



**March 29, 2001 Actions of the Planning Commission
(For more specific information, call 862-7190)**

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

**MARCH 29, 2001

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approved
- III. APPROVAL OF March 15, 2001 MINUTES**
Action: Approved
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS**
- VI. PUBLIC HEARING: CONSENT AGENDA**
- VII. PUBLIC HEARING
ZONING MAP AMENDMENTS**

- 1. 2000Z-134G-04
Map 42-11, Parcels 81 (1.77 acres); 82 (1.80 acres)
Subarea 4 (1998)
District 3 (Nollner)

A request to change from RS20 to RS10 district properties at Old Hickory Boulevard (unnumbered), opposite Heritage Drive (3.57 acres), requested by Earl G. Pate, Jr., appellant, for Earl G. Pate, Jr., and Earl G. Pate, Sr., owners.

Action: Disapproved as contrary to the General Plan (8-0)

- 2. 2001Z-012G-14

Map 97, Parcels 4 (44.66 acres), 5 (40.65 acres),
(4.35 acres), 6.01 (8.8 acres), 13 (.33 acres),
14 (64.41 acres), 16 (58.4 acres), and 134 (1.97 acres)
Subarea 14 (1996)
District 12 (Ponder)

A request to change from RS15 to RM9 district properties at Hoggett Ford Road (unnumbered) and 3816, 3824, 3846, 3858, and 3866 Dodson Chapel Road, abutting the north margin of I-40 (223.57 acres), requested by Kevin Guenther of CSP Associates for LDI Design Inc., for Joe Kidd Brown et ux, Chris C. Pardue, Margaret Brown, and W. D. Dodson et al, owners. (see PUD Proposal No. 2001P-002G-14).

Action: Approved (7-1)

3. 2001P-002G-14
Villages of Riverwood
Map 97, Parcels 4, 5, 6, 6.01, 13, 14, 16 and 134
Subarea 14 (1996)
District 12 (Ponder)

A request for preliminary approval of a Planned Unit Development district located abutting the west margin of Dodson Chapel Road and the south margin of Hoggett Ford Road, classified RS15 District and proposed for RM9 District, (223.57 acres), to permit 529 single-family lots, 300 condominium/townhome units, and 400 apartment units, for a total of 1,229 total dwelling units, and to dedicate a conservation easement for a public greenway trail along the Stones River, requested by Kevin Guenther of LandDesign Inc., appellant, for CSP Associates LLP, optionee, for Chris C. Pardue, Margaret Brown, W.D. Dodson et al, and Joe Kidd Brown et ux, owners. (See Zone Change Proposal No. 2001Z-012G-14).

Action: Approved (7-1)

4. 2001Z-030U-03
Map 60, Parcels 32 (3.51 ac); 33 (.81 ac);
67 (3.2 ac); 76 (4.69 ac)
Subarea 03
District 2 (Black)

A request to change from R8 to IWD district properties at 2927, 2929, 2931, and 2937 Brick Church Pike, opposite Brick Church Park Drive (12.21 acres), requested by James Jones, appellant, for James R. , Buford R., and Gladys F. Jones, owners.

Action: Deferred indefinitely (8-0)

5. 2001Z-031U-12
Map 160, Parcel 103 (6.57 acres)

Map 171, Parcels 101 (6.75 acres) and 104 (6.75 acres)
Subarea 12 (1997)
District 32 (Jenkins)

A request to change from R40 to RM4 district properties at 205 Dunn Lane and Old Hickory Boulevard (unnumbered), approximately 200 feet west of Chadwick Lane (20.07 acres), requested by Mike Anderson, appellant, for John H. Dunn et ux, John Moore et ux, and Harry J. Adams et ux, owners.

Action: Deferred indefinitely (8-0)

6. 2001Z-032G-12
Map 173, Parcel 73
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a to RS10 district property at 6350 Hills Chapel Road, approximately 670 feet east of Nolensville Pike (15 acres), requested by Mike Anderson, appellant, for Patricia Taylor et al, owners.

