



**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*May 23, 2002*  
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**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**III. APPROVAL OF MAY 9, 2002 MINUTES**

**IV. RECOGNITION OF COUNCILMEMBERS**

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WITHDRAWN ITEMS**

**VI. PUBLIC HEARING: CONSENT AGENDA**

**VII. PUBLIC HEARING**

**ZONING MAP AMENDMENTS**

- 1. Subarea 6 Plan**  
Map 140-00, Parcel(s) 16, 69, 74, 75; Map 141, Parcel(s) 10, 69;  
Map 155, Parcel(s) 113; Map 142, Parcel(s) 38, 39, and 42  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to amend the Subarea 6 Plan at various locations, including the intersection of Highway 100 and Old Harding Pike, Bellevue Road and Old Harding Pike, and the terminus of Coley Davis Road, north of McCrory Lane, requested by Planning Department staff.

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

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

Subarea 6 (1996)

District 35 (Lineweaver)

A request to change 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.

**3. 2001Z-112G-06**

Map 155-00, Parcel(s) 113

Subarea 6 (1996)

District 35 (Lineweaver)

A request to change from RS40 and CN districts to CL district

property at

Highway 100 (unnumbered), (6.44 acres), requested by Jim Girard of M and M Development Company, Inc., for Mary B. Johnson, et al, owners. (See PUD Proposal No. 2000P-005G-06).

**4. 2000P-005G-06**

Walgreens-Bellevue

Map 155, Parcel(s) 113

Subarea 6 (1996)

District 35 (Lineweaver)

A request for preliminary approval of a Planned Unit Development District located abutting the north margin of Highway 100, and the south margin of Old Harding Pike, classified within the CN and RS40 districts and proposed for CL district, (6.44 acres), to permit the development of a 14,560 square foot retail drug store, a 11,000 square foot retail/restaurant building, and a 6,500 square foot retail building, a public street connection between Highway 100 and Old Harding Pike, and approximately three-quarters of an acre for open space, requested by Barge, Waggoner, Sumner and Cannon, appellant, for Mary B. Johnson, et al, owners. (See Zone Change Proposal No. 2001Z-112G-06).

**5. 2002Z-005G-06**

Map 142-00, Parcel(s) 38, 39, 42

Subarea 6 (1996)

District 35 (Lineweaver)

A request to change from CL district to MUL district properties at 7380, 7386

Old Harding Pike and Bellevue Road (unnumbered), at the intersection of Bellevue Road and Old Harding Pike, (5.76 acres), requested by Michael Wrye of Lose & Associates, appellant, for Martha Richardson, owner. (See PUD Proposal No. 2000P-002G-06 and UDO Proposal No. 2002UD-002G-06).

**6. 2000P-002G-06**

Old Harding Pike Commercial PUD

Map 142, Parcel(s) 38, 39, 42

Subarea 6 (1996)

District 35 (Lineweaver)

A request to cancel the existing undeveloped Planned Unit

Development District

located abutting the northeast margin of Bellevue Road and the northwest margin of Old Harding Pike, classified within the CL district and proposed for MUL district, (5.76 acres), approved for two restaurants, one 7,475 square feet and the other 10,100 square feet, and a 5,600 square foot convenience market, requested by Lose and Associates, for Martha Richardson, owner. (See Zone Change Proposal No. 2002Z-005G-06 and UDO Proposal No. 2002UD-002G-06).

**7. 2002UD-002G-06**

Bellevue Town Center

Map 142, Parcel(s) 38, 39, 42

Subarea 6 (1996)

District 35 (Lineweaver)

A request to apply an Urban Design Overlay District to properties

located

abutting the northeast margin of Bellevue Road and the northwest margin of Old Harding Pike, classified CL and proposed for MUL, (5.76 acres), to permit a mixed-use development including 61,850 s.f. of retail/restaurant/office/residential uses, requested by Lose and Associates, for Martha Richardson, owner. (See Zone Change Proposal No. 2002Z-005G-06 and PUD Proposal No. 2000P-002G-06).

