



**June 7, 2001 Actions of the Planning Commission
(For more specific information, call 862-7190)**

**AGENDA OF THE
METROPOLITAN PLANNING COMMISSION**

June 7, 2001

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approved (8-0) with correction to #16 and #21
- III. APPROVAL OF MAY 24, 2001 MINUTES**
Action: Approved (8-0)
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS**
- VI. PUBLIC HEARING: CONSENT AGENDA**
Action: Approved (8-0)
- VII. PUBLIC HEARING**

**ZONING MAP AMENDMENTS and NEIGHBORHOOD
LANDMARK DEVELOPMENT PLAN**

- 1. 2001UDO-002U-10**
Council Bill BL2001-685
Music Row Urban Design Overlay
Maps 92 and 93, Various Parcels
Subarea 10 (1994)
District 19 (Wallace)

A council bill to apply an Urban Design Overlay (UDO) District to various parcels in the Music Row area along portions of Music Square East, Music Square West, 14th Avenue South, 16th Avenue South, and 17th Avenue South, and portions of Broadway, McGavock Street, Division Street, Music Circle East, and Demonbreun Street (29.45 acres), requested by Councilmembers Ludy Wallace and Leo Waters, appellants, for various owners.

Action: Approved (8-0)

2. **2001NL-002U-10**
2021 Woodmont Boulevard Neighborhood Landmark
Map 117-11, Parcel 27
Subarea 10 (1994)
District 25 (Shulman)

A request for development plan approval for a Neighborhood Landmark located abutting the south margin of Woodmont Boulevard, east of Hillsboro Pike (1.63 acres), classified within the R40 District, to permit the existing 3,215 square foot house to be used for an interior design office (Mark Simmons Interiors), to allow a 1,000 square foot addition, and to create a parking area for 7 cars, requested by Dale and Associates and David Kleinfelter for Mark Simmons Interiors, Inc., optionee, and Katherine Childs, owner.

Action: Approved with conditions (8-0)

3. **2001Z-052G-13**
Map 107, Parcel 65
Subarea 13 (1996)
District 13 (Derryberry)

A request to change from RS10 District to RM4 District property at 934 Massman Drive, south of I-40 (.58 acres), requested by Mesfin Mulugeta, owner.

Action: Approved (8-0)

4. **2001Z-053U-03**
Map 71-2, Parcel 141
Subarea 3 (1998)
District 2 (Black)

A request to change from RS7.5 District to CL District property at 2415 Brick Church Pike, approximately 400 feet north of Avondale Circle (0.30 acres), requested by Elsie Parrish, owner.

Action: Approved (8-0)

5. **2001Z-054G-14**
Map 76, Parcel 3
Subarea 14 (1996)
District 11 (Brown)

A request to change from R10 District to RM4 District property at Tulip Grove Road (unnumbered), abutting the south margin of Leesa Ann Lane (5.34 acres), requested by O. P. Bradley, Trustee.

Action: Approved (8-0)

6. **2001Z-056U-09**
Council Bill No. BL2001-727
Map 82-13, Parcels 116-125 and 128-130
Subarea 9 (1997)
District 20 (Haddox)

A council bill to change from RM20 to MUL District property at 1004, 1006, 1010, 1012, and 1014 9th Avenue North, and 9th Avenue North (unnumbered), by changing from IR to MUL District property at 1001, 1007, 1009, and 1011 8th Avenue North, by changing from CS to MUL District property at 1000 and 1002 9th Avenue North, and by changing from OR20 to MUL District property at 1016 9th Avenue North (1.93 acres), requested by Councilman Morris Haddox and the Metropolitan Development and Housing Agency, owned by M.D.H.A., Tamay Ozari, Darryle Cannon et ux, and Alice G. Cannon, William Patton, Jr., Roy Lumpkin et ux, Deliann T. Austin Living Trust, Glenn A. Ferguson, James K. Eaton et ux, Moses Fisher and Erica White.

Action: *Deferred (7-1) to the meeting of 06/21/01 in order to have more information concerning MDHA's order of possession hearing on 06/18/01*

PRELIMINARY PLAT SUBDIVISIONS

7. **2001S-110U-03**
West Hamilton Subdivision
Map 69-8, Parcel 1
Subarea 3 (1998)
District 2 (Black)

A request for preliminary plat approval for nine lots abutting the south margin of West Hamilton Road, approximately 200 feet west of Clarksville Pike (70.0 acres), classified within the RS15 District, requested by Vincent Scalf, owner/developer, Dale and Associates, Inc., surveyor.

