



AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

June 27, 2002

I. CALL TO ORDER

II. ADOPTION OF AGENDA

III. APPROVAL OF JUNE 13, 2002 MINUTES

IV. RECOGNITION OF COUNCILMEMBERS

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WITHDRAWN ITEMS**

VI. PUBLIC HEARING: CONSENT AGENDA

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/
Salemton/Metro-2nd & Hume and Salemton Neighborhoods by
Reference to Appendix E**

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.

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
McCrary 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).

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.

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.

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.

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).

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.

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.

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.

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.

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, 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.

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.

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).

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.

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.

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.

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.

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).

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.

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.

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).

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

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 40th

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.

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.

XII. OTHER BUSINESS

24. Amendment to Metro Planning Commission Rules of Procedure:

General Plan Amendments and Update

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

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

28. Intern Contract for Lisa Johnson

29. Legislative Update

XIII. ADJOURNMENT