



**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

October 11, 2001

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF SEPTEMBER 13, 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- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**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

- Action: Approved (8-0)**
- 1. 2001Z-072G-02**
Council Bill No. BL2001-854
Map 041-00, Parcel(s) Part of 76 (15.65 ac)
Subarea 2 (1995)
District 3 (Nollner)

A council bill to change from RS20 to RM2 district a portion of property at 3711 Dickerson Pike, at the western terminus of Foxboro Drive, (15.65 acres), requested by Sector South Services, for Harold Reasonover, Shirley Boyd, and Judy King, owners.



Action: Deferred indefinitely (8-0)

2. **2001Z-093U-11**
Map 105-03, Parcel(s) 206
Subarea 11 (1999)
District 19 (Wallace)

A request to change from CS district to IWD district property at 429 B Houston Street, and the east margin of Brown Street, (1.11 acres), requested by Charles Hawkins Company, for The American Syrup and Perserving Company, owner.

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

3. **2001Z-101U-03**
Map 070-13, Parcel(s) 67
Subarea 3 (1998)
District 2 (Black)

A request to change from R8 district to CN district properties at 2126 Buena Vista Pike, approximately 900 feet northeast of Clarksville Pike, (0.84 acres), requested by Christopher and Deborah Beach, owners.

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

4. **2001Z-102U-08**
Map 092-02, Parcel(s) 205 (.32 ac); 207 (.16 ac); 208 (.18 ac); 209 (.12 ac); 211 (.05 ac)
Subarea 8 (1995)
District 21 (Whitmore)

A request to change from R6 district to MUL district properties at 1002, 1004, 1006, and 1010 28th Avenue North and 2712 Albion Street, opposite Hadley Park, (0.83 acres), requested by Deborah Howlett Anderson, for Elaine Bailey and the heirs of John Howlett, Jr., owners.

Action: Approved (7-1)

5. **2001Z-103U-12**
Map 160-00, Parcel(s) 174 (1.32 ac), 75 (1.46 ac), 76 (1.32 ac);
Map 160-00, Parcel(s) 73 (2.72 ac); Map 160-00, Parcel(s) 74 (1.46 ac)
Subarea 12 (1997)
District 32 (Jenkins)

A request to change from R40 district to RM4 district properties at 5600 Valley View Road, Valley View Road (unnumbered), and 5605 and 5609 Cloverland Drive and Cloverland Drive (unnumbered), lying between Valley View Road and Cloverland Drive along Old Hickory Boulevard, (8.28 acres), requested by Steve Smith, for G. W. Buford et ux, William Vaughn et ux, Joy L. Vaughn, and Linda E. B. Nagy owners.

- Action: Disapproved (8-0)** 6. 135-78-G-14
Council Bill No. BL2001-851
Sullivan Commercial Center
Map 86, Parcel(s) 189
Subarea 14 (1996)
District 12 (Ponder)

A council bill to cancel a portion of the Commercial (General) Planned Unit Development District located at 4056 Andrew Jackson Way, south of Old Lebanon Dirt Road, classified CL, (0.44 acres), to cancel a portion of the plan containing an auto-repair use, requested by Sidney Singleton, appellant for Roberto Branchizio, owner.

PRELIMINARY PLAT SUBDIVISIONS

- Action: Approved (8-0)** 7. 2000S-368G-12
with variance for lot depth to width ratio, Section 2-4.2E of the Subdivision Regulations
BRUCKERT SUBD.
Map 187-00, Parcel(s) 029, 044 & 077
Subarea 12 (1997)
District 31 (Knoch)

A request for preliminary and final plat approval to subdivide three parcels into two lots abutting the north margin of Burkitt Road, approximately 4,273 feet east of Whittemore Lane (3.49 acres), classified within AR2a District, requested by William M. Bruckert et ux, owners/developers, John Kohl and Company, surveyor.

8. 2000S-396G-04
CANTON PASS SUBD.
Map 053-00, Parcel(s) 021
Subarea 4 (1998)
District 9 (Dillard)

A request for preliminary approval for 130 lots abutting the east terminus of Canton Pass, approximately 360 feet east of Cheyenne Boulevard (95.16 acres), classified within the RS15 District, requested by Alvin R. Hawkins, owner/developer, Littlejohn Engineering, surveyor.