Action: Approved (6-2)

7. 2001Z-034G-12
Map 181, Parcels 201 (6.12 acres) and 202 (.32 acres)
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a to RS10 district properties at Culbertson Road (unnumbered), approximately 2,100 feet east of Nolensville Pike (6.44 acres), requested by Ali Mohsenzadeh, appellant, for Ali Mohsenzadeh and M. B. Salehzadeh, owners.

Action: Approved (7-1)

8. 2001Z-038U-05
Map 71-6, Part of Parcel 68 (6.41 acres)
Map 71-7, Part of Parcel 260 (7.13 acres)
Subarea 5 (1994)
District 2 (Black)

A request to change from CS to IWD district a portion of properties at Dickerson Pike (unnumbered), abutting the southern terminus of Lucas Lane and the eastern margin of Interstate 65 (13.54 acres), requested by Jack Jenkins, appellant, for Jenkins Properties, L.P., owners.

Action: Disapproved as contrary to the General Plan (8-0)

9. 2001P-005U-10
Residence Inn by Marriott PUD
Map 104-6, Parcels 58 (.62 acres), 59 (.26 acres)
and 60 (.58 acres)
Subarea 10 (1994)
District 21 (Whitmore)

A request for preliminary approval for a Planned Unit Development district located abutting the east margin of Murphy Court and the south margin of Murphy Road, classified CS and proposed for ORI, (1.46 acres), to permit an 89,507 square foot, 123 room, 6-story hotel, requested by Moore and Associates for Fitzgerald, Greer, and Wilson, owners.

Action: Approved with conditions (8-0)

PRELIMINARY PLAT SUBDIVISIONS

10. 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 (Deferred from meeting of 3/15/01).

Action: Deferred indefinitely (8-0)

11. 2000S-128G-02
Havens of Nashville
Map 41, Parcels 105, 132-137 and 142-146
Subarea 2 (1995)
District 3 (Nollner)

A request for preliminary approval for 56 lots abutting the west margin of Brick Church Pike, approximately 840 feet south of Finland Drive (70.34 acres), classified within the RS20 District, requested by Hillenglade Inc., owner/developer, Wamble and Associates, surveyor.

Action: Approved (8-0)

12. 2000S-359G-02
Hidden Valley Subdivision

Map 32, Parcel 124
Map 33, Parcel 45
Subarea 2 (1995)
District 10 (Balthrop)

A request for preliminary approval for 69 lots abutting the south margin of Campbell Road and the north margin of Lowes Lane (41.94 acres), classified within the R20 District, requested by Patricia A. and Thomas L. Cunningham, owner/developer, Burns and Associates, Inc., surveyor.

Action: Approved (8-0)

13. 2000S-394G-04
Anderson Village
Map 43-6, Parcels 5 and 6
Subarea 4 (1998)
District 9 (Dillard)

A request for preliminary approval for 13 lots abutting the north margin of Anderson Lane, approximately 308 feet west of Snow Avenue (2.62 acres), classified within the RS7.5 District, requested by Bobby Huffines, owner/developer, Burns and Associates, surveyor.

Action: Deferred until 04/12/01 (8-0)

14. 2001S-072G-02
North 40 Estates
Map 41, Parcels 61 and 63
Subarea 2 (1995)
District 3 (Nollner)

A request for preliminary approval for 71 lots abutting the south margin of Old Hickory Boulevard and the west terminus of Goodmorning Drive (38.7 acres), classified within the RS20 District, requested by G. W. Jones, owner/developer, MEC, Inc., surveyor.

Action: Deferred until 04/12/01 (8-0)

15. 2001S-097U-12
Woodland Hills, Phase 2, Revised
Map 134, Parcel 63
Subarea 12 (1997)
District 27 (Sontany)

A request for preliminary approval for 126 lots abutting the northeast margin of Woodland Hills Drive, approximately 110 feet southeast of Donna Kay Drive (43.81

acres), classified within the R10 District, requested by Vista Partners, owner/developer, Wamble and Associates, surveyor.

