



**June 27, 2002 Actions of the Planning Commission  
(For more specific information, call 862-7190)**

**AGENDA  
OF THE  
METROPOLITAN PLANNING COMMISSION**

*June 27, 2002  
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**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

***Action:*** *Approved with revision to 99S-097U-12 on page 5 to read: "and extend the Letter of Credit from July 23, 2002 to June 27, 2003" (7-0)*

**III. APPROVAL OF JUNE 13, 2002 MINUTES**

***Action:*** *Approved (7-0)*

**IV. RECOGNITION OF COUNCILMEMBERS**

**V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**

***Action:*** *Approved (7-0)*

**VI. PUBLIC HEARING: CONSENT AGENDA**

***Action:*** *Approved (7-0)*

**VII. PUBLIC HEARING: AMENDMENT #1 TO THE PLAN FOR SUBAREA 8: THE NORTH NASHVILLE COMMUNITY-2002 UPDATE Involving (1) Proposed Changes to Certain Provisions in Chapter Three and Appendix C, and (2) The Proposed Addition of Detailed Neighborhood Design Plans: Cumberland Gardens/Elizabeth Park/Jones-Buena Vista/Osage North Fisk and East Germantown/Germantown/Salemtown/Metro-2nd & Hume and Salemtown Neighborhoods by Reference to Appendix E**

***Action:*** *Approved (7-0)*

## VIII. PUBLIC HEARING

### ZONING MAP AMENDMENTS

**1. 2002Z-020T**

Council Bill No. BL2002-1112

Map , Parcel(s)

Subarea ()

District ()

A council bill to amend Sections 17.04.060, 17.08.030 and 17.16.110 of the Zoning Ordinance to add a definition for "Recycling Facility", to designate zoning districts where a Recycling Facility is permitted, and to establish conditions for such a facility when permitted with conditions, sponsored by Councilmember David Briley.

**Action: Deferred indefinitely (7-0)**

**2. 2001Z-077G-06**

Council Bill No. BL2002-1102

Map 141-00, Parcel(s) 69, 10; Map 140-00, Parcel(s) 16, 69, 74, 75

Subarea 6 (1996)

District 35 (Lineweaver)

A council bill to rezone from AR2a and CS districts to RS10 district properties at 8161 Coley Davis Road, Newsom Station Road (unnumbered), and McCrory Lane (unnumbered), (264.39 acres), requested by Dale and Associates, appellant, for Michael and Diane Allison and Rhonda England, owners. (Deferred from meetings of 5/23/02 and 6/13/02).

**Action: Disapproved RS10 with recommendation to Council on traffic/school site. Approved RS15 with recommendation to Council on traffic/school site (7-0)**

**3. 2002Z-058U-11**

Map 105-16, Parcel(s) 258, 259

Subarea 11 (1999)

District 16 (McClendon)

A request to change from R6 district to CS district properties at 336 Vivelle Avenue and Vivelle Avenue (unnumbered), (.34 acres), requested by Virginia B. Sherling, appellant, for Randolph R. Sherling, Sr. et ux and Sherlin Limited Partnership, owners.

**Action: Disapproved (7-0)**

**4. 2002Z-059G-14**

Map 097-00, Parcel(s) 141

Subarea 14 (1996)

District 12 (Ponder)

A request to change from R10 district to CS district property at Bell Road (unnumbered), abutting the west margin of Old Hickory Boulevard, (4.42 acres) requested by Stephen Bode of New Heights Community Church, appellant, for Max Investments, owner.

**Action: Disapproved as contrary to the General Plan (6-0)**

**5. 2002Z-060U-03**

Council Bill No. BL2002-1101  
Map 071-01, Parcel(s) 57, 60, 64, 65, 71, 72  
Subarea 3 (1998)  
District 2 (Black)

A council bill to rezone from RS7.5 district to RM4 district properties at Winstead Avenue (unnumbered), Monticello Street (unnumbered), and West Trinity Lane (unnumbered), (4.15 acres), requested by John and Judy Newell, appellant, for Joseph Herrod et al, owners.

