



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Lindsley Hall  
730 Second Avenue South  
Nashville, Tennessee 37201

**PLANNING COMMISSION:**

James Lawson, Chairman	Ann Nielson
Doug Small, Vice Chairman	Victor Tyler
Stewart Clifton	James McClean
Judy Cummings	Councilman John Summers
Tonya Jones	Joe Sweat, representing Mayor Bill Purcell

**AGENDA  
OF THE  
METROPOLITAN PLANNING COMMISSION**

*January 9, 2003*

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- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF DECEMBER 12, 2002 MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**
- VI. PUBLIC HEARING: CONSENT AGENDA**  
Note: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.
- VII. PUBLIC HEARING: A REQUEST TO ADOPT THE STRATEGIC PLAN FOR SIDEWALKS AND BIKEWAYS**

**VIII. PUBLIC HEARING:  
ZONING MAP AMENDMENTS**

1. **2002Z-128U-10**  
Map 117-11, Parcel 11  
Subarea 10 (1994)  
District 25 (Shulman)

A request to change from R40 district to R20 district property at 1920 A Woodmont Boulevard at the intersection of Woodmont Boulevard and Hopkins Street, (1.03 acres), requested by Jeff Heinze of Littlejohn Engineering Associates, applicant, for Craig and Nichole Huseby, owners.

2. **2003Z-001U-08**  
Map 82-9, Parcels 279, 280 and 281  
Subarea 8 (1995)  
District 20 (Haddox)

A request to change from IR district to MUN district properties at 1201 5th Avenue North and 504 and 506 Madison Street, at the intersection of Madison Street and 5th Avenue North, (0.52 acres), requested by Scott Chambers, owner.

**IX. PRELIMINARY SUBDIVISION PLATS**

3. **2002S-064G-13**  
Hallmark  
Map 164, Parcels 101, 185, 190, 191  
and Part of Parcel 167  
Subarea 13 (1996)  
District 29 (Holloway)

A request for preliminary plat approval for 206 lots located opposite and north of Pin Oak Drive, north of Pin Hook Road, (55.73 acres), classified RS10 district, requested by Jerry Butler Builders, owner/developer, MEC, Inc., surveyor.

- 4. 2002S-342G-12**  
Brookview Forest, Revision  
Map 172, Parcels 155 and 156  
Map 173, Parcels 151 and 152  
Map 180, Parcels 8, 31 and 235  
Subarea 12 (1997)  
District 31 (Knoch)

A request for preliminary plat approval for 165 lots, a variance for a sidewalk along Nolensville Pike from the connection road south, and a variance to allow sidewalks along one side of internal streets, located abutting the southwest margin of Nolensville Pike and the north margin of Holt Road, (56.0 acres), classified RS10 district, requested by Drees Homes, owner/developer, Littlejohn Engineering Associates, Inc., surveyor.

- 5. 2003S-001G-04**  
Montague Falls, Resubdivision of Lots 3 and 4  
Map 52-9, Parcels 29 and 30  
Subarea 4 (1998)  
District 8 (Hart)

A request for final plat approval to reconfigure two lots abutting the southeast margin of Falls Avenue, approximately 240 feet northeast of East Palestine Avenue, (1.68 acres), classified RS10 district, requested by John C. and Marie F. Harford, owners/developers, Land Surveying, Inc., surveyor.

- 6. 2003S-009G-12**  
Lenox Village, Section 2, 1st Revision, Resubdivision of  
Lots 47, 48, 63-69, 72 and 73  
Map 173-9-A, Parcels 49, 50, 62, 63 and 70-76  
Subarea 12 (1997)  
District 31 (Knoch)

A request for revised preliminary and final plat approval to resubdivide 11 lots into 22 lots abutting both margins of Porter House Drive and both margins of Leveson Way, (1.23 acres), classified RM9 and UDO districts, requested by Lenox Village I, L.L.C., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

7.                   **2003S-011U-10**  
Elder Subdivision  
Map 116-12, Parcel 110  
Subarea 10 (1994)  
District 25 (Shulman)

A request for preliminary plat approval for an 8 lot subdivision abutting the east margin of Estes Road, approximately 993 feet north of Abbott Martin Road, (5.07 acres), classified R20 district, requested by William L. and Linda G. Elder, owners/developers, Civil Site Design Group, surveyor.

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

8.                   **210-73-G-14**  
Deloitte & Touche  
Map 97, Parcel 120  
Subarea 14 (1996)  
District 12 (Ponder)

A request for a revision to the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development district located abutting the south margin of I-40, east of Old Hickory Boulevard, classified CL district, (17.93 acres), to redesign a portion of the parking area, resulting in the loss of 32 parking spaces, and to add a new cul-de-sac at the terminus of Hermitage Park Lane to provide a new driveway connection to the parking area of the existing office building, requested by Gresham-Smith & Partners, for Deloitte & Touche, owner.

9.                   **8-74-U-11**  
Jolly Ox Restaurant  
Map 120-1, Parcel 146  
Subarea 11 (1999)  
District 13 (Derryberry)

A request to cancel one of two lots within the Commercial Planned Unit Development district located abutting the western margin of Murfreesboro Pike, 330 feet north of Glengarry Drive, classified MUL district, (.98 acres), approved to provide required parking for the existing restaurant on the adjoining property, requested by SunTrust Bank, owner.

