lot 7  
Map 142, Parcel 320  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request for final plat approval to subdivide one lot into two lots abutting the southwest margin of Memphis-Bristol Highway, approximately 210 feet southeast of Coley Davis Road (1.37 acres), classified within the SCR Commercial Planned Unit Development District, requested by Montclair Investment Corporation, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

- 23.                    2001S-024G-12**  
Stanford Village, Section 2  
Map 173, Part of Parcel 194  
Subarea 12 (1997)  
District 31 (Knoch)

A request for final plat approval to create 22 lots abutting the west terminus of Stanford Village Drive and the southwest terminus of Blake Drive (6.0 acres), classified within the RS10 District, requested by Phillips Builders, Inc., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

- 24.                    2001S-025U-07**  
Pratt Subdivision  
Map 91-12, Parcels 159 and 307  
Subarea 7 (00)  
District 21 (Whitmore)

A request for final plat approval to consolidate four lots into one lot abutting the southwest corner of Alabama Avenue and 46th Avenue North (.41 acres), classified within the CS District, requested by Andrew B. and Ihla G. Pratt, owners/developers, Wamble and Associates, surveyor.

- 25.                    2001S-027U-07**  
Westover Subdivision  
Map 91-5, Parcels 162-166  
Map 91-9, Parcels 33, 43.01, 44.01 and 45  
Subarea 7 (00)  
District 22 (Hand)

A request for final plat approval to consolidate four lots and part of three lots into two lots abutting the north margin of Robertson Avenue and the east margin of Duluth Avenue (9.12 acres), classified within the IR and CS Districts, requested by J. Muhich Asset Trust, owner/developer, Volunteer Surveying, surveyor.

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

- 26.                    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 of the Commercial (General) Planned Unit Development District located abutting the north margin of Memphis Bristol Highway, south of Interstate 40, classified 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.

**27.**                    **28-79-G-13**  
Cambridge Forest  
Map 149, Part of Parcel 371  
Subarea 13 (1996)  
District 28 (Alexander)

A request to revise the preliminary plan and for final approval for Phase 3 of the Residential Planned Unit Development District located abutting the western terminus of Bridgecrest Drive, west of Rural Hill Road, classified R15 district (63.7 acres), to redesign the lot layout of five undeveloped phases (3, 4, 5, 6 and 7), proposed for 200 single-family lots and 41 townhomes, and approved for 200 single-family lots and 41 townhomes, and for final approval for 51 single-family lots in Phase Three, requested by DBS and Associates for Danco Development, owner. **(Also requesting final plat approval).**

**28.**                    **18-86-P-14**  
Rivertrace Estates  
Map 52, Parcel 9  
Subarea 14 (1996)  
District 15 (Loring)

A request to revise a portion of the preliminary plan of the Residential Planned Unit Development District located abutting the east margin of Lock Two Road, 1,300 feet north of Cain Harbor Road, classified RS10 district (72 acres), to permit 91 single-family lots, replacing the approved preliminary plan with 45 single-family lots, a dedication of 47 acres of wetlands, and the construction of a greenway trail/boardwalk in exchange for an encroachment into the 50 foot stream buffer of the Cumberland River, and where the original preliminary plan was approved for 131 single-family lots, requested by Dale and Associates, for John Cain and George Hicks, owners.

**29.**                    **88P-029G-01**  
Joelton Commercial PUD  
Map 22, Part of Parcel 61



Subarea 1 (1997)  
District 1 (Gilmore)

A request to revise a portion of the undeveloped Commercial (General) Planned Unit Development District located abutting the south margin of Old Clarksville Pike, opposite the Joelton Community Center Road, classified R15, and proposed for CL district (24.44 acres), approved for 204,800 square feet of retail sales, restaurant, bank and office uses on the approved preliminary plan, requested by Larry D. McClanahan, for Joe Smith and Ronald Walker, owners. **(Deferred from meetings of 11/9/00 and 12/7/00).**

- 30. 98-85-P-14**  
Woodland Point PUD, Phase 11  
Map 121, Parcel 102  
Subarea 14 (1996)  
District 13 (Derryberry)