Action: Deferred indefinitely (8-0)

16. 2001S-098U-13
Ransom Park Commercial Property
Map 135, Parcels 69, 261 and Part of Parcel 273
Subarea 13 (1996)
District 27 (Sontany)

A request for preliminary approval for five lots abutting the northwest corner of Ransom Place and Murfreesboro Pike (9.08 acres), classified within the SCC District, requested by Frances C. Ransom & Karen R. Bennett, owners/developers, MEC, Inc., surveyor.

Action: Deferred until 04/12/01 (8-0)

17. 2001S-099U-08
Preston Taylor Homes, Hope VI, Phase 2
Map 92-9, Parcel 31
Subarea 8 (1995)
District 21 (Whitmore)

A request for preliminary approval for 23 lots abutting the southeast corner of Clifton Avenue and 39th Avenue North (20.03 acres), classified within the RM9 District, requested by Metropolitan Development and Housing Agency, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Action: Deferred until 04/26/01 (8-0)

VIII. FINAL PLAT SUBDIVISIONS

18. 98S-219U-13
Mt. View Subdivision, Section 2
Map 150, Part of Parcel 176
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to create 14 lots approximately 1,200 feet southeast of Mt. View Road and approximately 210 feet southwest of Kenton Court (4.26 acres), classified within the R10 District, requested by Mt. View LLC, owner/developer, Dale and Associates, Inc., surveyor.

Action: Approved with conditions, subject to a bond for \$52,500 (8-0)

19. 99S-256G-14
Gannon Hill
Map 98, Parcel 91
Subarea 14 (1996)
District 12 (Ponder)

A request for final plat approval to create one lot abutting the east margin of Earhart Road, approximately 808 feet north of Hessey Road (2.27 acres), classified within the RS15 District, requested by Marjorie B. Gannon, owner/developer, John D. McCormick, surveyor.

Action: Approved (8-0)

20. 99S-426U-12
Aberdeen Woods, Phase 3, Section 2
Map 160, Part of Parcel 239
Subarea 12 (1997)
District 32 (Jenkins)

A request for final plat approval to create 17 lots abutting the east terminus of Brentview Hills, approximately 230 feet east of Kincannon Drive (5.76 acres), classified within the R15 Residential Planned Unit Development District, requested by Zaring Homes, Inc., owner/developer, Gresham, Smith and Partners, surveyor.

Action: Approved with conditions, subject to a bond for \$207,000 (8-0)

21. 2000S-239 U-14
Margaret Allen School
Map 106, Parcel 12
Subarea 15 (Loring)

A request for final plat approval to consolidate five lots and two parcels into one lot abutting the east margin of Spence Lane and the south margin of Marwood Court (11.62 acres), classified within the RS7.5 District, requested by Metropolitan Government of Nashville and Davidson County, owner/developer, Cherry Land Surveying, Inc., surveyor.

Action: Approved (8-0)

22. 2001S-034U-14
Stewartwood, Resubdivision of Lot 2
Map 96, Parcel 55
Subarea 14 (1996)
District 14 (Stanley)

A request for final plat approval to subdivide one lot into two lots abutting the east margin of Stewarts Ferry Road, opposite McCrory Creek Road (4.57 acres), classified within the CS District, requested by Richard A. Nelson, owner/developer, Cherry Land Surveying, Inc., surveyor.

Action: Approved, subject to a bond for \$53,000 (8-0)

23. 2001S-074U-11
Mt. Ararat Baptist Church
Map 93-16, Parcls 231-236 and 240
Subarea 11 (1999)
District 19 (Wallace)

A request for final plat approval to consolidate six lots into one lot abutting the east margin of Winfrey Street, between Lewis Street and Fairfield Avenue (.85 acres), classified within the CS District, requested by Mt. Ararat Missionary Baptist Church, owner/developer, Dale and Associates, Inc., surveyor.