Action: Approved (8-0) with conditions and variances to the Subdivision Regulations for length of a dead-end cul-de-sac (Section 2-6.2.2E(2), maximum lot size (Section 2-4.2D), lot depth to width ratio (Section 2-4.2E), 75 foot open space conservation easement (Section 2-7.5), and sidewalks on Arabian Court and Morgan Court (Section 2-6.1A)



Action: Approved (8-0)
with conditions and a sidewalk variance along Franklin Limestone Road, (Section 2-6.1A) of the Subdivision Regulations

9. 2001S-214U-13
ALDWYCH VILLAGE
Map 148, Parcel(s) 065
Subarea 13 (1996)
District 28 (Alexander)

A request for preliminary approval for 93 lots abutting the south margin of Franklin Limestone Road and abutting the southeast terminus of Aldwych Court (25.71 acres), classified within the RS7.5 District, requested by M. K. Stevenson, owner/developer, Dale and Associates, Inc., surveyor.

Action: Deferred (8-0)

10. 2001S-243G-02
RIPPETOE SUBDIVISION., Resubdivision of Lot 1
Map 041-12, Parcel(s) 143
Subarea 2 (1995)
District 3 (Nollner)

A request for preliminary and final plat approval to subdivide one lot into three lots abutting the southwest corner of Darbytown Drive and Dickerson Pike (2.36 acres), classified within the CS District, requested by M. D. and Karen Rippetoe and C. H. and Juanita Evilcizer, owners/developers, Land Surveying, Inc., surveyor.

Action: Approved (8-0)
with conditions

11. 2001S-280G-04
KEENE, DOLLY, PROPERTY
Map 032, Parcel(s) Part of 061
Subarea 4 (1998)
District 10 (Balthrop)

A request for preliminary and final plat approval to create five lots abutting the south margin of Hunters Lane, approximately 620 feet east of Brick Church Pike (2.8 acres), classified within the R20 District, requested by Dolly Keene, owner/developer, Tommy E. Walker, surveyor.

12. 2001S-281G-03
JONES BAH SUBDIVISION
Map 058, Parcel(s) 094 and 222
Subarea 3 (1998)
District 1 (Gilmore)

A request for preliminary plat approval for seven lots abutting the west margin of Homeland Drive, approximately 600 feet south of Echo Lane (11.57 acres), classified within the RS40 District, requested by Barbara Jones Bah and Thierno Bah, owners/developers, DBS and Associates, surveyor.

Action: Approved (8-0) with conditions and variances to the Subdivision Regulations for a flag lot (Section 2-4.2), maximum lot size (Section 2-4.2D), and lot comparability (Section 2-4.7)



Action: Deferred indefinitely by applicant (8-0)

13. 2001S-294G-14
HERMITAGE HIGHLANDS
Map 086, Parcel(s) 141; Map 086-10, Parcel(s) 100
Subarea 14 (1996)
District 12 (Ponder)

A request for preliminary plat approval for 18 lots within a cluster lot subdivision abutting the southwest corner of Lakeside Place and Central Pike (4.69 acres), classified within the RS10 District, requested by Roy C. Flowers, owner/developer, T Square, surveyor.

Action: Approved (8-0) with sidewalk variance on Countryside Drive, Section 2-6.1A of the Subdivision Regulations

14. 2001S-297U-13
PEBBLE TRAIL ADDITION
Map 149-00, Parcel(s) 028
Subarea 13 (1996)
District 28 (Alexander)

A request for preliminary 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.

VII. FINAL PLAT SUBDIVISIONS

Action: Approved (7-1) with conditions, but no sidewalk variance on River Bend Lane

15. 2001S-268G-06
HARPETH CREST
Map 141-00, Parcel(s) Part of 045 & 046
Subarea 6 (1996)
District 35 (Lineweaver)

A request for final plat approval to create five lots 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.