- 10.**                               **65-82-U-10**  
Merchant's Walk  
Map 171, Parcel 149  
Subarea 10 (1994)  
District 33 (Turner)

A request for a revision to the preliminary plan and final approval for a phase of the Commercial Planned Unit Development district located abutting the south margin of Old Hickory Boulevard, west of Franklin Pike, classified CL district, (4.8 acres), and for a variance to Sections 17.24.070 and 17.24.150.1, to permit parking within the required scenic landscape easement and to eliminate the required minimum landscape strip for a portion along Old Hickory Boulevard, requested by Ragan-Smith Associates, for Merchants Walk, L.P. owner.

**XI. MANDATORY REFERRALS**

- 11.**                               **2002M-133U-09**  
Resolution No. RS2002-1293  
Option to purchase 432 3<sup>rd</sup> Avenue North  
Map 93-2, Parcel 24  
Subarea 9 (1997)  
District 19 (Wallace)

A Resolution authorizing and directing the Director of Public Property to exercise an option to purchase property (Map 93-2, Parcel 24) at 432 3rd Avenue North for the Metropolitan Government of Nashville and Davidson County, where funds for this option agreement will be taken from Fund No. 40150, BU 15901002, as requested by the Director of Public Property.

- 12.**                               **2003M-001U-08**  
Lease Agreement between Metro and MDHA  
for 1611 Jo Johnston Avenue  
Map 92-8, Parcel 160  
Subarea 8 (1995)  
District 19 (Wallace)

An Ordinance approving a lease agreement by and between Metropolitan Government of Nashville and Davidson County acting through the Metropolitan Juvenile Courts and MDHA for the lease of space at 1611 Jo Johnston Avenue for a truancy reduction program and suspension school in the John Henry Hale Housing Development, where the lease is for a period of three (3) years from October 1, 2000 to September 30, 2003 with an option to renew for one (1) additional year at no cost to Metropolitan Government, as requested by Metro Legal Department.

- 13. 2003M-002U-11**  
Lease Agreement between Metro and MDHA  
for 83 University Court  
Map 93-15, Parcel 108  
Subarea 11 (1999)  
District 19 (Wallace)

An Ordinance approving a lease agreement by and between Metropolitan Government of Nashville and Davidson County acting through the Metropolitan Juvenile Courts and MDHA for the lease of space at 83 University Court for a truancy reduction program and suspension school in the Tony Sudekum Housing Development, where the lease is for a period of three (3) years from October 1, 2000 to September 30, 2003 with an option to renew for one (1) additional year at no cost to Metropolitan Government, as requested by Metro Legal Department.

- 14. 2003M-003U-08**  
Lease Agreement between Metro and MDHA  
for 2306 26<sup>th</sup> Avenue North  
Map 81-2, Parcel 168  
Subarea 8 (1995)  
6District 20 (Haddox)

An Ordinance approving a lease agreement by and between Metropolitan Government of Nashville and Davidson County acting through the Metropolitan Juvenile Courts and MDHA for the lease of space at 2306 26th Avenue North for a truancy reduction program and suspension school in the Cumberland View Housing Development, where the lease is for a period of three (3) years from October 1, 2000 to September 30, 2003 with an option to renew for one (1) additional year at no cost to Metropolitan Government, as requested by Metro Legal Department.

- 15. 2003M-004U-05**  
Lease Agreement between Metro and MDHA  
for 302 Foster Street  
Map 82-11, Parcel 72  
Subarea 5 (1994)  
District 5 (Hall)

An Ordinance approving a lease agreement by and between Metropolitan Government of Nashville and Davidson County acting through the Metropolitan Juvenile Courts and MDHA for the lease of space at 302 Foster Street for a truancy reduction program and suspension school in the Sam Levy Homes Housing Development, where the lease is for a period of three (3) years from October 1, 2000 to September 30, 2003 with an option to renew for one (1) additional year at no cost to Metropolitan Government, as requested by Metro Legal Department.

16. **2003M-005U-09**  
Washington Regulator Land and Easement Acquisitions  
Map 82-14, Parcels 59, 60, 61, 65, 66, 82, 83 and 95  
Map 82-15, Parcel 219  
Subarea 9 (1997)  
District 6 (Beehan)

A request to acquire property at 140 North 1st Street and to acquire easements at Map 82-14, Parcels 60, 61, 65, 66, 82, 83, & 95 and Map 82-15, Parcel 219 for Project No. 94-SC-005B, Washington Regulator, as requested by Metro Department of Water and Sewerage Services.

17. **2003M-006U-07**  
Close Portion of Alley #1504  
Map 90-8, Parcels 124 and 134  
Subarea 7 (2000)  
District 22 (Hand)

A request to close a portion of Alley #1504 from Croley Drive to its terminus at the south margin of parcels 124 and 134, requested by Robert McGowan, abutting property owner. (Easements are to be retained).

## **XII. OTHER BUSINESS**

18. Executive Director Reports
19. Revise Meeting Time
20. Legislative Update

## **XIII. ADJOURNMENT**

