



**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

March 15, 2001

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approve
- III. APPROVAL OF MARCH 1, 2001 MINUTES**
Action: Approve
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS**
- VI. PUBLIC HEARING: CONSENT AGENDA**

**VII. PUBLIC HEARING
ZONING MAP and PUD AMENDMENTS**

- 1. 77-87-P-03**
Nocturne Forest
Map 70-3, Parcel 40 and Part of Parcel 2
Subarea 3 (1998)
District 2 (Black)

A request to amend the preliminary plan for Phases 2 and 3 of the Residential Planned Unit Development District located abutting the northeast margin of Old Buena Vista Road, approximately 1,200 feet north of West Trinity Lane (5 acres), classified RS15, to redesign a portion of the single-family lots in Phase 2, currently under construction, and to redesign a portion of Phase 3 to eliminate a road connection to Old Buena Vista Road, through a parcel that is undeveloped and approved for 33 multi-family units, requested by Ragan-Smith Associates, Inc., for Chateau Associates, LTD, owner (**Deferred from meeting of March 1, 2001**).

Action: Disapproved (7-0)

- 2. 2001Z-028G-03**
Map 39, Parcels 75 (2.33 acres) and 178 (.84 acres)
Subarea 3 (1998)
District 1 (Gilmore)

A request to change from CL to AR2a district properties at 5046 Clarksville Pike and Clarksville Pike (unnumbered), approximately 500 feet east of Dry Fork Road (3.17 acres), requested by Robert E. Sellers, appellant, for Robert E. Sellers et ux, owners.

Action: Approved (7-0)

- 3. 2001Z-029U-14**
Map 95-7, Parcel 128
Subarea 14 (1996)
District 15 (Loring)

A request to change from R20 to R10 district property at 288 McGavock Pike, approximately 250 feet north of Cloverdale Road (.74 acres), requested by Robert Pittman, appellant, for Robert L. Jr. and Rosa Bell Pittman, owners.

Action: Approved (7-0)

- *. **2001Z-033U-10**
Map 131-11, Parcels 81 (5.91) and 82 (1.42 acres)
Subarea 10 (1994)
District 33 (Turner)

A request to change from R40 to R20 district properties at 4609 Granny White Pike and Belmont Park Terrace (unnumbered), approximately 300 feet south of Harding Place (7.33 acres), requested by John Hays, appellant, for Beatrice Boyd Burton, James W. Sr., and Despina G. Strong, owners.

Action: Deferred until April 12, 2001 (7-0)

5. **2001Z-037G-03**
Map 40, Parcels 24 (1.99 acres) and 161 (1.03 acres)
Subarea 3 (1998)
District 1 (Gilmore)

A request to change from R15 to CL district properties at 7417 and 7421 Old Hickory Boulevard, approximately 1,300 feet west of I-24 (3.02 acres), requested by Jeff Raveling, appellant, for Jeffrey C. and Cynthia Ann Raveling, owners.

Action: Approved (4-3)

PRELIMINARY PLAT SUBDIVISIONS

6. **99S-300G-06**
Lexington Point (Revised)
(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 3). (Deferred from meeting of 01/18/01).**

Action: Deferred Indefinitely (7-0)

7. **2000S-026G-14**
Cole's Retreat
Map 87, Part of parcel 161
Subarea 14 (1996)
District 12 (Ponder)

A request for preliminary approval for five lots abutting the east terminus of Wonderland Pass, approximately 100 feet east of Tulip Grove Road (2.1 acres), classified within the RS15 District, requested by Arnold A. Cole, owner/developer, Michael Moran, surveyor.

Action: Deferred Until March 29, 2001 (7-0)

VIII. FINAL PLAT SUBDIVISIONS

8. **2000S-186G-06**
Lexington Point, Section 1 (1st 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).**

Action: Withdrawn

9. **2000S-380G-10**
Gardner Family Property
Map 159, Parcel 76
Subarea 10 (1994)
District 33 (Turner)

A request for final plat approval to subdivide one parcel into two lots abutting the south margin of Oman Drive, approximately 915 feet east of Granny White Pike (2.26 acres), classified within the R40 District, requested by Gardner Family Partners, L.P., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: Disapproved (6-1)

- 10.** **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.

Action: Approved subject to a bond for \$10,000 (7-0)

- 11.** **2001S-033U-14**
Jackson Downs, Phase 4
Map 85, Parcel 91 and Part of Parcel 55
Subarea 14 (1996)
District 14 (Stanley)

A request for final plat approval to subdivide one parcel and part of one parcel into two lots abutting the southeast corner of Lebanon Pike and Jackson Downs Boulevard (20.34 acres), classified within the R8 and CL Districts, requested by John J. Kuczma, Jr., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Action: Approved subject to a bond for \$85,500 (7-0)

- 12.** **2001S-044U-13**
Nashboro Village, Tracts 8-10, 1st Revision
of Lots 96 and 124-126
Map 135-16-A, Parcels 63, 64, 65 and 80
Subarea 13 (1996)
District 28 (Alexander)

A request for final plat approval to reconfigure four lots abutting the southeast margin of Somerset Drive and the northeast margin of Mesa Drive (1.05 acres), classified within the R10 Residential Planned Unit Development District, requested by Business Aircraft Leasing, Inc. and Charles Mulle, Jr., owners/developers, Alpha 2000 Group, LLC, surveyor.

Action: Approved (7-0)

- 13. 2001S-073G-14**
Stafford Hill Subdivision, Resubdivision of Lot 1
Map 97, Parcels 146 and 149
Subarea 14 (1996)
District 12 (Ponder)

A request for final plat approval to consolidate two lots into one lot abutting the south margin of Hoggett Ford Road, approximately 2,840 feet west of Dodson Chapel Road (5.0 acres), classified within the RS15 District, requested by Thomas M. and Melissa McNamee, owners/developers, Raymond E. Binkley, surveyor.

