



**AGENDA**  
**OF THE**  
**METROPOLITAN PLANNING COMMISSION**

*May 9, 2002*

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- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF APRIL 25, 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- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**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. 2002Z-023U-13**  
Map 148-00, Parcel(s) 71-76, and 138  
Subarea 13 (1996)  
District 28 (Alexander)

A request to change from OR20 district to IWD district properties located at 3284 and 3290 Franklin Limestone Road, 1506, 1510, 1516, 1526, and 1530 Antioch Pike, (17.21 acres), requested by Jim Knight for Checkprinters, Inc., owner and Werthan Industries, Inc. owner. (See PUD Proposal 54-79-U-13).

**2. 54-79-U-13**

Checkprinters

Map 148, Parcel(s) 75 and 76

Subarea 13 (1996)

District 28 (Alexander)

A request to cancel the developed Planned Unit Development District located abutting the east margin of Antioch Pike and the south margin of Franklin-Limestone Road, classified within the OR20 district and proposed for IWD district, (12.21 acres), where the existing PUD is approved for three industrial/warehouse distribution buildings, requested by Jim Knight for Checkprinters, Inc., and Werthan Industries, Inc., owners. (See Zone Change Proposal 2002Z-023U-13).

**3. 2002Z-029U-10**

Map 117-07, Parcel(s) 20-44, 188; Map 117-08, Parcel(s) 73-74

Subarea 10 (1994)

District 25 (Shulman)

A request to change from R10 district to RS10 district 28 properties along Lombardy Avenue in the Green Hills area, also within the I-440 Impact Overlay District, (10.31 acres), requested by various property owners.

**4. 2002Z-039G-13**

Map 176-00, Parcel(s) 2

Subarea 13 (1996)

District 29 (Holloway)

A request to change from AR2a district to RS10 district property at Maxwell Road (unnumbered), at the intersection of Maxwell Road and LaVergne Couchville Pike, (1.65 acres), requested by Ginger Eatherly, owner.

**5. 2002Z-041G-02**

Map 033-06, Parcel(s) 23

Subarea 2 (1995)

District 10 (Balthrop)

A request to change from R20 district to CS district property at 904 Weeping Willow Way, approximately 200 feet north of Dickerson Pike South, (0.53 acres), requested by Richard and Margie Binkley, owners.

**6. 2002Z-042G-06**

Map 102-00, Parcel(s) Part of 43 (.32 ac)

Subarea 6 (1996)

District 23 (Bogen)

A request to change from R40 district to CS district a portion of property located at 7102 Charlotte Pike abutting the southern margin of River Road, (.32 acres), requested by Wayne Greer, appellant, for Greer Partnership, owner.

- 7. 2002Z-043U-08**  
Map 092-11, Parcel(s) 31, 37, 38  
Subarea 8 (1995)  
District 21 (Whitmore)

A request to change from R6 district to OR20 district properties within the Urban Zoning Overlay at 2024 and 2026 Clifton Avenue, and 601 21st Avenue North, at the intersection of Clifton Avenue and 21st Avenue North, (0.69 acres), requested by Faran Ferdowsi, appellant for, The Local Spiritual Assembly of The Baha'is of Nashville, owner.

- 8. 46-83-U-14**  
Metro Airport Center, (ITT Business and Computer Training Facility)  
Map 108-01, Parcel(s) 66  
Subarea 14 (1996)  
District 14 (Stanley)

A request to revise/amend a portion of the Commercial Planned Unit Development District located abutting the south margin of Elm Hill Pike, west of Airport Center Drive, classified CS, (5.26 acres), to permit the addition of 0.72 acres of for parking and access to allow for the development of a 32,000 square foot Business School, replacing a 90,000 square foot undeveloped office, requested by Ragan-Smith Associates for Duke Realty Limited partnership, owner.

## **PRELIMINARY PLAT SUBDIVISIONS**

- 9. 2002S-132U-13**  
WRIGHT SUBDIVISION, Revised  
Map 149-00, Parcel(s) 191  
Subarea 13 (1996)  
District 28 (Alexander)

A request for preliminary plat approval for seven lots abutting the northeast margin of Una Antioch Pike, approximately 545 feet northwest of Streamfield Pass, (3.0 acres), classified within the RS10 district, requested by Guy and Shirley Wright, owners/developer, Wamble and Associates, surveyor.

- 10. 2002S-133U-11**  
CRESCENT PLAZA SHOPPING CENTER  
Map 106-16, Parcel(s) 046  
Subarea 11 (1999)  
District 16 (McClendon)

A request for preliminary and final plat approval to subdivide one parcel into five lots abutting the southwest margin of Murfreesboro Pike and the northwest margin of Thompson Lane, (12.61 acres), classified within the CS district, requested by MRW Retail Joint Venture, owner/developer, Cherry Land Surveying, surveyor.

## **VIII. 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, and to extend the performance bond for six months on Phase 11 abutting the southwest margin of Village Way, approximately 115 feet southeast of English Village, (16.25 acres), classified within the R10 Residential Planned Unit Development District, requested by Grandview Land Company, owner/developer, Dale & Associates, Inc., surveyor.

