



AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION

November 8, 2001

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF OCTOBER 25, 2001 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- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**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. 2000Z-090U-12

Map 160-00, Parcel(s) 81 (.95 ac); Map 160, Parcel(s) 83 (.80 ac),
84 (2.01 ac)
Subarea 12 (1997)
District 32 (Jenkins)

A request to change from R40 district to RM4 district properties at 5606 Cloverland Drive, 675 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the southeast corner of Old Hickory Boulevard and Cloverland Drive (3.76 acres), requested by Dan Burton, appellant, for Dan Burton, Jerry C. Whitehurst et ux and D. Wayne Whitehurst et ux, owners.

2. 2001Z-107U-03

Map 070-08, Parcel(s) 224
Subarea 3 (1998)
District 2 (Black)

A request to change from R8 district to RM2 district property at 820 Youngs Lane, approximately 450 feet west of McKinley Street (4 acres), requested by Ehrai Acklen and Joyce A. Lilly, owners.

3. 2001Z-109U-14

Map 095-11, Parcel(s) 190
Subarea 14 (1996)
District 15 (Loring)

A request to change from RS10 district to CL district property at 608 McGavock Pike, approximately 800 feet north of Elm Hill Pike (3 acres), requested by Tarun Surti, Trustee.

4. 2001Z-110U-05

Map 071-07, Parcel(s) 179
Subarea 5 (1994)
District 5 (Hall)

A request to change from RS5 district to CS district property at 1902 Meridian Street, approximately 250 feet south of Trinity Lane (0.46 acres), requested by James Baron, owner.

- 5. 2001Z-113G-14**
Map 098-00, Parcel(s) 34
Subarea 14 (1996)
District 12 (Ponder)

A request to change from AR2a district to RS15 district property at 3200 Earhart Road at the intersection of Earhart Road and John Hager Road (117.92 acres), requested by Mike Anderson of Anderson-Delk & Associates, Inc, appellant, for F. E. Smith Jr., owner.

- 6. 2001Z-114U-08**
Map 070-15, Parcel(s) 47
Subarea 8 (1995)
District 20 (Haddox)

A request to change from IWD district to MUG district property at 2298 Metrocenter Boulevard Suite 100, located at the intersection of Metrocenter Boulevard and Athens Way (13.62 acres), requested by Ed Owens of Gresham-Smith and Partners, appellant, for AP Consolidated Theatres II Limited Partnership, owner.

- 7. 2001Z-115G-14**
Map 044-14, Parcel(s) Part of 1 (8.12 ac)
Subarea 14 (1996)
District 11 (Brown)

A request to change from R10 district to MUL district property at Robinson Road (unnumbered), located at the southwest corner of Robinson Road and Martingale Drive (8.12 acres), requested by D. Phillip Piercy of Littlejohn Engineering, appellant, for Maude R. Hopkins et al, owner.

- 8. 2001Z-116U-10**
Map 105-01, Parcel(s) 228, 229, 230, and 233
Subarea 10 (1994)
District 18 (Hausser)

A request to apply the Neighborhood Landmark Overlay District to properties located at 1200, 1201, 1207 Villa Place, and Villa Place (unnumbered), classified RS5 District, (2.41 acres), requested by Al Bronner of Design Collective Architecture, appellant, for White Way Laundry Company and Wade H. Elam, owners.

9. 2001Z-117U-10

Map 104-04, Parcel(s) 227, 228, 229, and 230
Subarea 10 (1994)
District 18 (Hausser)

A request to change from OR20 district to ORI district properties located at 1202, 1204, 1208 16th Avenue South, and 16th Avenue South (unnumbered), (0.86 acres), requested by Al Bronner of Design Collective Architecture, appellant, for Kelton D. Herston, Brad Daniel, William P. Fiser, Wayne Bradley Daniel, Gary R. Belz, and Am Sides, owners.