Action: Approved (8-0)

24. 2001S-089G-14
Truxton Park, Section 2
Map 64-16, Part of Parcel 26
Subarea 14 (1996)
District 11 (Brown)

A request for final plat approval to create 45 lots abutting the northwest terminus of Brookmeadow Lane, approximately 110 feet northwest of Stone Hollow Court (9.28 acres), classified within the R10 District, requested by Phillips Builders, Inc., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: Approved, subject to a bond for \$308,000 (8-0)

25. 2001S-090G-12
Highland Creek, Section 3
Map 172, Part of Parcel 14
Subarea 12 (1997)
District 31 (Knoch)

A request for final plat approval to create 28 lots abutting the northwest terminus of Sherbrooke Lane, approximately 90 feet northwest of Century Oak Court (12.1 acres), classified within the RS10 District, requested by Holt Valley, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Action: Approved, subject to a bond for \$687,500 (8-0)

26. 2001S-093G-06
Lexington Point, Section 2
Map 126, Part of Parcel 66
Subarea 6 (1996)
District 23 (Bogen)

A request for final plat approval to create 61 lots abutting the north terminus of Lexington Point Drive, approximately 115 feet north of Commonwealth Court (19.64 acres), classified within the RS15 District, requested by Phillips Builders, Inc., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Action: Approved, subject to a bond for \$600,000 (8-0)

27. 2001S-094G-02
Skaggs Property
Map 17, Parcel 57
Subarea 2 (1995)
District 10 (Balthrop)

A request for final plat approval to subdivide one parcel into three lots abutting the north margin of Lickton Pike and the west margin of Luster Road (8.47 acres), classified within the AR2a District, requested by Sue Cockhart, owner/developer, Burns and Associates, surveyor.

Action: Approved (8-0)

28. 2001S-095G-14
Baypointe, Phase 1, Resubdivision of Lots 30, 31 and 32
Map 98-5-B, Parcels 30, 31 and 32
Subarea 14 (1996)
District 12 (Ponder)

A request for final plat approval to reconfigure three lots abutting the south margin of Baypointe Drive, opposite Lampe Court (.76 acres), classified within the RS15 District, requested by Landmark Homes, owner/developer, SEC, Inc., surveyor.

Action: Approved (8-0)

PLANNED UNIT DEVELOPMENTS (revisions)

29. 149-69-G-04
Rivergate Mall (Jewelry Store)
Map 34-2, Parcel 67
Subarea 4 (1998)
District 10 (Balthrop)

A request for final approval 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 (8-0)

30. 94-71-G-06
Bellevue Mall (Designer Floors)
Map 128, Parcel 152
Subarea 6 (1996)
District 23 (Bogen)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Commercial (General) Planned Unit Development District located abutting the north margin of Memphis Bristol Highway, south of Interstate 40, classified SCR, (1.82 acres), to development an 11,900 square foot floor covering retail store and to approve a deferred parking arrangement, requested by Littlejohn Engineering Associates for Charles D. and Esther Frost owners.

Action: Approved with conditions (8-0)

31. 191-72-G-14
Priest Lake Commercial Park
Map 86, Parcel 199
Subarea 14 (1996)
District 12 (Ponder)

A request to revise the preliminary plan and for final approval for a portion of the Commercial (General) Planned Unit Development District located abutting the north margin of Interstate 40, east of Old Hickory Boulevard, classified CS, (3.25 acres), to permit the addition of a 50 foot tall, monopole, billboard with 672 square feet of advertising space on each side, requested by Pinnacle Media for Krishna Associates owners.