A request for final approval for a phase of the Residential Planned Unit Development District abutting the east margin of Bell Road, opposite Pleasant Hill Road, classified RM9 district (19.25 acres), to develop 240 multi-family units, where 240 multi-family units are approved on the preliminary PUD plan, requested by LDI Design, for Bell Road Development Company GP. **(Deferred from meeting of 11/30/00).**

- 31. 2000P-006U-12**  
Brentwood Hall (formerly Haury-Smith, Oakes Drive)  
Map 160, Parcels 67 and 110  
Subarea 12 (1997)  
District 32 (Jenkins)

A request for final approval for a Planned Unit Development District located abutting the southeast corner of Old Hickory Boulevard and Oakes Drive, classified RM6 district (3.47 acres), to develop 14 condominium units, requested by Gresham-Smith and Partners for Puryear and Helen Mims, owners, for Haury and Smith, optionee. **(Also requesting final plat approval).**

**X. MANDATORY REFERRALS**

- 32. 2000M-140U-09**  
Close Unnamed Deeded Alley  
Map 93-16, Parcels 231-236 and 240  
Subarea 9 (1997)  
District 19 (Wallace)

A request to close a deeded, but never dedicated unnamed alley from Winfrey Street to its terminus at Alley #190, requested by Mt. Ararat Missionary Baptist Church, abutting property owner. **(Easements are to be abandoned).**

- 33. 2001M-001U-09**  
Aerial Encroachment for Bailey's Pub & Grille  
Map 93-6-3, Parcel 8  
Subarea 9 (1997)  
District 19 (Wallace)

A request to encroach 2'10" at 408 Broadway with a sign measuring 2'10" in width by 10'0" in length at a height of 16'6" above the public sidewalk for Bailey's Pub & Grille, requested by Doug Kaufmann of Atlas Sign Company, Inc., appellant, for James K. Zielke of Total Entertainment Corporation, leasee.

- 34. 2001M-002G-10**  
Granny White Pike Easement Acquisitions  
Map 159, Parcels 20, 89, 90 and 91  
Subarea 10 (1994)  
District 33 (Turner)

A request to acquire a 20' permanent easement and a 10' temporary easement to accommodate the construction of an 8" sewer line, Project Nos. 99-SG-195 and 99WG-190, classified within the R40 district on 17.56 acres, requested by the Department of Water Services.

- 35. 2001M-003U-09**  
Aerial Encroachment for Gaylord  
Entertainment Center  
Map 93-6, Parcel 8  
Subarea 9 (1997)  
District 19 (Wallace)

A request to encroach 5'6" over the public sidewalk with an awning at 501 Broadway for "Jack Daniel's Old #7 Club," a new restaurant at the Gaylord Entertainment Center measuring 6' in height by 14' in length at a height of 9'0" above the sidewalk, requested by Scott Johnson of Crown Tent & Awning Company, appellant, for Sports Authority of Metro Nashville and Davidson County.

- 36. 2001M-004U-14**  
Hoggatt Family Cemetery Property Rights Transfer  
Map 85, Parcel 19  
Subarea 14 (1996)  
District 14 (Stanley)

A request to approve the transfer to the State of Tennessee any interest that the Metropolitan Government of Nashville and Davidson County may have in the property known as the Hoggatt Family Cemetery, located southeast corner of Lebanon Pike and Stewarts Ferry Pike, classified within the R10 district on 180.67 acres, requested by the Public Property Administrator.

- 37.                    2001M-005G-02**  
Conveyance of Property to the State of Tennessee  
Map 51-2, Parcel 5  
Subarea 2 (1995)  
District 3 (Nollner)

A request to sell a portion of property (1,954 square feet) located at 321 Port Drive to the State of Tennessee in conjunction with the construction of Project No. 19012-2152-44, classified within the RS20 District, requested by the Public Property Administrator.

## **XI.    OTHER BUSINESS**

1. Fiscal Year 2001 Transportation Planning Contract with the Tennessee Department of Transportation. **(Deferred from meeting of 12/7/00).**
2. Employee contract for Jeff Stuncard
3. Employee contract for Sherry Williams
4. Legislative update

## **XII.   ADJOURNMENT**