Action: Approved with a variance to the Subdivision Regulations for exceeding three times the minimum lot size provision (7-0)

IX. PLANNED UNIT DEVELOPMENTS (revisions)

- 14. 149-69-G-04**
Rivergate Mall (Jewelry Store)
Map 34-2, Parcel 67
Subarea 4 (1998)
District 10 (Balthrop)

A request to revise the preliminary plan for a portion of the Commercial (General) Planned Unit Development District located abutting the east margin Two Mile Parkway, opposite Glancy Street (1.25 acres), classified SCR, to permit a 5,865 square foot retail jewelry store, replacing a 5,535 square foot restaurant, requested by Ragan-Smith and Associates, for Shoney's Inc., owner.

Action: Approved with conditions (7-0)

- 15. 149-69-G-04**
Rivergate Mall (Restaurants)
Map 26-14, Part of Parcels 23 and 48
Map 34-02, Part of Parcel 77
Subarea 4 (1998)
District 10 (Balthrop)

A request to revise the preliminary plan for a portion of the Commercial (General) Planned Unit Development District located abutting the north margin of Gallatin Pike, opposite Twin Hills Drive (2.65 acres), classified SCR, to permit a 3,812 square foot restaurant and a 9,366 square foot restaurant in a portion of a parking area, requested by Barge, Waggoner, Sumner and Cannon, for CBL & Associates Management, Inc.

Action: Approved with conditions (7-0)

- 16. 184-84-U-10**
Abbottsford
Map 117-13, Parcel 98
Subarea 10 (1994)
District 34 (Williams)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Planned Unit Development District located on the south margin of Abbott Martin Road, opposite Sugartree Place (7.98 acres), classified R10, to develop 25 single-family units, where 25 single-family units were approved on the preliminary, requested by Littlejohn Engineering Associates, for Frank R. Leau Revocable Trust, owner, and Landstar Development, LLC, optionee. **(Also requesting final plat approval for 49 single-family units in two phases of the PUD).**

Action: Approved PUD with conditions
Approved final plat subject to a bond for \$333,500 (7-0)

- 17. 14-85-P-13**
Big K Express
Map 149, Parcel 321
Subarea 13 (1996)
District 28 (Alexander)

A request for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the southwest margin of Murfreesboro Pike at Shiway Drive (1.55 acres), classified R15, to develop a 1,680 square foot convenience market/gas station, requested by L. D. Reeves and Associates, for K-mart Corporation, owner.

Action: Approved with conditions (7-0)

- 18. 47-86-P-02**
Brick Church Business Center
Map 50, Part of Parcel 001
Subarea 2 (1995)
District 2 (Black)

A request to revise the preliminary plan 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, 672 square foot monopole billboard, requested by Pinnacle Media, LLC for NWI Warehouse Group, II, LLC, owner, and Duke-Weeks, leasee.

Action: Deferred until March 29, 2001 (7-0)

19. 84-87-P-13
The Crossings
Map 163, Parcel 339
Subarea 13 (1996)
District 28 (Alexander)

A request to revise the preliminary plan for a portion of the Commercial (General) Planned Unit Development District located abutting the south margin of Mt. View Road at Crossings Boulevard (9.32 acres), classified R10, to permit a 68,530 square foot retail building and to create two new driveways to Mt. View Road, opposite Belle Forge Lane Parkway, replacing an undeveloped 69,000 square foot commercial building, requested by Gresham, Smith and Partners, for TSC Realty Capital, L.P., owner.

Action: Approved with conditions (7-0)

20. **2000P-003G-06**
Riverwalk, Phase 1
Map 126, Part of Parcels 67 and 68
Subarea 6 (1996)
District 23 (Bogen)

A request to revise a phase of the preliminary plan and for final approval for Phase One of the Planned Unit Development District located abutting the both sides of Newsom Station Road, south of Highway 70 south (77.05 acres), classified RS15, to develop 157 single-family lots, replacing 169 lots on this portion of the PUD, and to revise the phasing plan, requested by CS Civil Site Design Group, for CPS Land, LLC, owner.

Action: Approved with conditions and a variance to the Subdivision Regulations for sidewalks on only one side of the street (7-0)

X. MANDATORY REFERRALS

21. **2001M-026U-08**
Closure of a Portion of Indiana Avenue
Map 91-12, Parcels 219, 220 and 298
Subarea 8 (1995)
District 21 (Whitmore)

A request to close the unused portion of Indiana Avenue beginning at the intersection of 42nd Avenue North to the western terminus at parcel 298, tax map 91-12, requested by John W. Moore, Jr. appellant, for Lumberman's Wholesale Distributors, Inc., abutting property owner. Easements are to be retained.

Action: Approved (7-0)

22. 2001M-028U-10

Aerial Encroachment for Renaissance Tile & Bath
Map 092-012, Parcel 494
Subarea 10 (1994)
District 19 (Wallace)

A request to install two banners and three awnings for Renaissance Tile & Bath at 1625 Broadway, where the two banners will measure 9' in length, at a height of 9' above the sidewalk, encroaching 3' 5" over the public sidewalk, and three awnings over one door and two windows, all measuring 33" in height, with widths of 12' 3" , 13' 6" , and 12' at a height of 10' 4" above the sidewalk, encroaching 8" to 12" over the public sidewalk, requested by Lindsey Capps or Renaissance Tile & Bath, appellant, Broadway Properties, L.P., owner.

Action: Approved (7-0)

XI. OTHER BUSINESS

1. Legislative update
2. Update on Council re-districting process (Sherry Williams)

XII. ADJOURNMENT