- 12. 2002S-106G-03**  
NATIONAL MATERIALS L.P. PROPERTY  
Map 068, Parcel(s) 070  
Subarea 3 (1998)  
District 1 (Gilmore)

A request for final plat approval to subdivide one lot into two lots abutting the south terminus of Amy Lynn Drive, and a variance for public road frontage for lot 2, approximately 1,200 feet south of WWCR Avenue, (32.4 acres), classified within the IR district, requested by National Material L.P., owner/developer, Crawford Land Surveyors, surveyor. (Deferred from meeting of 4/25/02).

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

**13. 74-79-G-13**

Nashboro Village, Tract 21  
Map 135, Parcel(s) 329  
Subarea 13 (1996)  
District 27 (Sontany)

A request to revise the preliminary plan and for final approval for a phase of the Residential Planned Unit Development District located abutting the south margin of Smith Spring Road, opposite Ned Shelton Road, classified within the RM6 district, (12.99 acres), to permit the development of 121 townhouse units and the redesign of one of the buildings and the relocation of the detention pond, requested by Wamble and Associates for WDN Properties, LTD.

**X. MANDATORY REFERRALS**

**14. 2002M-041U-05**

Nashville Auto Diesel College: Sewer Line Abandonment  
Map 072-13, Parcel(s) 240-243  
Subarea 5 (1994)  
District 7 (Campbell)

A request to abandon and relocate an 8" sewer line at 1009, 1011, 1013 and 1015 Douglas Avenue for Nashville Auto Diesel College, requested by Allen Crawford of Crawford Land Surveyors, appellant, for Nashville Auto Diesel College.

**15. 2002M-044U-13**

Sign Encroachment for Brighton Valley Apartments located at 500  
Brooksboro Terrace  
Map 135-00, Parcel(s) 360  
Subarea 13 (1996)  
District 28 (Alexander)

A request to replace an existing Hermitage "A" Apartments sign within the Brooksboro Terrace median with a new 6-foot monument sign for Brighton Valley Apartments, located at 500 Brooksboro Terrace, into the public right-of-way of Brooksboro Terrace where Brooksboro Terrace connects with Murfreesboro Pike, requested by Samuel R. Boles of First Management Services, for Overhill Partners, G.P., owners.

**16. 2002M-047U-11**

Close Alley #1837 between Longview Avenue and I-440, west of Winford Avenue  
Map 118-4, Parcel(s) 210,216  
Subarea 11 (1999)  
District 16 (McClendon)

A request to close an unbuilt Alley #1837 between Longview Avenue and Interstate 440, west of Winford Avenue, requested by Catherine A. Randolph for C.A. Randolph Hayth, abutting property owner. All easements to be abandoned.

**17. 2002M-048U-11**

Close Alley #1838 between Longview Avenue and I-440, east of Winford Avenue  
Map 118-4, Parcel(s) 236,249  
Subarea 11 (1999)  
District 16 (McClendon)

A request to close an unbuilt Alley #1838 between Longview Avenue and Interstate 440, east of Winford Avenue, requested by David H. Davis for Roger A. Sindle, abutting property owner. All easements to be abandoned.

**18. 2002M-049G-04**

East Cedar Street Sewer Force Main Abandonment and Relocation  
Map 019-13, Parcel(s) 103  
Subarea 4 (1998)  
District 10 (Balthrop)

A request to abandon and relocate a 14-inch sewer force main for project No. 98-SL-132, requested by the Department of Water Services.

**19. 2002M-050G-02**

Grizzard Manor Grinder Pump Installation Easement Acquisition  
Map 007-11, Parcel(s) Various; Map 007-14, Parcel(s) Various;  
Map 007-15, Parcel(s)  
Subarea 2 (1995)  
District 10 (Balthrop)

A request to acquire easements on 130 properties within the Grizzard Manor Subdivision for the Grizzard Manor Grinder Pump installation, as requested by Metro Department of Water Services.

**20. 2002M-051G-02**

Council Resolution No. RS2002-1006

Property Annexations for Urban Services District Expansion.

Map 050, Parcel(s) 54,90,141

Subarea 2 (1995)

District 4 (Majors)

A council resolution to extend the boundaries of the Urban Services District to include, by annexation, three (3) properties located to the south of Briley Parkway and to the west of Dickerson Pike located on tax map 050; parcels 54, 90, and 141; sponsored by Councilmember Don Majors.

**21. 2002M-052U-09**

Council Bill No. BL2002-1050

Property Transfer to MDHA for New Nashville Symphony Hall

Map 93-6-4, Parcel(s) 62

Subarea 9 (1997)

District 19 (Wallace)

A council bill to transfer 130 4th Avenue South from the Metropolitan Government to the Metropolitan Development and Housing Agency for the new Nashville Symphony Hall where a Metro fire station and repair shop are now located, requested by the Metro Legal Department.

**XI. OTHER BUSINESS**

**22.** Reconsideration of Zone Change Proposal 2002Z-033G-02 on the May 23 agenda with new PUD application. Item was disapproved at the March 15, 2002 MPC meeting since there was not an associated PUD.

**23.** Employee contract for Matthew R. Meservy

**24.** Legislative update

**XII. ADJOURNMENT**