16. 2001S-277U-05
ESTES, M. P., SUBD., Resubd. Lot 22
Map 072-15, Parcel(s) 248
Subarea 5 (1994)
District 7 (Campbell)

A request for final plat approval to record one lot and part of a closed street as one lot abutting the west margin of Riverside Drive, approximately 300 feet south of Porter Road (.33 acres), classified within the R10 District, requested by Mary E. Murray, owner/developer, Thornton and Associates, Inc., surveyor.

Action: Approved (8-0) with sidewalk variance, Section 2-6.1A of the Subdivision Regulations on Riverside Drive

Action: Approved (8-0)
with conditions and a
sidewalk variance on
Dana Way, Section
2-6.1A of the Subdivison
Regulations

17. **2001S-282U-13**
CROSSINGS at HICKORY HOLLOW, The, Phase 3 Lot 4
Map 174, Parcel(s) 030
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to revise one lot abutting the south margin of Dana Way, east of Crossings Boulevard (13.04 acres), classified within the IWD District, requested by Wirtgen America, Inc., owner/developer, Crawford Land Surveying, surveyor.

Action: Approved (8-0)
with conditions

18. **2001S-296U-08**
MCGAVOCK'S, D. T., FIRST ADDN, Resubd. Lot 63 & 64
Map 082-09, Parcel(s) 085-087
Subarea 8 (1995)
District 20 (Haddox)

A request for final plat approval to subdivide two lots into seven lots abutting the southeast corner of Van Buren Street and 5th Avenue North (.70 acres), classified within the MUN District, requested by Intown Properties, LLC, owner/developer, Walter Davidson and Associates, surveyor.

Action: Approved (8-0)
with conditions

19. **2001S-300U-13**
HUNTER'S RUN, Sec. 4
Map 149-00, Parcel(s) 037 & Part of 210
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to create 15 lots abutting the northeast terminus of Streamfield Court, approximately 105 feet east of Streamfield Pass (4.41 acres), classified within the RS10 District, requested by T. F. Homes, LLC, owner/developer, MEC, Inc., surveyor.



IX. PLANNED UNIT DEVELOPMENTS (revisions)

Action: Approved (8-0)
with conditions

20. **74-79-G-13**
Nashboro Village
Map 135, Parcel(s) 329 and 79
Subarea 13 (1996)
District 27 (Sontany)

A request to revise the preliminary plan for three phases of the Residential Planned Unit Development located abutting the north margin of Nashboro Boulevard and the south margin of Smith Springs Road, classified RM6, (17.62 acres), to permit the addition of 19 multi-family units in phase 21 for a total of 121 units using undeveloped units from two previously revised phases and to provide for a driveway connection to an adjoining residential PUD, (Nashboro Village Fairway Pointe), requested by Wamble and Associates for WDN Properties, LTD, owner.

Action: Approved (8-0)
with conditions

21. **71-86-P-14**
Stewartwood Annex Commercial PUD
Map 96, Parcel(s) 56
Subarea 14 (1996)
District 14 (Stanlev)

A request to revise the preliminary plan and for final approval for a phase of the Commercial (General) Planned Unit Development located abutting the north margin of Stewarts Ferry Pike, 800 feet east of McCrory Road, classified CL, (1.68 acres), to permit the development of 3,300 square foot fast-food drive-in restaurant on the preliminary plan and final approval for a 10,500 square foot office building, replacing an undeveloped 3,300 square foot drive-in fast-food restaurant and a 12,000 square foot office, requested by Garry Batson for John A Thweatt, owner.

Action: Approved (8-0)
with conditions

22. **99P-009U-13**
Nashboro-Fairway Pointe
Map 135, Parcel(s) 212 and 213
Subarea 13 (1996)
District 27 (Sontany)

A request to revise the preliminary plan and for final approval for the Planned Unit Development district located abutting the south margin of Old Smith Springs Road, north of Nashboro Boulevard, classified RM6 (4.88 acres), to permit the development of 29 multi-family units and to provide a driveway connector to the adjoining PUD, (Nashboro Village), requested by Wamble and Associates for Vastland Nashboro Development, LLC, owners.

