



**September 13, 2001 Actions of the Planning Commission
(For more specific information, call 862-7190)**

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

September 13, 2001

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Item #4, 2001Z-095U-10, page 2, was withdrawn by the applicant (7-0)
- III. APPROVAL OF AUGUST 30, 2001 MINUTES**
Action: Approved (7-0)
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS**
Action: Approved (7-0)
- VI. PUBLIC HEARING: CONSENT AGENDA**
Action: Approved (7-0)
- VII. PUBLIC HEARING**

ZONING MAP AMENDMENTS

- 1. 2001Z-092U-12**
Map 172, Parcel 121
Subarea 12 (1997)
District 32 (Jenkins)

A request to change from R40 district to RM9 district property at Edmondson Pike (unnumbered) approximately 500 feet south of Old Hickory Boulevard, (10.61 acres), requested by George Tomlin of Franklin Land Associates, LLC, for Ollie R. and Gerald Lee Kennedy, et al, owners.

Action: Deferred to September 27, 2001 meeting so staff and applicant can determine appropriate roadway improvements (7-0)

2. **2001Z-093U-11**
Map 105-3, Parcel 206
Subarea 11 (1999)
District 19 (Wallace)

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

Action: Deferred indefinitely by applicant (7-0)

3. **2001Z-094U-07**
Map 103-8, Parcel 53
Subarea 7 (2000)
District 24 (Summers)

A request to change from CS district to MUL district property at 4501 Murphy Road, and the east margin of Westlawn Drive, (.26 acres), requested by David Powell of Polifilo, appellant, for Norma Crow, owner.

Action: Disapproved (7-0)

4. **2001Z-095U-10**
Map 117-7, Parcel 46
Subarea 10 (1994)
District 25 (Shulman)

A request to change from R10 district to RM20 district property at 2007 Lombardy Avenue, approximately 240 feet east of Hillsboro Pike, (0.80 acres), requested by Kevin McGinn of Treetop Real Estate, appellant, for D. M. Wear et ux, owner.

Action: Withdrawn by the applicant (7-0)

PRELIMINARY PLAT SUBDIVISIONS

5. **2001S-267G-06**
Harpeth Crest (formerly Max Vinson Property)
Map 141, Parcels 45 and 46
Subarea 6 (1996)
District 35 (Lineweaver)

A request for preliminary plat approval for 41 lots abutting the north terminus of Morton Mill Road and the north terminus of River Bend Road, (40.95 acres), classified within the RS20 district, requested by Harpeth Crest LLC, owner/developer, Walter Davidson and Associates., surveyor.

Action: Approved with conditions and a variance to the Subdivision Regulations for sidewalk along portion of Morton Mill Road (7-0)

6. **2001S-237U-07**
Charlotte Park, Block 34, 2nd extension
of part of closed street
Map 92-13, Parcel 259
Subarea 7 (2000)
District 24 (Summers)

A request for preliminary and final plat approval to subdivide one lot and part of a street into three lots, including a portion of a closed street, abutting the east margin of 38th Avenue North, opposite Dakota Avenue (.50 acres), classified within the RS5 district, requested by Gerald F. Vinett, Jr., owner/developer, John Kohl and Company, surveyor.

Action: Approved (7-0)

VIII. FINAL PLAT SUBDIVISIONS

7. **2001S-125U-14**
Jack D. Brown and James E. Nichols Subdivision
Map 94, Parcels 44, 45, 141, 144, 149, and 190
Subarea 14 (1996)
District 15 (Loring)

A request for a variance to the sidewalk requirements abutting the east margin of Spence Lane and the north margin of Lebanon Pike, (17.38 acres), classified within the IWD district, requested by Jack D. Brown and James E. Nichols, owners/developers, Ragan-Smith Associates, Inc., surveyor.

Action: Deferred indefinitely by applicant (7-0)

- 8. 2001S-225U-13**
Hamilton Hills Funeral Home
Map 150, Parcel 116
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to subdivide one parcel into two lots abutting the east margin of Murfreesboro Pike, approximately 432 feet southeast of Hamilton Church Road (5.5 acres), classified within the CS district, requested by Hamilton Hills Funeral Home, LLC, owner/developer, Dale and Associates, Inc., surveyor.