**Action: Approved with conditions (6-0)**

**6. 88-85-P-06**

West Park  
Map 114, Parcel(s) 261-263  
Subarea 6 (1996)  
District 23 (Bogen)

A request to revise the undeveloped Residential Planned Unit Development District located abutting the south margin of Charlotte Pike, north of I-40, classified within the R15 district, (40 acres), to permit 147 multi-family units, replacing 240 multi-family units on the approved plan, requested by Ragan-Smith Associates, appellant, for A. K. M. Fakhruddin et al, owners. (Deferred from meetings of 3/14/02 and 3/28/02).

**Action: Approved with conditions (7-0)**

**PRELIMINARY PLAT SUBDIVISIONS**

**7. 2002S-126G-04**

ROY T. WEATHERHOLT SUBDIVISION  
Map 043-06, Parcel(s) 017  
Subarea 4 (1998)  
District 9 (Dillard)

A request for preliminary plat and final plat approval to subdivide one lot into two lots abutting the east margin of Snow Avenue, and a sidewalk variance along Snow Avenue for lot #2, (1.91 acres), classified within the RS7.5 district, requested by Roy T. Weatherholt et ux, owners/developers, Land Surveying, Inc., surveyor.

**Action: Approved with conditions with variance to 3 x rule flag shaped lot depth to width ratio lot comparability (6-0)**

**8. 2002S-148G-02**

WILLIAM A. HALL LOTS  
Map 033, Parcel(s) 116, 117 & 178  
Subarea 2 (1995)

District 3 (Nollner)

A request for preliminary and final plat approval to create three lots from three existing parcels by shifting property lines, abutting the southeast margin of Dickerson Pike, approximately 791 feet northeast of Campbell Road, (8.33 acres), classified within the CS district, requested by William A. Hall, owner/developer, Tommy E. Walker, surveyor.

**Action: *Approved with conditions, subject to variance for flag lot (7-0)***

- 9. 2002S-154G-12**  
CANE RIDGE ESTATES  
Map 174, Parcel(s) 035  
Subarea 12 (1997)  
District 31 (Knoch)

A request for preliminary plat approval to create 68 lots abutting the northeast margin of Cane Ridge Road, approximately 2,765 feet southeast of Old Franklin Road, (31.0 acres), classified within the RS15 district, requested by Dotson and Thomasson, owner/developer, Dale and Associates, surveyor.

**Action: *Deferred to meeting of July 25, 2002 (7-0)***

- 10. 2002S-162U-13**  
TOWN PARK ESTATES, Resubdivision of Lot 69  
Map 135-01, Parcel(s) 095  
Subarea 13 (1996)  
District 27 (Sontany)

A request for final plat approval to subdivide one lot into two lots, with a sidewalk variance along Southwind Drive, abutting the south margin of Southwind Drive, approximately 175 feet west of Ladybird Drive, (.88 acres), classified within the R10 district Airport Impact Overlay District, requested by Barbara Gayle Jagers, owner/developer, Galyon Northcutt, surveyor.

**Action: *Approved with conditions with sidewalk variance along Southwind Drive (6-0)***

## **IX. FINAL PLAT SUBDIVISIONS**

- 11. 99S-097U-12**  
VILLAGES of BRENTWOOD, Phase 11  
Map 161-10-B, Parcel(s) 155-206  
Subarea 12 (1997)  
District 32 (Jenkins)

A request to revise the preliminary and final plat to remove the sidewalk requirement from all public streets within this subdivision phase, and extend the Letter of Credit from July 23, 2002 to June 27, 2003, abutting the southwest margin of Village Way, approximately 115 feet southeast of English Village, (16.25), classified within the R10 Residential Planned Unit Development

District, requested by Grandview Land Company, Inc., owner/developer, Dale & Associates, Inc., surveyor.

**Action: Approved (5-1)**

- 12. 2002S-084G-04**  
W. C. HALL LAND  
Map 043-04, Parcel(s) 028  
Subarea 4 (1998)  
District 11 (Brown)

A request for a sidewalk variance along Swinging Bridge Road for lot #2, abutting the northwest corner of Hickman Street and Swinging Bridge Road, (.52 acres), classified within the R10 district, requested by W. C. and Mattie T. Hall, owners/developers, Campbell, McRae and Associates Surveying Inc., surveyor.