**8. 2002Z-008U-03**

Map 059-00, Parcel(s) 135 and 191; Map 060-00, Parcel(s) 72

Subarea 3 (1998)

District 2 (Black)

A request to change from RS7.5 district to RM9 district property at

Whites

Creek Pike (unnumbered), between Malta Drive and Haynie Avenue, (260.02 acres), requested by Ragan-Smith Associates, appellant, for P.H.P. Ministries, owner. (See PUD Proposal 2002P-003U-03)

**9. 2002P-003U-03**

Park Preserve at Skyline North

Map 59, Parcel(s) 135 and 191; Map 60, Parcel(s) 72  
Subarea 3 (1998)  
District 2 (Black)  
A request for preliminary approval for a Planned Unit

Development District

located abutting the east margin of Whites Creek Pike between Malta Drive and Haynie Avenue, classified within the RS7.5 district and proposed for RM9 district, (260.02 acres), to permit 370 single-family lots and 469 multi-family units, requested by Ragan-Smith and Associates, for P.H.P. Ministries, owner. (See Zone Change Proposal No. 2002Z-008U-03).

**10. 2002Z-033G-02**

Map 007-00, Parcel(s) 198, 199, 200, 201  
Subarea 2 (1995)  
District 10 (Balthrop)

A request to change from R40 district to RM4 district properties at 1900, 1906,

1910 and 1914 Tinnin Road, at the intersection of Tinnin Road and Springfield Highway, (6.26 acres), requested by Richard Uselton, appellant/owner. (See PUD Proposal No. 2002P-002G-02).

**11. 2002P-002G-02**

Magnolia Station Condominiums  
Map 7, Parcel(s) 198, 199, 200 and 201  
Subarea 2 (1995)  
District 10 (Balthrop)

A request for preliminary approval for a Planned Unit

Development District

located abutting the north margin of Springfield Highway and the east margin of Tinnin Road, classified within the R40 district and proposed for RM4 district, (6.26 acres), to develop 24 condominium units, requested by Ragan-Smith Associates, appellant, for Richard Uselton, owner. (See Zone Change Proposal No. 2002Z-033G-02).

**12. 2002Z-045U-10**

Map 104-02, Parcel(s) 154, 155  
Subarea 10 (1994)  
District 21 (Whitmore)

A request to change from RM20 district to RM40 district properties within the

Urban Zoning Overlay district at 219 and 221 31st Avenue North, between Belwood Street and Long Boulevard, (0.33 acres), requested by James Mason, IV, appellant/owner.

**13. 2002Z-046U-03**

Map 070-00, Parcel(s) 42, 43  
Subarea 3 (1998)  
District 2 (Black)

A request to change from R10 district to RM4 district properties at  
2423 Buena

Vista Pike and Buena Vista Pike (unnumbered), approximately 1,000 feet west of west Trinity Lane/Tucker Road, (10.33 acres), requested by Keishan Davis, Andre' McShan, and Melvin Sawyer, appellants/owners.

**14. 2002Z-047U-10**

Map 116-12, Parcel(s) 3 - 62, 63.01, 65 - 89, 91 - 134, 136 - 152, 154, 155, 158 - 162; Map 116-16 A, B, C, Parcel(s) A: 1 - 18, B: 1 - 40, C: 1 - 4; Map 116-12, Parcel(s) 117, 118, 120, 121, 123, 124, 126, 129 - 131, 133, 135, 147, 148, 151; Map 116-1

Subarea 10 (1994)

District 34 (Williams)

A request to change from R20 district to RS20 district 263

properties between

Abbott Martin Road and Hobbs Road from the eastern margin of Wentworth Avenue and Ashcroft Place to the western margin of Wallace Lane, (137.76 acres), requested by Councilmember Lynn Williams.

**15. 2002Z-048U-10**

Map 092-14, Parcel(s) 39

Subarea 10 (1994)

District 21 (Whitmore)

A request to change from IR district to ORI district property at

3000 Charlotte

Avenue, approximately 450 feet west of 38th Avenue North, (4.48 acres), requested by Phil Pace of FLOREAT, Inc., appellant, for Records-Browne, LLC, owner.