Action: *Approved with conditions and subject to a bond (7-0)*

- 9. 2001S-239U-14**
Belle Acres, Phase 1
Map 95-5, Parcel 99
Subarea 14 (1996)
District 15 (Loring)

A request for final plat approval to record greenway and floodway buffer easements as well as utility easements for Phase 1 of Belle Acres PUD abutting the northwest margin of Lebanon Pike, approximately 495 feet southwest of Donelson Hills Drive (11.23 acres), classified within the RS10 Residential Planned Unit Development District, requested by Lebanon Road Properties, LLC, owner/developer, Dale and Associates, Inc., surveyor.

Action: *Approved with conditions and subject to a bond (7-0)*

- 10. 2001S-264U-13**
Hamilton Glen
Map 150, Parcels 123 and 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.

Action: *Deferred indefinitely by applicant (7-0)*

- 11. 2001S-266G-14**
Blossom Trace, Resubdivision of Lots 35, 36, and 37
Map 75-12-D, Parcels 25, 26, and 27
Subarea 14 (1996)
District 12 (Ponder)

A request for final plat approval to consolidate three lots into two lots abutting the south margin of Weeping Cherry Lane, approximately 257 feet east of Lilac Drive, (.77 acres), classified within the RS15 district, requested by Blossom Trace LLC, owner/developer, SEC, Inc., surveyor.

Action: *Approved with conditions (7-0)*

- 12. 2001S-269U-07**
Crest Meade, Section 3, Resubdivision of Reserve Parcel A
Map 115-2, Parcel 60
Subarea 7 (2000)
District 23 (Bogen)

A request for final plat approval to subdivide a reserve parcel and a deeded parcel into two lots abutting the northeast margin of Davidson Drive, opposite Windrowe Drive, (1.84 acres), classified within the RS40 district, requested by Holman C. and Ruby B. Milhous, owners/developers, H and H Land Surveying, Inc., surveyor.

Action: *Approved with conditions (7-0)*

- 13. 2001S-273G-12**
Oak Highlands, Phase 3
Map 173, Part of Parcel 165
Subarea 12 (1997)
District 31 (Knoch)

A request for final plat approval to create 53 lots abutting the southwest margin of Blue Hole Road and the southwest terminus of Ridgefalls Way, (19.89 acres), classified within the R15 Residential Planned Unit Development District, requested by Pine Oaks Properties Two, L.L.P., owner/developer, MEC, Inc., surveyor.

Action: *Approved with conditions and subject to a bond (7-0)*

IX. PLANNED UNIT DEVELOPMENTS (revisions)

- 14. 18-84-U-10**
Burton Hills, Phase IV
Map 131-6-A, Parcel 17
Subarea 10 (1994)
District 33 (Turner)

A request for a revision for preliminary plat and for final plat approval for a phase of the Commercial Planned Unit Development District located abutting the eastern margin of Hillsboro Pike, north of Burton Hills Boulevard, (4.2 acres), classified within the R15 district, to permit the development of a 137,906 square foot, 6 story office building and a parking deck to replace the approved 130,000 square foot 6 story office building and a parking deck, requested by Littlejohn Engineering Associates for Alex S. Palmer and Company, owner. **(Also requesting final plat approval).**

Action: Approved PUD with conditions and approved final plat subject to a bond (7-0)

- 15. 96P-023G-04**
Bristol Park at Riverchase
Map 26-16, Parcel 1
Subarea 4 (1998)
District 10 (Balthrop)

A request for final approval for a phase of the Residential Planned Unit Development District located abutting the south margin of Gallatin Pike, west of Cumberland Hills Drive, (28.0 acres), classified within the RM4 district, to permit the development of 60 multi-family units, where 60 multi-family units were approved on the preliminary plan, requested by Littlejohn Engineering Associates, for Bristol Park at Riverchase LLC, owner.

