

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

*October 25, 2001*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**  
*Action: Approved (8-0) with the following corrections: No. 22, Ransom Park Commercial, should be Map 135, Part of Parcels 69 and 414, move item #37 up before VIII. Public Hearing, and add as an addendum employee contract for David Kleinfelter*
- III. APPROVAL OF OCTOBER 11, 2001 MINUTES**  
*Action: Approved (8-0)*
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**
- VI. OTHER BUSINESS: #37 Request to amend the 2001-2002 to 2006-2007 CIB**  
*Action: Approved (8-0)*
- VI. PUBLIC HEARING: CONSENT AGENDA**  
*Action: Approved (8-0)*
- VII. PUBLIC HEARING**

**REDEVELOPMENT DISTRICTS**

- 1. 2001RD-001U-08 1.**  
Phillips-Jackson Redevelopment Plan Amendment  
Map , Parcel(s)  
Subarea 8 (1995)  
District 20 (Haddox)

A council resolution to amend the Phillips-Jackson Redevelopment Plan to modify property within Hope Gardens from commercial to residential and define the area as "blighted" for redevelopment efforts, sponsored by Councilmembers Haddox, Waters, Ferrell, and Gentry for MDHA.

*Action: Approved (8-0)*

**GENERAL PLAN AMENDMENT, ZONING TEXT  
AMENDMENTS AND ZONING MAP AMENDMENTS**

- 2. Subarea 6 Plan**  
Map 140-00, Parcel(s) 16, 69, 74, 75; Map 141, Parcel(s) 10, 69  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to amend the Subarea 6 Plan along the the northern margin of McCrory Lane and the west margin of Coley Davis Road for a traditional neighborhood development, requested by Dale and Associates, Inc., appellant for Michael and Diane Allison and Rhonda England, owners.

**Action: Approved staff to begin work and set actual public hearing date in the future (8-0)**

- 3. 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 district to RS15, RM9, RM15 and MUL 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.

**Action: Deferred indefinitely by MPC (8-0)**

- 4. 2001Z-005T2**  
Council Bill No. BL2001-857  
Map , Parcel(s)  
Subarea ()  
District ()

A council bill amending Section 17.16.040 (Educational Uses of the Zoning Ordinance) by modifying and clarifying the Community Education use, sponsored by Councilmembers Summers and Waters and requested by Planning Department staff.

**Action: Approved (8-0)**

5.           **2001Z-011T**  
Council Bill No. BL2001-858  
Map , Parcel(s)  
Subarea ()  
District ()

A council bill amending Section 17.12.035 (Contextual Street Setbacks Within the Urban Zoning Overlay District) and Table 17.12.030B (Street Setbacks for Multi-Family and Non-Residential Districts; and Non-Residential Uses in AG, AR2a, R and RS districts of the Zoning Ordinance), by clarifying where a structure can be located in relation to the public right-of-way, sponsored by Councilmembers Summers and Waters and requested by Planning Department staff.

**Action: Approved (8-0)**

6.           **2001Z-012T**  
Council Bill No. BL2001-856  
Map , Parcel(s)  
Subarea ()  
District ()

A council bill amending Sections 17.36.270 (Purpose and Intent of the Urban Design Overlay District, 17.36.290 (Design Guidelines), 17.36.310 (Development Incentives), and 17.40.130 (Urban Design Overlay District of the Zoning Ordinance), sponsored by Councilmembers Summers and Waters and requested by Planning Department staff.

**Action: Approved (8-0)**

7.           **2001Z-071U-12**  
Map 172-00, Parcel(s) 179  
Subarea 12 (1997)  
District 31 (Knoch)

A request to change from R15 district to RM4 district property at Pineview Lane (unnumbered), 2,800 feet south of Old Hickory Boulevard, (59.01 acres), requested by Jeffery Hitt, for Jeffery Hitt and J. D. Eatherly, owners. (See also PUD Proposal No. 122-83-U-12).

**Action: Approved (9-0)**

- 8. 122-83-U-12**  
The Woodlands  
Map 172, Parcel(s) 179  
Subarea 12 (1997)  
District 31 (Knoch)

A request to amend a phase of the Residential Planned Unit Development District located on the south margin of Old Hickory Boulevard at the southern terminus of Woodland Avenue, (59.01 acres), classified R15 and proposed for RM4, to permit 150 townhomes, replacing 152 single-family lots, requested by Jeffrey Hitt, owner. (See also Zone Change Proposal No. 2001Z-071U-12).