Action: Approved (8-0)
with conditions

23. **2001P-006U-12**
Brentwood Station Storage
Map 171, Parcel(s) 29, 30 and 31
Subarea 12 (1997)
District 32 (Jenkins)

A request for final approval for a Planned Unit Development located abutting the north margin of Church Street East at the Williamson County Line (2.31 acres), classified CS and OG, to permit the development of a 98,500 square foot, 44 foot tall, mini-storage facility, requested by Gresham Smith and Partners, for Mooreland Title Company, LLC. owner.

X. MANDATORY REFERRALS

Action: Disapproved (7-1)

24. **2000M-108U-13**
Council Bill No. BL2001-819
Proposed Renaming of Several Streets Near Nashville Airport
Map 121, 135, Parcel(s)
Subarea 13 (1996)
District 13 (Derryberry)

This council bill is to rename several streets near the Nashville Airport to improve E-911 system efficiency: 1) McCrory Creek Road between Pulley Road and Couchville Pike to "Pulley Road"; and Couchville Pike, McCrory Creek Road , and an unnamed road from Donelson Pike to Bell Road to "Derryberry Boulevard"; and McCrory Creek Road from Old Murfreesboro Pike to its intersection with an unnamed road to "Faircloth Lane"

Action: Approved (8-0)

25. **2001M-051U-09**
Closure of Alley #86
Map 93-14, Parcel(s) 206, 207, 208, 211, 212, 215, 216
Subarea 9 (1997)
District 19 (Wallace)

A request to close Alley #86 beginning at Alley #87 and terminating at parcels 208 and 218 on tax map 93-14, requested by Richard Ropelewski for abutting property owners. Easements are to be retained.

- Action: Approved (8-0)** 26. **2001M-093U-05**
Council Bill No. BL2001-844
Matthews Avenue Property Acceptance
Map 061-11, Parcel(s) 299, 305
Subarea 5 (1994)
District 8 (Hart)

A council bill to accept the donation of .02 acres of land (parcels 299 and 305 on tax map 61-11) located on McMahan Avenue (unnumbered) and Matthew Avenue (unnumbered) for additional right-of-way along Matthew Avenue, requested by the Public Property Administrator.

- Action: Deferred to meeting of 10/25/01** 27. **2001M-097G-07**
Close portion of unbuilt Morton Mill Road
Map 141, Parcel(s) 45, 46
Subarea 6 (1996)
District 35 (Lineweaver)

A request to close and abandon a portion of Morton Mill Road from River Bend Lane to its terminus on this property, requested by Walter Davidson, Walter Davidson & Associates, appellant, for abutting property owner. Easements are to be abandoned.

- Action: Approved (8-0)** 28. **2001M-098U-10**
Close Unbuilt Portion of Oaklawn Avenue
Map 116-08, Parcel(s) 126, 143; Map 116-04, Parcel(s) 164, 165
Subarea 10 (1994)
District 25 (Shulman)

A request to close an unbuilt portion of Oaklawn Avenue between Estes Road and Wilson Boulevard South, requested by Jack & Charlene Goostree, appellant and abutting property owner. Easements are to be retained.

- Action: Approved (8-0)** 29. **2001M-099U-08**
Council Bill No. BL2001-845
Sale of Property at 910 11th Avenue North
Map 92-04, Parcel(s) 279
Subarea 8 (1995)
District 20 (Haddox)

A council bill approving the sale of surplus Metro Government property at 910 11th Avenue South (.09 acres), RS3.75 District, requested by the Public Property Administrator.

Action: Approved (8-0)

30. 2001M-101U-11
Sign Encroachment for Railroad Crossings Antique Mall
Map 105-03, Parcel(s) ; Map 217, Parcel(s)
Subarea 11 (1999)
District 19 (Wallace)

A request to install a banner for Railroad Crossings Antique Mall located at 1209 4th Avenue South encroaching over the public sidewalk 5 feet and measuring 3 feet wide by 7 feet in height at a height of 17 feet above the sidewalk, requested by Scott Lewis, abutting property owner.

XI. OTHER BUSINESS

31. Employee contracts for Keith D. Covington and Robert P. Leeman
Action: Approved (8-0)
32. Legislative Update
Action: Approved (8-0)

XII. ADJOURNMENT