**Action: Approved with variance for sidewalk on Swinging Bridge Road (6-0)**

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

- 13. 91-71-G-14**  
Hermitage Plaza (Wal-Mart)  
Map 64-15, Parcel(s) 10, 25-29; Map 64-16, Parcel(s) Part of 1  
Subarea 14 (1996)  
District 11 (Brown)

A request for final approval for a portion of the Commercial (General) Planned Unit Development District located abutting the north margin of Lebanon Pike and the west margin of Andrew Jackson Parkway, classified within the SCR and CS districts, (22.2 acres), to develop a 207,498 square foot Wal-Mart Supercenter retail store, requested by Carlson Consulting Engineers, for MRW Retail Joint Venture and B.B. Doubleday, Jr., owners. (See also Mandatory Referral Proposal No. 2002M-053G-14).

**Action: Approved with conditions (7-0)**

- 14. 47-86-P-02**  
Brick Church Business Center  
Map 50-10, Parcel(s) Pt. Of 1  
Subarea 2 (1995)  
District 2 (Black)

A remand from Davidson County Chancery Court Part One for the purposes of making particularized findings of fact and conclusions of law to be filed with the court by July 1, 2002 in the case of Pinnacle Media, LLC v. Metropolitan Government, case No. 01-1850-I, regarding originally a request to revise the preliminary plan and for final approval for a portion of the Industrial Planned Unit Development located abutting the south margin of Brick Church Lane east of Interstate 24, classified IWD, (.05 acres), to permit the addition of a 50 foot tall, 672 square foot monopole

billboard. This remand was ordered by Chancellor Irvin H. Kilcrease, Jr., Chancellor for Davidson County Chancery Court Part One, on May 31, 2002.

**Action: *Approved findings of fact (6-0)***

- 15. 28-87-P-06**  
Boone Trace, Section 8  
Map 126, Parcel(s) 65  
Subarea 6 (1996)  
District 23 (Bogen)

A request for a revision to the preliminary plan and final PUD approval for a phase of the Residential Planned Unit Development District located abutting the north margin of Newsom Station Road, west of Boone Trace, classified within the RS20 district, (41.01 acres), to permit the development of 42 single-family lots, replacing 43 single-family lots, requested by Civil Site Design Group for Branstetter Family Partners, L.P. and Cecil D. Branstetter, owners.

**Action: *Approved with conditions (7-0)***

- 16. 2001P-010G-06**  
RiverBridge Community (formerly Autumn Springs)  
Map 141, Parcel(s) 12  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to revise the preliminary and for final PUD approval for phases 1A, 1B and 2B of the Planned Unit Development located abutting the south margin of Coley Davis Road, 250 feet west of Donna McPherson Drive, classified RM4, (43.56 acres), to permit the development of 97 single-family lots and 198 condominium units, replacing 97 single-family lots and 200 condominium units, requested by Civil Site Design Group, for Vanderbilt University, owner.

**Action: *Approved with conditions (6-0)***

- 17. 2002P-001U-05**  
City View Lofts (formerly Edgefield Housing)  
Map 82-16, Parcel(s) 90  
Subarea 5 (1994)  
District 6 (Beehan)

A request for a revision to preliminary and for final PUD approval for the Planned Unit Development District located abutting the south margin of Woodland Street and the east margin of South 8th Street, classified within the RM40 district Urban Zoning Overlay District, East Bank Redevelopment District, and Edgefield Historic District, (1.03 acres), to permit 30 multi-family units, replacing 33 multi-family units, requested by Kline Swinney Associates, appellant, for Wolfgang Sauermann, owner.

**Action: *Approved with conditions (7-0)***

## **XI. MANDATORY REFERRALS**

### **18. 2002M-053G-14**

Hermitage Wal-Mart Plaza: Drainage Easement Abandonment and Relocation of Water and Sewer Lines

Map 64-16, Parcel(s) 1, 5; Map 64-15, Parcel(s) 10, 25-29  
Subarea 14 (1996)

District 11 (Brown)

A request to abandon and relocate various public utility and drainage easements as well as water and sewer line easements for the development of the Wal-Mart Supercenter in Hermitage, requested by Joseph Parsley of Carlson Consulting Engineers, appellant, for MRW Retail Joint Venture and B.B. Doubleday, Jr., owners. (See also PUD Proposal No. 91-71-G-14).