**Action: *Approved with conditions (9-0)***

- 9. 2001Z-104U-13**  
Map 149-03, Parcel(s) Part of 69 (.74 ac) & 68 (.1ac) & 67 (.106 ac), 145 (.84 ac), 146 (.54 ac); Map 149-00, Parcel(s) Part of 74 (1.25 ac) & 75 (.74ac), 76 (.62)  
Subarea 13 (1996)  
District 28 (Alexander)

A request to change from R8 and R10 district to MUL district properties at 2500, 2510, 2514, 2518, 2522 Murfreesboro Pike, 2517 Edge-O-Lake Drive, and Edge-O-Lake Drive (unnumbered), south of Edge-O-Lake Drive (4.2 acres), requested by Mark and Angela Marshall, owners.

**Action: *Deferred indefinitely by applicant (8-0)***

- 10. 2001Z-105G-06**  
Map 141-00, Parcel(s) 87 (1.9 ac), 88 (5.78 ac)  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to change from CL district to RM15 district properties at 7960 and 7978 Coley Davis Road, abutting the south margin of Coley Davis Road and the east margin of Somerset Farms Drive, (7.68 acres), requested by Jackey Allen, appellant, for Coley Davis One, owner. (See also PUD Proposal No. 151-82-G-06).

**Action: *Disapproved contrary to the General Plan (9-0) for RM15 zoning with request to Council to refer back to Commission***

- 11. 151-82-G-06**  
Harpeth Springs PUD  
Map 141, Parcel(s) 86, 87, 88  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to cancel the Commercial portion of the Residential and Commercial Planned Unit Development District located abutting the south margin of Coley Davis Road and the eastern margin of Scenic River Lane, classified CL District, (8.95 acres), proposed for RM15 on parcels 87 and 88, approved for a 175 unit motel, a 10,000 square foot restaurant and two office buildings totaling 55,000 square feet, requested by Coley Davis One Partnership for Jackey Allen, owner. (See also Zone Change Proposal No. 2001Z-105G-06).

**Action: Disapproved contrary to the General Plan (9-0) with request to Council to refer back to Commission**

- 12. 2001Z-106U-08**  
Map 092-10, Parcel(s) 301, 240, 241, 242, 243  
Subarea 8 (1995)  
District 21 (Whitmore)

A request to change from IR district and R6 district to OL district properties at 511, 512, 514, 516, and 518 27th Avenue North, approximately 650 feet south of Clifton Avenue (1.45 acres), requested by Chip Christianson, appellant, for Kirby Investments, LLC, owner.

**Action: Approved (8-0)**

- 13. 2001Z-108U-11**  
Council Bill No. BL2001-859  
Map 093-16, Parcel(s) 27 (.12 ac), 28 (.12 ac)  
Subarea 11 (1999)  
District 19 (Wallace)

A council bill to change from OR20 district to MUN district properties at 101 and 103 Charles E. Davis Boulevard, at the northeast corner of Charles E. Davis Boulevard and Cannon Street (.24 acres), requested by Elsie Harris, appellant/owner.

**Action: Disapproved (8-1-0)**

## PRELIMINARY PLAT SUBDIVISIONS

- 14. 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 with conditions and subject to a sidewalk variance along Lakeside Drive from project entrance west to parcel 99 and along Central Pike (Section 2-6.1 of Subdivision Regulations) (8-0)***

- 15. 2001S-299U-14**  
TIMBER VALLEY (formerly Timber Ridge)  
Map 108-00, Parcel(s) 196; Map 121, Parcel(s) Part of 185  
Subarea 14 (1996)  
District 13 (Derryberry)

A request to extend either the preliminary plat approval one year to create 45 lots or approve a new preliminary plat to create 45 single-family lots with variances for property abutting the south terminus of Timber Valley Drive, opposite Pleasant View Drive (12.59 acres), classified within the RS7.5 District, requested by Gill Smith, owner/developer, MEC, Inc., surveyor.

***Action: Approved subject to all roads being constructed with 46 feet of right-of-way and sidewalks to Metro standards or 40 feet of right-of-way and 3 foot pedestrian easements for sidewalks to Metro standards (8-0)***

- 16. 2001S-306U-10**  
WICH SUBDIVISION  
Map 116-16, Parcel(s) 063  
Subarea 10 (1994)  
District 34 (Williams)

A request for preliminary plat approval to subdivide one parcel into two lots abutting the west margin of Estes Road, approximately 776 feet south of Abbott Martin Road (1.0 acres), classified within the R20 District, requested by A. Michael and Marlene A. Wich, owners/developers, John Kohl and Company, surveyor.

***Action: Deferred indefinitely for applicant to pursue a zone change to RS20 district for the property (8-0)***

## VIII. FINAL PLAT SUBDIVISIONS

- 17. 2001S-045U-05**  
SHEPARDWOOD, Section 1, Resubdivision of Reserve Parcel B  
Map 060-16, Parcel(s) 206  
Subarea 5 (1994)  
District 4 (Majors)

A request for preliminary and final plat approval to subdivide a reserve parcel into two lots abutting the east margin of Oakwood Avenue, approximately 753 feet north of Bullock Avenue (.56 acres), classified within the RS7.5 District, requested by Tennessee Home Services, Inc., owner/developer, George C. Gregory, surveyor.