**16. 2002Z-056U-09**

Council Bill No. BL2002-1063

Map 092-00, Parcel(s) Various Parcels; Map 093-00, Parcel(s) Various Parcels

Subarea 9 (1997)

District 19 (Wallace)

A request to amend the Arts Center Redevelopment Plan overlay

district located

abutting Broadway, McGavock Street, 17th Avenue North, both margins of Division Street, and 8th Avenue South to 7th Avenue South, classified CF and within the Urban Zoning Overlay district, to amend the text of the preface and to change the definition of Mixed Use "Music Row" District, requested by the Metropolitan Development and Housing Agency (MDHA).

**17. 2002Z-057G-04**

Map 034-07, Parcel(s) Part of 34 (10.5 ac)

Subarea 4 (1998)

District 10 (Balthrop)

Branch Drive A request to change from R20 to RM9 district property at Spring (unnumbered), abutting the terminus of Spring Branch Drive between Twin Hills Drive and Shepherd Hills Drive (10.5 acres), requested by Gary Batson of Batson and Associates, appellant, for Glen Nabors, owner. (See PUD Proposal No. 235-84-G-04).

**18. 235-84-G-04**

Harbor Village Phase IV  
Map 34-7, Parcel(s) Part of 34  
Subarea 4 (1998)  
District 10 (Balthrop)

A request to amend a portion of the preliminary plan for a Residential Planned Unit Development District located abutting the terminus of Spring Branch Drive between Twin Hills Drive and Shepherd Hills Drive, classified R20 and proposed for RM9, (10.5 acres), to permit the re-design of the undeveloped 93 multi-family residential units, requested by Batson and Associates, appellant, for Glen F. Nabors, owner. (See Zone Change Proposal No. 2002Z-057U-04).

**19. 78-86-P-12**

Southmark  
Map 161, Parcel(s) 272  
Subarea 12 (1997)  
District 31 (Knoch)

A request to revise a portion of an existing Residential and Commercial Planned Unit Development District located along the west margin of Nolensville Pike and approximately 850 feet south of Swiss Avenue, classified within the R10 district, (16.15 acres), to permit 155 townhomes, replacing a 49,500 square foot church and daycare center, where the original PUD as approved by Metro Council permitted 160 multi-family units, requested by Alaric Development, appellant, for The Tusculum Church of Christ, owner.

**20. 98P-003G-06**

Bellevue Assisted Living  
Map 142, Parcel(s) 12  
Subarea 6 (1996)  
District 23 (Bogen)

A request to amend a portion of the Residential Planned Unit Development District, located abutting the east margin of Sawyer Brown Road, approximately 230 feet south of Esterbrook Drive, classified within the RM9 district, (3.2 acres), to permit a change in the required masonry brick wall along the north and east property lines of the Bellevue Assisted-Living development to a wooden fence with brick columns, requested by Prime Quest, LLC, appellant/owner.

**21. 2002UD-001U-10**

Green Hills

Map 117-14, Parcel(s) 64, 90, 91, 97-100, 102, 103, 105, 107, 112, 114-120, 122-135, 137, 139-150, 140.02, 144.01, 156-158, 161-165, 170-172, Part of 55 (2.7ac), and 50.01 (2.3ac); Map 131-020B, Parcel(s) 1-6; Map 131-02, Parcel(s) 7, 10-16, 18, 19, 22

Subarea 10 (1994)

District 25 (Shulman)

A request to apply the Urban Design Overlay (UDO) District to various parcels

in a portion of the Green Hills commercial area along Hillsboro Drive, Bandywood Drive, portions of Hillsboro Pike, Abbott Martin Road, Hillsboro Circle, Hobbs Road, Richard Jones Road, and Warfield Drive, classified OR20, SCR, and RM20 districts, (80.9 acres), requested by Planning Department staff.

**PRELIMINARY PLAT SUBDIVISIONS**

**22. 2001S-180U-03**

CREEKSIDE SUBD.