Action: Disapproved (7-1)

32. 46-83-U-14
Metropolitan Airport Center
Map 108, Parcels 27 and 34
Subarea 14 (1996)
District 14 (Stanley)

A request to revise the preliminary plan for a portion of the Commercial (General) Planned Unit Development District located abutting the south margin of Elm Hill Pike, opposite McCrory Creek Road, classified CS, (9.45 acres), to permit the development of a 85,000 square foot office building and final grading plan approval to replace the approve 94,578 square foot office distribution facility, requested by Gresham Smith and Partners for Duke-Weeks Construction, Inc., owners

Action: Approved with conditions (8-0)

33. 98-85-P-14
Woodland Pointe, Phases 5, 6 and 7
Map 121, Parcel 74
Subarea 14 (1996)
District 13 (Derryberry)

A request for final approval for three phases of the Residential Planned Unit Development District located abutting the east margin of Bell Road, opposite Pleasant Hill Road (34.6 acres), classified RM9, to develop 40 lots in Phase 5, 49 lots in Phase 6, and 44 lots in Phase 7 for a total of 133 lots, where 133 lots were approved on the preliminary PUD plan, requested by Land Design, for James Carbine, trustee, and Bell Road Development Company.

Action: Approved with conditions (8-0)

34. 98-85-P-14
Woodland Point PUD, Phase 11
Map 122, Parcel 102
Subarea 14 (1996)
District 13 (Derryberry)

A request for final approval for a phase of the Residential Planned Unit Development District abutting the east margin of Bell Road, opposite Pleasant Hill Road, classified RM9 district (19.25 acres), to develop 240 multi-family units, where 240 multi-family units are approved on the preliminary PUD plan, requested by LDI Design, for Bell Road Development Company GP. (Deferred from meeting of 11/30/00 and 1/04/01).

Action: Approved with conditions (8-0)

35. 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 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, two-sided, monopole, billboard, requested by Pinnacle Media, LLC for NWI Warehouse Group, II, LLC, owner, and Duke-Weeks, leasee (Deferred from the March 15, 2001 meeting).

Action: Deferred until 04/12/01 (8-0)

36. 98P-007U-12
Town Village of Brentwood (Seven Springs)
Map 160, Parcel 46
Subarea 12 (1997)
District 32 (Jenkins)

A request to revise a portion of the final site plan of the Planned Unit Development District located abutting the north margin of Old Hickory Boulevard, opposite Cloverland Drive, classified OR40, 8.27 acres, to permit a deferred parking plan for the deferral of 60 parking spaces for the approved and undeveloped independent-living facility, requested by Barge Cauthen and Associates for Cypress Senior Living, Inc., owner.

Action: Approved with conditions (8-0)

MANDATORY REFERRALS

37. 2001M-029U-08
Abandonment of Utility Easements for
Preston Taylor Homes
Map 92-9, Parcel 31
Subarea 8 (1995)
District 21 (Whitmore)

A request to abandon easements for four areas of 8" sewer and two areas of 8" water for Preston Taylor Homes, Phase 2, a Hope VI project, located on the south side of Clifton Avenue, east of 39th Avenue North, requested by Kreis Wetherington of Barge, Waggoner, Sumner & Cannon, appellant for M.D.H.A., owner.

Action: Deferred until 04/26/01 (8-0)

38. 2001M-033U-09
Council Resolution No. RS2001-552
Lease Agreement for Metro
Social Services Commission
Map 93-15, Parcel 11
Subarea 9 (1997)
District 19 (Wallace)

A council resolution to extend the existing lease of the Metro Social Services Commission at 806 4th Ave. S. until 1/1/2002 increasing the monthly rental payment to \$3,324.00.

Action: Approved (8-0)

OTHER BUSINESS

1. Legislative update

2. 2001-2002 through 2006-2007 Capital Improvements Budget Recommendation

Action: Approved (8-0)

3. Contract with Walkable Communities, Inc. to provide eight (8) Pedestrian workshops

Action: Approved (8-0)

4. Update on Administrative Subdivision review Process