**Action: *Approved with conditions with sidewalk variances along Oakwood Avenue and stub-street into parcel 47 (Section 2-6.1 of Subdivision Regulations) (8-0)***

- 18. 2001S-275U-08**  
GERMANTOWN-FIFTH AVENUE, Resubdivision of Lots 1 and 16  
Map 082-09, Parcel(s) 293 & 485  
Subarea 8 (1995)  
District 20 (Haddox)

A request for final plat approval to modify the right-of-way returns and abandon public utility easements on lots 1 and 16 abutting the northeast corner of 5th Avenue North and Madison Street and the southeast corner of 5th Avenue North and Monroe Street (.3 acres), classified within the MUN District, requested by Germantown Partners, LLC, owner/developer, Campbell, McRae and Associates Surveying, Inc., surveyor.

**Action: *Approved with conditions (8-0)***

- 19. 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.

**Action: *Deferred indefinitely by applicant (8-0)***

- 20. 2001S-078U-07**  
DULUTH-VERNON SUBDIVISION  
Map 091-05, Parcel(s) 136 & 161; Map 091-09, Parcel(s) 022 &  
032  
Subarea 7 (2000)  
District 22 (Hand)

A request for final plat approval to consolidate ten lots into three lots between Vernon Avenue and Duluth Avenue, approximately 300 feet north of Robertson Avenue (4.0 acres), classified within the IR District, requested by Mid- South Industries, owner/developer, Walker Engineering , surveyor.

***Action: Approved with conditions and with a sidewalk variance along Vernon Avenue and Duluth Avenue (Section 2-6.1 of Subdivision Regulations) (8-0)***

- 21. 2001S-287U-11**  
MERCURY COURT, Resubdivision Lot 1  
Map 106-01, Parcel(s) 110  
Subarea 11 (1999)  
District 19 (Wallace)

A request for final plat approval to subdivide one lot into two lots abutting the south margin of Murfreesboro Pike and the west margin of Parris Avenue (4.05 acres), classified within the ORI District, requested by CCS Housing Systems, Inc., owner/developer, Ragan-Smith-Associates, Inc, surveyor.

***Action: Approved with conditions and with a variance for a flag-shaped lot (Section 2-4.2 of Subdivision Regulations) (8-0)***

- 22. 2001S-298U-13**  
RANSOM PARK COMMERCIAL  
Map 135, Parcel(s) 069, 261 & 411  
Subarea 13 (1996)  
District 27 (Sontany)

A request for final plat approval to create one lot abutting the northwest corner of Ransom Place and Murfreesboro Pike (2.85 acres), classified within the SCC District, requested by Karen R. Bennett, owner/developer, MEC, Inc., surveyor.

***Action: Approved with conditions subject to a bond (8-0)***



- 23. 2001S-303U-14**  
NASHVILLE SUPPORTIVE HOUSING  
Map 096-06, Parcel(s) 227 & Part of 194  
Subarea 14 (1996)  
District 14 (Stanley)

A request for final plat approval to record part of a lot as one lot abutting the northwest corner of McCampbell Avenue and Colonial Circle, opposite Surrey Road (2.53 acres), classified within the OR20 district and R10 Residential Planned Unit Development District, requested by Arbor Capital, Limited Partnership, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

**Action: *Approved with conditions subject to a bond (8-0)***

- 24. 2001S-307G-12**  
STANFORD VILLAGE, Phases 2, Section 3  
Map 173-00, Parcel(s) Part of 194  
Subarea 12 (1997)  
District 31 (Knoch)

A request for final plat approval to create 41 lots abutting the south terminus of Blake Drive, approximately 70 feet south of Kelsey Court, (14.84 acres), classified within the RS10 District, requested by Beazer Homes, owner/developer, Anderson-Delk and Associate, Inc., surveyor.

**Action: *Approved with conditions subject to a bond (8-0)***

- 25. 2001S-310U-13**  
RANSOM PARK, Section 2  
Map 135-00, Parcel(s) Part of 273  
Subarea 13 (1996)  
District 27 (Sontany)

A request for final plat approval to create eight lots abutting the southwest terminus of South Grafton Court, approximately 245 feet southwest of Olive Circle (1.89 acres), classified within the RS10 District, requested by Karen R. Bennett, owner/developer, MEC, Inc., surveyor.