10. 2001Z-118G-06

Map 142-00, Parcel(s) 92 (1 ac); 93 (2 ac); 100 (2.2 ac); 149 (3.55 ac); 166 (3.75 ac)
Subarea 6 (1996)
District 35 (Lineweaver)

A request to change from R15 district to RM4 district at 230, 232 Hicks Road and Hicks Road (unnumbered), approximately 450 feet south of Memphis-Bristol Highway (12.5 acres), requested by Bill Forte of Barge, Cauthen & Associates, appellant, for Edwin B. Raskin, Trustee, and Rush and Karen Williams, owners.

11. 2001Z-119G-06

Map 141-00, Parcel(s) 12 (51.05 ac), 36 (38.62 ac)
Subarea 6 (1996)
District 35 (Lineweaver)

A request to change from AR2a district to RM4 and RS10 districts properties located at 8100 Coley Davis Road and Coley Davis Road (unnumbered), (89.67 acres), requested by Civil Site Design, appellant for Bob Allen of Phillips Builders, Inc., optionee, and for Vanderbilt University, owner. (See PUD Proposal No. 2001P-010G-06).

12. 2001P-010G-06

Autumn Springs Development
Map 141, Parcel(s) 12 (51.05 ac); Map 141, Parcel(s) 36 (38.62 ac)
Subarea 6 (1996)
District 35 (Lineweaver)

A request for preliminary approval for a Planned Unit Development District located abutting the south margin of Coley Davis Road, 250 feet west of Donna McPherson Drive, classified AR2a and proposed for RM4 and RS10 districts, (89.67 acres), to permit 181 single-family lots and 200 townhomes, requested by Civil Site Design Group, appellant, for Phillips Builders, optionee, and Vanderbilt University, owner. (See also Zone Change Proposal No. 2001Z-119G-06).

PRELIMINARY PLAT SUBDIVISIONS

- 13. 2001S-308U-14**
STROUD PROPERTY
Map 062, Parcel(s) 072
Subarea 14 (1996)
District 15 (Loring)

A request for preliminary plat approval to create four lots abutting the north margin of Barton Lane, approximately 40 feet east of Pennington Bend Road (3.04 acres), classified within the RS15 and R15 Districts, requested by Jackie Coleman and Gail Alexander Stroud, owners/developers, Delle Land Surveying, surveyor.

- 14. 2001S-309U-12**
CARLYLE VILLAGE
Map 162, Parcel(s) 049 & 227
Subarea 12 (1997)
District 31 (Knoch)

A request for preliminary plat approval to create 49 lots abutting the northwest margin of Benzing Road and the northeast termini of Michele Drive and Yoest Circle (14.0 acres), classified within the R10 District, requested by Dotson-Thomason, owner/developer, Dale and Associates, Inc., surveyor.

VIII. FINAL PLAT SUBDIVISIONS

- 15. 2000S-395U-10**
CEDAR LANE SUBDIVISION
Map 118-01, Parcel(s) 096
Subarea 10 (1994)
District 17 (Greer)

A request to revise the preliminary plat and for final plat approval to reconfigure two lots into three lots abutting the northwest corner of Cedar Lane and 12th Avenue South, (.78 acres), classified within the R8 district, requested by F. Don Montgomery, Jr., owner/developer, Littlejohn Engineering Associates, Inc., surveyor.

- 16. 2001S-116G-04**
MARDALEE SUBDIVISION
Map 043-10, Parcel(s) 16, 17, 18, 28, & 29
Subarea 4 (1998)
District 9 (Dillard)

A request for final plat approval for a sidewalk variance on the north margin of North Dupont Avenue, 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.

- 17. 2001S-135U-08**
HEAD, J. M., MIDDLE SCHOOL
Map 092-07, Parcel(s) 348-357
Subarea 8 (1995)
District 21 (Whitmore)

A request for final plat approval to consolidate two lots and seven parcels into one lot located between Jo Johnston Avenue and Warner Street and between 19th Avenue North and 20th Avenue North (2.56 acres), classified within the OR20 Urban Zoning Overlay District, requested by Metropolitan-Nashville Public Schools, owner/developer, Volunteer Surveying, surveyor.

- 18. 2001S-143G-13**
PARK PLACE, Phase 2
Map 175-00, Parcel(s) Part of 075
Subarea 13 (1996)
District 29 (Holloway)

A request to revise a preliminary plat approval to create 22 lots abutting the northeast terminus of Parks Retreat Drive, approximately, 100 feet northeast of Smokey Mountain Place, (8.48 acres), classified within the RM6 district, requested by Park Place Venturees, LLC, owner/developer, SEC, Inc., surveyor.