Action: *Deferred indefinitely by applicant (8-0)*

8. **2001S-116G-04**
Mardalee Subdivision
Map 43-10, Parcels 16, 17, 18, 28 and 29
Subarea 4 (1998)
District 9 (Dillard)

A request for preliminary plat approval for 11 lots abutting the north margin of North Dupont Avenue, between Nix Drive and Scalf Drive (2.48 acres), classified within the RS7.5 District, requested by Oliver Dale and James Humphrey, Jr., owners/developers, Jesse Walker Engineering, surveyor. **(Deferred from meeting of 05/10/01).**

Action: *Approved with a variance for 300 foot comparability*

- 9. 2001S-137U-03**
Old Matthews Road Subdivision
Map 60-13, Parcel 6
Subarea 3 (1998)
District 2 (Black)

A request for preliminary and final plat approval to subdivide one parcel into five lots abutting the northwest margin of Old Matthews Road, approximately 272 feet northeast of Yokley Road (1.43 acres), classified within the RS7.5 District, requested by Eugene Holmes, owner/developer, L. Steven Bridges, Jr., surveyor.

Action: *Deferred indefinitely by applicant (8-0)*

- 10. 2001S-166G-12**
Addition to Sugar Valley
Map 173, Parcel 75
Subarea 12 (1997)
District 31 (Knoch)

A request for preliminary plat approval for 232 lots abutting the northwest terminus of Sunnywood Drive and the north terminus of Campton Road (87.06 acres), classified within the RS10 District, requested by Hurley-Y L.P., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: *Approved (8-0)*

VIII. FINAL PLAT SUBDIVISIONS

- 11. 2001S-030G-02**
Uselton Subdivision
Map 7, Parcels 166 and 194
Subarea 2 (1995)
District 10 (Balthrop)

A request for final plat approval for four lots abutting the northeast corner of Dickerson Pike and Tinnin Road (6.25 acres), classified within the R40 District, requested by Richard Uselton, owner/developer, Steven E. Artz and Associates, Inc., surveyor.

Action: *Approved subject to a bond of \$26,500 (8-0)*

- 12.** **2001S-077U-04**
Walton Oaks, Section 1
Map 51, Parcels 147 and 148 and Part of
 Parcels 149 and 150
Map 51-15, Parcel 25
Subarea 4 (1998)
District 4 (Majors)

A request for final plat approval to create nine lots abutting the south margin of Walton Lane, opposite Oakland Acres Drive (2.42 acres), classified within the R10 District, requested by William Dorris, owner/developer, Burns and Associates, surveyor.

Action: *Deferred indefinitely by applicant (8-0)*

- 13.** **2001S-155G-10**
Lyle Hunter Lot
Map 32, Parcel 73
Subarea 10 (1994)
District 10 (Balthrop)

A request for final plat approval to create one lot abutting the northeast margin of Campbell Road, approximately 6,213 feet northwest of Old Dickerson Pike (1.62 acres), classified within the R20 District, requested by Sherry A. Hunter, owner/developer, Tommy E. Walker, surveyor.

Action: *Approved with a variance for lot size (8-0)*

- 14.** **2001S-162U-14**
The Atrium, Phase 2, Part 1, Resubdivision
 of Reserve Parcel E
Map 95-10, Parcel 127
Subarea 14 (1996)
District 15 (Loring)

A request for final plat approval to remove the reserve status on a parcel abutting the west margin of Atrium Way and the east margin of Briley Parkway (.32 acres), classified within the CS District, requested by Jameson Outdoor Advertising Company, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Action: *Approved (7-1)*

- 15. 2001S-164G-04**
Cumberland Station at Wilson Camp, Section 1
Map 53, Part of Parcel 19
Subarea 4 (1998)
District 9 (Dillard)

A request for final plat approval to create 32 lots abutting the northeast terminus of East Cedar Lane and the northwest terminus of Pawnee Trail (14.2 acres), classified within the RS15 District, requested by Randall Phillips Homes, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: Approved subject to a bond of \$471,000 (8-0)

- 16. 2001S-165G-14**
The Meadows of Seven Points, Section 2
Map 98, Part of Parcel 187
Subarea 14 (1996)
District 12 (Ponder)

A request for final plat approval to create 25 lots abutting the southeast terminus of Seven Points Trace, east of South New Hope Road (10.26 acres), classified within the R15 District, requested by Seven Points, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: Approved subject to a bond of \$426,500 (8-0)

IX. PLANNED UNIT DEVELOPMENTS (revisions)

- 17. 163-73-G-06**
Bellevue Place Commercial PUD
Map 142, Parcel 215
Subarea 6 (1996)
District 35 (Lineweaver)

A request to revise a portion of the Commercial (General) Planned Unit Development District located abutting the south margin of Memphis Bristol Highway, 1,050 feet west of Sawyer Brown Road (10.55 acres), classified within the SCR District, to permit a 93,800 square foot retail/restaurant center, replacing a 30,000 square foot approved and undeveloped auto-dealership, where this site was originally approved for a 95,500 square foot retail/restaurant center, requested by Gresham, Smith and Partners for Franklin Land Associates, owner.