Action: Approved with conditions (7-0)

16. **97P-004G-13**
Nashboro Village (Kroger Gas Station)
Map 135, Parcel 399
Subarea 13 (1996)
District 27 (Sontany)

A request to revise the preliminary plan and for final plat approval for a portion of the Commercial Planned Unit Development District located abutting the northwest corner of Murfreesboro Pike and Nashboro Boulevard, (1.06 acres), classified within the SCC district, to permit the development a gas station with 4 gas pump islands, a 96 square foot kiosk and a 131 square foot restroom facility, replacing an approved 14,000 square foot retail/bank/restaurant building, requested by C.E.I. Engineering Associates for The Kroger Company, owner.

Action: Approved with conditions and subject to a bond (7-0)

X. MANDATORY REFERRALS

17. **2001M-051U-09**
Closure of Alley #86, #87, and #142
Map 93-14, Parcels 206, 207, 208, 211,
212, 215, 216, and 217
Subarea 9 (1997)
District 19 (Wallace)

A request to close alley #86 from alley #87 to its terminus at parcels 208 and 218 on tax map 93-14, alley #87 between 8th Avenue South and 7th Avenue South, and alley #142 from Drexel Street to its terminus at alley #87, requested by Richard Ropelewski for abutting property owners. **(Easements are to be retained).**

Action: Disapproved (7-0); recommend approval to close Alley #87 from 7th Avenue South to Alley #142 with easements retained (7-0)

18. **2001M-075U-07**
Closure of Portion of 63rd Avenue North
Map 91-01, Parcel 92
Subarea 7 (1999)
District 22 (Hand)

A request to close a portion of 63rd Avenue North from Briley Parkway to its terminus, requested by Alcoa Fujikura Ltd./Dixiewire, abutting property owners. **(Easements are to be retained).**

Action: Approved (7-0)

- 19. 2001M-076G-12**
Council Bill BL2001-813
School Property Acquisition: W. H. Oliver Middle School
Map 172, Parcel 94
Subarea 12 (1997)
District 31 (Knoch)

A council bill to purchase 28.21 acres of land zoned AR2a district for the new W. H. Oliver Middle School and a future elementary school in the Nolensville Road area, requested by the Public Property Administrator on behalf of the Metro Board of Education.

Action: Approved (7-0)

- 20. 2001M-084G-14**
Council Bill No. BL2001-816
Metro Stones River Greenway Easement Agreement
Map 73-16, Parcel 82
Map 85, Parcels 7 and 42
Map 96, Parcel 7
Subarea 14 (1996)
District 12 (Ponder)

A council bill to accept and record easements on seven properties for the use and benefit of the Greenway Commission along the Stones River, sponsored by Councilmember Craig Jenkins.

Action: Approved (7-0)

- 21. 2001M-085G-12**
Council Bill No. BL2001-817
Mill Run Subdivision Greenway Easement Agreement
Map 173
Subarea 12 (1997)
District 31 (Knoch)

A council bill to accept and record an easement containing approximately 8.69 acres along Mill Creek within the Mill Creek subdivision located off of Old Hickory Boulevard, between Barnes Road and Culbertson Road, sponsored by Councilmember Craig Jenkins.

Action: Approved (7-0)

- 22. 2001M-086G-14**
Council Bill No. BL2001-818
Ravenwood Country Club Greenway Easement Agreement
Map 85, Parcel 16
Subarea 14 (1996)
District 14 (Stanley)

A council bill to accept and record an easement on the Ravenwood Country Club along the Stones River, sponsored by Councilmembers Craig Jenkins and Bruce Stanley.

Action: *Approved (7-0)*

- 23. 2001M-100U-09**
Council Bill No. BL2001-815
Donation of Land from First Baptist Church
Map 92
Subarea 9 (1997)
District 19 (Wallace)

A council bill to accept land in fee simple from First Baptist Church downtown for improvements by Metro Government at the intersection of Demonbreun Street and Seventh Avenue South, sponsored by Councilmember Ludy Wallace.

Action: *Approved (7-0)*

XI. OTHER BUSINESS

23. Staff presentation on sidewalks

Action: *Set public hearing on Subdivision Regulations amendment for October 25, 2001*

24. MPO contract with Fischbach Transportation Group for the preparation of a Major Thoroughfare Plan for Rutherford County and the City of Murfreesboro

Action: *Deferred indefinitely (7-0)*

25. Legislative update

XII. ADJOURNMENT