- 19. 2001S-264U-13**
HAMILTON GLEN
Map 150, Parcel(s) 123 & 124
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to create 19 lots abutting the south margin of Hamilton Church Road, approximately 370 feet east of Owendale Drive (5.75 acres), classified within the RS10 Residential Planned Unit Development District, requested by Hamilton Church Properties, owner/developer, Wamble and Associates, surveyor.

20. 2001S-268G-06

HARPETH CREST, Phase 1
Map 141-00, Parcel(s) Part of 045 & 046
Subarea 6 (1996)
District 35 (Lineweaver)

A request for a variance on the sidewalk requirements along River Bend Lane previously approved final plat and deferral of bonding for offsite greenway until Phase two, abutting the north terminus of Morton Mill Road and the north terminus of River Bend Road (6.52 acres), classified within the RS20 District, requested by Harpeth Crest LLC, owner/developer, Daniels and Associates, Inc. , surveyor.

21. 2001S-276U-10

FAIRFAX PLACE, Resubdivision of Lots 9, 10, 11, and part of 13
Map 104-11, Parcel(s) 219 & 222
Subarea 10 (1994)
District 18 (Hausser)

A request for final plat approval to subdivide three lots and part of 1 lot into two lots abutting the northwest corner of Blair Boulevard and Natchez Trace (1.6 acres), classified within the R8 District, requested by Seventh Day Adventist Kentucky and Tennessee Conference, owner/developer, Crawford Land Surveyors, surveyor.

22. 2001S-297U-13

PEBBLE TRAIL ADDITION
Map 149-00, Parcel(s) 028
Subarea 13 (1996)
District 28 (Alexander)

A request for final plat approval to create five lots abutting the southeast terminus of Countryside Drive, approximately 140 feet southeast of Rader Ridge Road, (2.12 acres), classified within the R15 district, requested by Jack Williams Construction Company, Inc., owner/developer, MEC, Inc. , surveyor.

23. 2001S-311U-05

MAPLEWOOD HEIGHTS 2ND SUBDIVISION, Resubdivision of
Lot 235

Map 061-10, Parcel(s) 021

Subarea 5 (1994)

District 4 (Maiors)

A request for final plat approval to subdivide one lot into two lots abutting the northwest margin of Hutson Avenue, approximately 1,060 feet southwest of Virginia Avenue, (.69 acres), classified within the RS15 district, requested by William H. Dorris and Robert B. Huffine, owners/developers, Burns and Associates, surveyor.

24. 2001S-314G-04

HARVEY T. CONNER PROPERTY

Map 074, Parcel(s) 037

Subarea 4 (1998)

District 9 (Dillard)

A request for final plat approval to create one lot abutting the east margin of Neelys Bend Road, from a larger deeded parcel, approximately 1,976 feet north of Overton Road, (2.26 acres), classified within the RS80 district, requested by Sara Conner, owner/developer, Tommy E. Walker, surveyor.

25. 2001S-315G-03

WILLIAM H. THOMPSON, JR. PROPERTY

Map 039, Parcel(s) Part of 165

Subarea 3 (1998)

District 1 (Gilmore)

A request for final plat approval to create one lot abutting the northeast margin of Old Hickory Boulevard, approximately 1,313 feet northwest of Whites Creek Pike, (.70 acres), classified within the R15 District, requested by William H. Thompson, Jr., owner/developer, Walter Davidson and Associates, surveyor.

26. 2001S-317G-01

HOWERTON'S TWO LOT SUBDIVISION, Revised Lot 2

Map 016, Parcel(s) 221

Subarea 1 (1997)

District 1 (Gilmore)

A request for final plat approval to subdivide one lot into two lots abutting the northeast margin of Lama Terra Drive, approximately 1,356 feet northeast of Lama Terra Court, (6.9 acres), classified within the RS40 district, requested by William C. and Lisa D. Reeves, owners/developers, Tommy E. Walker, surveyor.