Action: Approved with conditions (8-0)

18. **36-76-G-14**
Belle Acres, Section Two, Phase One
Map 95-5, Part of Parcel 99
Subarea 14 (1996)
District 15 (Loring)

A request for final approval for a phase of the Residential Planned Unit Development District located abutting the north margin of Lebanon Pike at Mill Creek (11.18 acres), classified within the RS10 District, to permit the development of 55 multi-family units, requested by Dale and Associates for Lebanon Road Properties LLC, owner.

Action: Approved with conditions (8-0)

19. **68-87-P-03**
Northside Station
Map 69, Part of Parcel 37
Subarea 3 (1998)
District 2 (Black)

A request to revise the preliminary plan and for final approval for a portion of the Commercial (General) Planned Unit Development District located on the east margin of Clarksville Pike, opposite Fairview Drive (0.87 acres), classified within the CL District, to permit a 100 square foot kiosk and an automobile fueling convenience facility, replacing an approved and undeveloped 4,000 square foot retail facility, requested by CEI Engineering Associates Inc., for the Kroger Company, owner.

Action: Approved with conditions (8-0)

20. **88P-040G-06**
Auto Body of America
Map 114, Parcel 172 and Part of Parcel 308
Subarea 6 (1996)
District 23 (Bogen)

A request for final approval for a portion of the Commercial Planned Unit Development District located abutting the west margin of Old Hickory Boulevard south of I-40 (1.344 acres), classified within the CS District, to permit the development of a 10,900 square foot auto body shop, requested by Barge, Cauthen and Associates Inc., for Wal-Mart Corporation (**Also requesting final plat approval**).

Action: Approved with conditions (8-0); approved final plat (8-0)

X. MANDATORY REFERRALS

- 21. 2001M-048G-14**
Closure of Unbuilt Portions of Chandler Road
and Dodson Chapel Road
Map 86, Parcels 54 and 147
Subarea 14 (1996)
District 12 (Ponder)

A request to close an unbuilt portion of Chandler Road between Dodson Chapel Road and Central Pike and an unbuilt portion of Dodson Chapel Road from Old Lebanon Dirt Road to its terminus at Old Hickory Boulevard, requested by Interim Director of the Public Works Department. Easements are to be retained.

Action: Approved (8-0)

- 22. 2001M-049G-14**
Renaming of Chandler Road to “Dodson Chapel Road” and
Dodson Chapel Road to “Dodson Chapel Court”
Map 86, Parcels 55 and 56
Subarea 14 (1996)
District 12 (Ponder)

A request to rename Chandler Road between Old Hickory Boulevard and Dodson Chapel Road to "Dodson Chapel Road" and to rename Dodson Chapel Road from Chandler Road to its terminus beyond Dodson Chapel United Methodist Church to "Dodson Chapel Court", requested by the Interim Director of Public Works for E-911 system efficiency and effectiveness.

Action: Approved (8-0)

- 23. 2001M-050U-07**
Close Unbuilt Portion of Long Meadow Drive
Map 103-13, Parcels 65 and 66
Map 116-1, Parcel 11
Subarea 7 (2000)
District 24 (Summers)

A request to close an unbuilt portion of Long Meadow Drive from West Hillwood Drive to its terminus at Hillwood Country Club, requested by Denise M. Smith, abutting property owner. Easements are to be abandoned.

Action: Approved (8-0)

- 24. 2001M-051U-09**
Closure of Alley #86, #87, and #142
Map 93-14, Parcels 206, 207, 208, 211,
212, 215, 216, and 217
Subarea 9 (1997)
District 19 (Wallace)

A request to close alley #86 from alley #87 to its terminus at parcel 208 and 218 on tax map 93-14, alley #87 between 8th Avenue South and 7th Avenue South, and alley #142 from Drexel Street to its terminus at alley #87, requested by Richard Ropelewski for abutting property owners. Easements are to be retained.

Action: Approved (8-0)

- 25. 2001M-052U-11**
Lease Portion of Fairgrounds to Senior Citizens, Inc.
Map 105-11, Parcel 301
Subarea 11 (1999)
District 17 (Greer)

A request to lease a portion of the fairgrounds to Senior Citizens, Inc. for 40 years, requested by Metro Board of Fair Commissioners.

Action: Approved (8-0)

- 26. 2001M-053U-05**
Council Bill No. BL2001-712
Sale of Property at 1112 Lischey Avenue
Map 82-3, Parcel 378
Subarea 5 (1994)
District 5 (Hall)

A council bill to sale surplus Metro Government property at 1112 Lischey Avenue (.17 acres), classified within the RS5 District, requested by the Public Property Administrator.

Action: Approved (8-0)

XI. OTHER BUSINESS

- 27. Presentation of Parks Master Plan
- 28. Employee Contract for Jennifer Regen
Action: *Approved (8-0)*
- 29. Employee Contract for Lee W. Jones
Action: *Approved (8-0)*
- 30. Legislative Update

XII. ADJOURNMENT