**Action: Approved (7-0)**

### **19. 2002M-060U-14**

Acquire Right-of-Way Along Lebanon Pike

Map 96-02, Parcel(s) 9, 10; Map 85-14, Parcel(s) 42, 18, 43, 49,  
C, 20, 21

Subarea 14 (1996)

District 14 (Stanley)

A request to acquire portions of various properties along Lebanon Pike by negotiation or condemnation for the Lebanon Pike Sidewalk Project (Project No. 01-R-08), requested by the Director of Public Property Administration.

**Action: Approved with conditions (7-0)**

### **20. 2002M-062G-14**

Council Bill No. BL2002-1118

Kohl's Department Store Greenway Easement

Map 85-00, Parcel(s) 91

Subarea 14 (1996)

District 14 (Stanley)

A council bill authorizing the acceptance, execution, and recordation of an agreement for grant of an easement with Kohl's Department Stores, Inc. for use in the Stones River Greenway System, sponsored by Councilmembers Bruce Stanley, Phil Ponder, Edward Whitmore, and John Summers.

**Action: Approved with conditions (7-0)**

### **21. 2002M-064G-12**

Close "Old Preston Road"

Map 173-00, Parcel(s) 43, 44, 105

Subarea 12 (1997)  
District 31 (Knoch)

A request to close a portion of a road (Old Preston Road), identified on the official street and alley map as a private road that was relocated in 1936, referred to as a private road but no record of its closure as a public road can be located, north of Pettus Road and west of Blue Hole Road, requested by Jim Stinson of MEC, Inc., for Pine Oaks Properties Two, LLP, W. Dillard Wright, and James W. Barber and wife, abutting property owners. (Easements are to be retained).

**Action: *Approved with conditions (7-0)***

**22. 2002M-065U-08**

Council Bill No. BL2002-1076

Acquire properties for I.T. Creswell Elementary School to be located in the Pearl-Cohn Cluster  
Fri, Jun 28, 2002

Map 91-8, Parcel(s) various; Map 91-12, Parcel(s) various

Subarea 8 (1995)

District 21 (Whitmore)

A council bill to acquire properties within Pearl-Cohn Cluster between 40<sup>th</sup> Avenue North, Indiana Avenue, 41st Avenue North, and Michigan Avenue area **by negotiation or condemnation by Metro Government for a proposed new school, I.T. Creswell Elementary School, requested by the Metro Department of Finance, and sponsored by Councilmembers Jim Shulman, Bruce Stanley, and Ed Whitmore.**

**Action: *Deferred indefinitely (7-0)***

**23. 2002M-066U-10**

Taste of Tokyo Awning Aerial Encroachment

Map 104-12, Parcel(s) 11

Subarea 10 (1994)

District 18 (Hausser)

A request to install an awning measuring 16 feet in length by 5.25 feet in height projecting 4.5 feet over the public sidewalk at 8 feet above the public sidewalk **for the 'Taste of Tokyo' in Hillsboro Village, requested by Binlin Qin, owner of Taste of Tokyo.**

**Action: *Approved with conditions (7-0)***

## **XII. OTHER BUSINESS**

**24. Amendment to Metro Planning Commission Rules of Procedure:  
General Plan Amendments and Update**

**Action: *Approved (7-0)***



25. A request to amend the Subarea 13 Plan for properties in and around Mt. View Road, Pin Hook Road, Hamilton Church Road, LaVergne-Couchville Pike, Old Hickory Boulevard, and Murfreesboro Pike to support new residential, mixed-use and commercial development in southern Davidson County and set public hearing for July 11, 2002

26. Employee Contract for Richard C. Bernhardt

**Action: Approved (7-0)**

27. Employee Contract for Jennifer E. Regen (Deferred from meeting of 6/13/02)

**Action: Approved (7-0)**

28. Intern Contract for Lisa Johnson

**Action: Approved (7-0)**

29. Legislative Update

### **XIII. ADJOURNMENT**