- 27. 2001S-319U-03**
R. ANDERSON SUBDIVISION
Map 071-14, Parcel(s) 032 & 033
Subarea 3 (1998)
District 2 (Black)

A request for final plat approval to consolidate two lots and one parcel into one lot abutting the west margin of Brick Church Pike, approximately 172 feet south of Fern Avenue, (.69 acres), classified within the CS and RS5 district, requested by Hozell Anderson, owner/developer, Land Surveying, Inc., surveyor.

- 28. 2001S-320U-05**
EGERTON SUBDIVISION
Map 083-10, Parcel(s) 270
Subarea 5 (1994)
District 6 (Beehan)

A request for final plat approval to reconfigure part of two lots into two lots abutting the north margin of Forrest Avenue, approximately 192 feet east of North 18th Street (.76 acres), classified within the R6 district, requested by John Kohl and Company, surveyor.

- 28. 2001S-322U-13**
CAMBRIDGE FOREST TOWNHOMES
Map 149-00, Parcel(s) 371
Subarea 13 (1996)
District 28 (Alexander)

A request for final plat approval to record a horizontal property regime with 83 units abutting the southwest corner of Bridgecrest Drive and Rural Hill Road, (18.43 acres), classified within the R15 Residential Planned Unit Development District, requested by Craig and Walker Homes, Inc., owner/developer, DBS and Associates, surveyor.

- 30. 2001S-324G-14**
BLOSSOM TRACE, Resubdivision of Lots 9-11
Map 075-12-D, Parcel(s) 030-032
Subarea 14 (1996)
District 12 (Ponder)

A request for final plat approval to reconfigure three lots abutting the southeast corner of Weeping Cherry Lane and Lilac Drive, (.61 acres), classified within the RS15 district, requested by Blossom Trace LLC, owner/developer, SEC, Inc., surveyor.

- 31. 2001S-326G-06**
LEXINGTON POINT, Section 3
Map 126, Parcel(s) Part of 066
Subarea 6 (1996)
District 23 (Bogen)

A request for final plat approval to create 23 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.

- 32. 2001S-327G-06**
LEXINGTON POINT, Section 4
Map 126, Parcel(s) Part of 066
Subarea 6 (1996)
District 23 (Bogen)

A request for final plat approval to create 63 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.

- 33. 2001S-340U-12**
MILL CREEK VILLAGE (formerly Mill Creek Commons)
Map 162, Parcel(s) 141
Subarea 12 (1997)
District 31 (Knoch)

A request for final plat approval to subdivide a parcel into two lots abutting the northwest corner of Bell Road and Blue Hole Road, (23.83 acres), classified within the CL and RM9 districts, requested by Bell Road, L.P., owner/developer, Littlejohn Engineering Associates, Inc., surveyor.

IX. PLANNED UNIT DEVELOPMENTS (revisions)

34. 157-77-G-12

Windlands Retirement Community
Map 133, Parcel(s) 117
Subarea 12 (1997)
District 26 (Arriola)

A request for a variance to Section 17.32.080 (Sign Regulations) for the Residential Planned Unit Development District located abutting the north margin of Sam Boney Drive, east of Nolensville Pike, classified RM20, (12.61 acres), to place additional wording on a wall sign adding the word "Retirement" to the existing wall sign containing 192 square feet of sign area, requested by Straight Sign Company for Congregate Care Asset V, owner.

35. 122-82-U-12

Grassmere Business Park
Map 132, Parcel(s) 1
Subarea 12 (1997)
District 26 (Arriola)

A request to revise the preliminary plan for a phase of the undeveloped Commercial Planned Unit Development District located at the northeast corner of Trousdale Drive and Elysian Fields Road, classified R10, (4.48 acres), to permit the development of 54,000 square feet of office space in three buildings, replacing a 75,000 square foot three-story office building, requested by Civil Site Design Group for LBP Grassmere LLC, owner.

36. 61-85-P-13

Pinnacle Point Shopping Center
Map 135, Parcel(s) Part of 375
Subarea 13 (1996)
District 27 (Sontany)

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 southwest corner of Murfreesboro Pike and Una-Antioch Pike, classified SCC, (.03 acres), to permit the addition of a 140 foot tall monopole telecommunication tower, requested by ATC South LLC for Spiva Hill investments, owners.