Map 049-00, Parcel(s) 336

Subarea 3 (1998)

District 1 (Gilmore)

A request to revise the preliminary plat and for final plat approval for 37 lots

abutting the east margin of Buena Vista Pike, approximately 270 feet north of Buena Vista Court, (16.6 acres), classified within the RS15 district, requested by Affordable Housing Resources, Inc., owner/developer, Thornton and Associates, Inc., surveyor.

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

**23. 192-69-G-12**

Hickory Plaza Kroger Store

Map 161, Parcel(s) 163

Subarea 12 (1997)

District 30 (Kerstetter)

A request to revise the preliminary plan for a portion of the Commercial General

Planned Unit Development District located abutting the northwest corner of Nolensville Pike and Old Hickory Boulevard, classified within the SCR district, (7.92 acres), to permit the expansion of the existing Kroger supermarket into a

vacant pharmacy and to add a drive-thru window for the supermarket pharmacy, requested by Dollar and Ewers Architecture, appellant, for Summit Insured Equity, L.P., owner.

- 24. 122-82-U-12**  
 Grassmere Business Park  
 Map 132, Parcel(s) pt. of 1  
 Subarea 12 (1997)  
 District 26 (Arriola)

A request for a revision to the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development District located abutting the east margin of Trousdale Drive, abutting Grassmere Park Road, classified within the R10 district, (1.92 acres), to permit the development of a 11,950 square foot office building, replacing two office buildings with 23,000 square feet of office space, requested by Civil Site Design Design Group, appellant, for LBP Grassmere LLC., owner.

**IX. MANDATORY REFERRALS**

- 25. 2002M-040U-14**  
 Briley Parkway Widening: Sewer & Water Line Easement Acquisitions  
 Map 095-10, Parcel(s) 109, 113, 114, 120, 126; Map 095-14, Parcel(s) 105-108; Map 095-15, Parcel(s) 1 (See CP&D)  
 Subarea 14 (1996)  
 District 15 (Loring)

A request to acquire easements on 22 properties for sewer and water relocations for the widening and realignment of Briley Parkway by TDOT (01-SG-92, 01-WG-89 Phase IV, 01-SG-91, 01-WG-88 Phase V), requested by Metro Water Services.

- 26. 2002M-045U-03**  
 Close Hale Street  
 Map 70-9, Parcel(s) 2, 3, 4, 6  
 Subarea 3 (1998)  
 District 2 (Black)

A request to close Hale Street, an unbuilt right-of-way, beginning at West Alpine Avenue to its terminus, requested by Caldwell Wright for Milton Tucker, Irene Jones, and Ronald Pardue, abutting property owners. (Easements are to be retained).

- 27. 2002M-059U-14**  
 Jackson Downs Commercial Easement Abandonments and Relocations



Map 085, Parcel(s) 93, 94  
Subarea 14 (1996)  
District 14 (Stanley)

A request to abandon and relocate portions of water, sewer, drainage, and general public utility easements to accommodate the construction of a new commercial building within the Jackson Downs Commercial Subdivision, requested by Barge, Waggoner, Sumner, & Cannon, Inc., appellant, for Mathews Partners, Inc. and E & A Acquisition Two Limited Partnership, owners.

**28. 2002M-061U-00**

Council Bill No. BL2002-983  
Amend Section 13.08.030 of Metro Code Regarding  
Encroachments Over the Public Right-of-Way  
Map , Parcel(s)  
Subarea 0 ()  
District 0 ()

A council bill to amend Section 13.08.030 of the Metro Code to prohibit, construction, installation, operation, and maintenance of any encroachment in, on, over, or under any street, road, alley, sidewalk or other public way except by permit properly issued by Metro Government, sponsored by Councilmember Ludy Wallace.

**X. OTHER BUSINESS**

**29.** Set public hearing for meeting of June 27, 2002 for Subarea 8

Plan amendments adding Detailed Neighborhood Design Plans for eight planning neighborhoods. (Cumberland Gardens, Elizabeth Park, Jones-Buena Vista, Osage-North Fisk, East Germantown, Germantown, Salemtown, and Metro 2nd and Hume).

**30.** Election of Officers

**31.** Employee Contract for Lee W. Jones

**32.** Legislative Update

**XI. ADJOURNMENT**