**Action: *Approved with conditions subject to a bond (8-0)***

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

- 26. 75-83-U-12**  
Elysian Fields Shopping Center  
Map 133-15, Parcel(s) Pt. of 153  
Subarea 12 (1997)  
District 26 (Arriola)

A request to revise the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development District located abutting the west margin of Nolensville Pike, across from Paragon Mills Road, (4.59 acres), classified SCC District, to permit a gas station with 5 pump islands and a 96 square foot kiosk in the parking area of the Kroger Shopping Center, requested by CEI Engineering Associates for Life Investors Insurance Company of America, owner.

**Action: *Deferred indefinitely by applicant (8-0)***

- 27. 117-83-U-14**  
Music City Outlet Center  
Map 62, Parcel(s) 232  
Subarea 14 (1996)  
District 14 (Stanley)

A request to revise the approved preliminary plan of the Commercial (General) Planned Unit Development District located abutting the north margin of McGavock Pike, (33.31 acres), classified CA District, to permit the 283,691 square feet of existing retail space to be converted to office space, requested by Cumberland Financial Services for FAC Properties, L.P., owner.

**Action: *Approved with conditions (8-0)***

- 28. 2000P-003G-06**  
Riverwalk Amenity Area  
Map 126, Parcel(s) Part of 148  
Subarea 6 (1996)  
District 23 (Bogen)

A request to revise the preliminary plan and for final approval for a portion of the Planned Unit Development District located abutting the northeast corner of Valley Park Drive and Rivervalley Drive, (2.66 acres), classified RS15 District, to revise the resident amenity area by eliminating the proposed clubhouse and redesigning the pool and parking area to add two cabanas and play areas, requested by Civil Site Design Group for Riverwalk Development Partners, Inc., owner.

**Action: *Approved with conditions (8-0)***

**X. MANDATORY REFERRALS**

- 29. 2000M-131U-10**  
Vanderbilt University Pedestrian Bridge  
Map 104-04, Parcel(s) 119, 235  
Subarea 10 (1994)  
District 18 (Hausser)

A request to construct an 8 foot wide pedestrian bridge spanning 21st Avenue South at a height of 17 feet over the street, requested by Mary Pat Teague for Vanderbilt University.

**Action: *Approved with conditions (8-0)***

- 30. 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)***

- 31. 2001M-105U-11**  
Close Portions of Alleys #2076 and #2080  
Map 106-1, Parcel(s) 110  
Subarea 11 (1999)  
District 19 (Wallace)

A request to close a portion of Alleys #2076 and #2080 located between Nance Lane and Parris Avenue, requested by CCS Housing Systems, Inc., abutting property owner. Easements are to be abandoned.

**Action: *Approved (8-0)***

- 32. 2001M-106U-08**  
Council Bill No. BL2001-865  
Right-of-Way Abandonments at Madison and Monroe Street  
Map 82-9, Parcel(s) 485; Map 82-9, Parcel(s) 293  
Subarea 8 (1995)  
District 20 (Haddox)

A council bill to reclaim dedicated right-of-way for turning radii at 5th Avenue North and Madison Street, 5th Avenue North and Monroe Street, Alley #202 and Monroe Street and Alley #202 and Madison Street, sponsored by councilmembers Haddox and Waters for Germantown Partners, an abutting property owner.

**Action: *Approved with conditions (8-0)***

- 33. 2001M-107-08**  
Mt. Bethel Baptist Church Sewer Easement Abandonment  
Map 081-12, Parcel(s) 143-145 and 240  
Subarea 8 (1995)  
District 20 (Haddox)

A request to abandon an existing 8" sanitary sewer line and easement that runs along the rear of parcels 143-145 and the south side of parcel 240 on tax map 081-12, requested by

**Action: *Approved (8-0)***

- 34. 2001M-108U-14**  
Sewer Easement Abandonment for Margaret Allen Middle School  
Map 106, Parcel(s) 12  
Subarea 8 (1995)  
District 15 (Loring)

A request to abandon 52.7 feet of an 8" sewer line within a 20 foot sewer easement running along Spence Lane to accommodate a school expansion, requested by Metro Water Services.

**Action: *Approved (8-0)***

## **XI. OTHER BUSINESS**

- 35. Amendments to Subdivision Regulations**  
**Action: *Deferred by MPC to 11/8/01 (8-0)***
- 36. 2002 MPC meeting schedule**  
**Action: *Approved MPC meeting dates, but not application filing deadlines (8-0)***

37. Request to amend the 2001-2002 to 2006-2007 Capital Improvements Budget  
*Action: Approved (8-0)*
38. Employee contract for David Kleinfelter  
*Action: Approved (8-0)*
39. Legislative update

*Chairman Lawson requested a special meeting be called by the Metro Planning Commission for the purpose of considering new data, and on whether to reopen the redistricting plan for Metro Council and Metro School Board. Meeting scheduled for Monday, November 5<sup>th</sup> at 10:00 a.m. in the Howard Office Building Auditorium.*

## **XII. ADJOURNMENT**