X. MANDATORY REFERRALS

37. 2001M-045U-08

Closure of Alley #629
Map 092-07, Parcel(s) 354 and 355
Subarea 8 (1995)
District 21 (Whitmore)

A request to close unbuilt Alley #629 located between 20th Avenue North and 19th Avenue North from Jo Johnston Avenue to its terminus, requested by the Public Property Administrator. Easements are to be abandoned.

38. 2001M-104U-07

Naming Un-Named Access Road to "White Bridge Place"
Map 91-14, Parcel(s) 108, 119, 121 & 252
Subarea 7 (2000)
District 22 (Hand)

A request to name an un-named access road "White Bridge Place" in the interest of public safety and to improve E-911 efficiency because the parcels on this road are currently listed as "White Bridge Place", while this road abuts White Bridge Road, requested by the Interim Director of Public Works.

39. 2001M-111G-14

Property Acceptance at 4300 Chandler Road
Map 86, Parcel(s) 38
Subarea 14 (1996)
District 12 (Ponder)

A request to accept a property donation for 4300 Chandler Road (.50 acres) from Marguerite W. Smith, owner, to the Department of Public Works to increase Chandler Road's right-of-way width, requested by the Public Property Administrator.

40. 2001M-112G-06

Council Bill No. BL2001-871
Property Lease/Sale at 3010 Ambrose Avenue
Map 072-05, Parcel(s) 177
Subarea 6 (1996)
District 35 (Lineweaver)

A council bill to lease and sale property at 3010 Ambrose Avenue (.34 acres), requested by the Public Property Administrator.

41. 2001M-113U-00

Council Bill No. BL2001-875

Lease for Locating ATMs on Metro Government Property

Map , Parcel(s)

Subarea ()

District ()

A council bill to lease space for ATMs to be installed by the MPD Employees Credit Union at the Criminal Justice Center, Hermitage Police Precinct, and the South Police Precinct, requested by the Public Property Administrator.

42. 2001M-114U-13

Council Bill No. BL2001-872

DeBerry Correctional Facility Lease

Map , Parcel(s)

Subarea 13 (1996)

District 28 (Alexander)

A council bill to lease the DeBerry Correctional Building to the Policeman's Benefit Association for a haunted house, requested by the Metro Legal Department.

43. 2001M-115U-07

Closure of Alley #1190

Map 104-05, Parcel(s) 101-103

Subarea 7 (2000)

District 24 (Summers)

A request to close Alley #1190, an unimproved alley from Park Drive to the western edge of parcel 101 on tax map 104-05, requested by Charles V. Smith, abutting property owner. Easements are to be retained.

44. 2001M-116U-00

Adoption of 2001 Official Street & Alley Maps

Map , Parcel(s)

Subarea ()

District 0 ()

A request is to adopt the Metro Nashville and Davidson County Official Street and Alley Maps, requested by the Interim Director of Public Works.

- 45. 2001M-117U-08**
Rename Lyle Avenue and JoJohnston Avenue
Map 092-07, Parcel(s)
Subarea 8 (1995)
District 21 (Whitmore)

A request to rename Lyle Avenue between Johnston Avenue and Charlotte Pike to "JoJohnston Avenue" and JoJohnston Avenue between 20th Avenue North and 21st Avenue North to "21st Avenue North" for the J. M. Head Middle School campus expansion, requested by the Interim Director of Public Works.

- 46. 2001M-118U-08**
Closure of JoJohnston Avenue
Map 092-07, Parcel(s)
Subarea 8 (1995)
District 21 (Whitmore)

A request to close JoJohnston Avenue between 19th Avenue North and 20th Avenue North to accommodate the expansion of J. M. Head Middle School, requested by the Volunteer Surveying, Inc.

XI. OTHER BUSINESS

- 47.** Amendments to Subdivision Regulations (Sidewalks)
- 48.** Amendments to Subdivision Regulations (Administrative Review)
- 49.** Legislative Update

XII. ADJOURNMENT