



**AGENDA**  
**OF THE**  
**METROPOLITAN PLANNING COMMMISION**

*September 27, 2001*

\*\*\*\*\*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF SEPTEMBER 13, 2001 MINUTES**
- IV. APPROVAL OF SEPTEMBER 6, 2001 CALLED MEETING MINUTES**
- V. RECOGNITION OF COUNCILMEMBERS**
- VI. PRESENTATION BY CIVIC DESIGN CENTER**
- VII. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**
- VIII. PUBLIC HEARING: CONSENT AGENDA**
- IX. PUBLIC HEARING**

**ZONING MAP AMENDMENTS**

- 1. 2001Z-057G-14**  
Council Bill No. BL2001-803  
Map 109-00, Parcel(s) 7  
Subarea 14 (1996)  
District 13 (Derrvberrv)

A council bill to change from R8 to RM15 district property at 3535 Bell Road, approximately 925 feet north of Elm Hill Pike, (4.87 acres), requested by Terry E. Keup, appellant, for Terry E. Keup et ux, owners.. (Referred from Council)

**2. 2001Z-058G-04**

Council Bill No. BL2001-807  
Map 043-15, Parcel(s) 8, 9, 10  
Subarea 4 (1998)  
District 9 (Dillard)

A Council Bill to change from OR20 to CS district properties at 905, 909, and 911 Old Hickory Boulevard, east of Myatt Drive, (1.31 acres), requested by Ross Wood, owner. (Referred from Council).

**3. 2001Z-078U-10**

Map 092-16, Parcel(s) 271, 272,; Map 092-16, Parcel(s) 273, 274, 275  
Subarea 10 (1994)  
District 19 (Wallace)

A request to change from ORI to MUI district properties at 1912, 1914, 1916, and 1918 Adelia Street, and Chet Atkins Place (unnumbered), at the intersection of Chet Atkins Place and 20th Avenue South ( 0.73 acres), requested by Laurence M. Papel, appellant/owner. (Deferred from meeting of 8/30/01).

**4. 2001Z-080G-06**

Map 156-00, Parcel(s) 47  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to change from R40 and AR2a to RS20 district property at 7401 Highway 100, west of Old Hickory Boulevard (89.03 acres) requested by Carl Storey Real Estate, appellant, for Sarah Green, owner. (Deferred from meeting of 8/2/01).

**5. 2001Z-092U-12**

Map 172-00, Parcel(s) 121  
Subarea 12 (1997)  
District 32 (Jenkins)

A request to change from R40 to RM9 district property at Edmondson Pike (unnumbered) approximately 500 south of Old Hickory Boulevard, (10.61 acres), requested by George Tomlin of Franklin Land Associates, LLC, for Ollie R. & Gerald Lee Kennedy, et al, owners. (Deferred from meeting of 9/13/01).

**6. 2001Z-096G-06**

Map 141, Parcel(s) 86, 87, 88  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to change from CL to RM15 district properties at 7986, 7978, and 7960 Coley Davis Road, along the east and west margin of Sommerset Farms Drive (8.95 acres), requested by Jackey Allen of Coley Davis One, appellant, for Reese L. Smith, Jr., owner. (See also PUD proposal No. 151-82-G-06).

- 7. 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 located abutting the south margin of Coley Davis Road and the eastern margin of Buffalo Road, Classified CL and proposed for RM15, (8.95 acres), approved for a 175 unit motel, a 10,000 square foot restaurant and two office building totaling 55,000 square feet, requested by Coley Davis One Partnership for Mr. Joe Allen, owner. (See also Zone Change Proposal No. 2001Z-096G-06)

- 8. 2001Z-097G-04**  
Map 026-00, Parcel(s) 54  
Subarea 4 (1998)  
District 10 (Balthron)

A request to change from R10 to CS district property at 2318 Gallatin Pike, north of Liberty Lane (11.29 acres), requested by Littlejohn Engineering, appellant, for Betty Yow Hooper, owner.

- 9. 2001Z-098G-13**  
Map 164-00, Parcel(s) 52  
Subarea 13 (1996)  
District 29 (Holloway)

A request to change from CN to MUL district property at 3606 Hamilton Church Road, located abutting the east margin of Hobson Pike and the north margin of Hamilton Church Road (3.3 acres), requested by Leslie Coppana, appellant, for Chun Ok Song, owner.

- 10. 2001Z-099G-01**  
Map 004-00, Parcel(s) 153  
Subarea 1 (1997)  
District 1 (Gilmore)

A request to change from AR2a to R40 district property at Lain Hollow Road (unnumbered), east of Whites Creek Pike (3.01 acres), requested by Gordon F. McCammon et ux, appellants/owners.

## PRELIMINARY PLAT SUBDIVISIONS

### 11. 2001S-113U-13

#### WINDHAVEN SHORES

Map 150-00, Parcel(s) 221, 234 & 245; Map 164, Parcel(s) 243, 247 & 248

Subarea 13 (1996)

District 29 (Holloway)

A request for preliminary approval for 130 lots abutting the southeast margin of Hobson Pike, approximately 1,618 feet northeast of Hamilton Church Road (43.58 acres), classified within the RS10 District, requested by Robert Phillips et al, owner/developer, MEC, Inc. , surveyor.

### 12. 2001S-117G-12

#### DEER VALLEY (FORMERLY MAGNOLIA HILL)

Map 173, Parcel(s) 43

Subarea 12 (1997)

District 31 (Knoch)

A request for preliminary approval to subdivide one parcel into a 140 single-family lot cluster lot subdivision, located abutting the north margin of Pettus Road, between Blue Hole Road and Old Hickory Boulevard, classified RS10, (52.69 acres), requested by Fred Yazidan, owner, and MEC, Inc, surveyor.

### 13. 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.

- 14. 2001S-288U-13**  
AIRPARK EAST  
Map 121, Parcel(s) 146, 147, 149, and 264  
Subarea 13 (1996)  
District 13 (Derrvberrv)

A request for preliminary and final plat approval to create four lots abutting the south margin of Couchville Pike and the west margin of Ned Shelton Road (83.44 acres), classified within the IWD and R20 Districts, requested by Duke-Weeks Realty, owner/developer, Gresham Smith and Partners, surveyor.

**X. FINAL PLAT SUBDIVISIONS**

- 15. 2001S-259G-04**  
POWER & ROTH-MADISON PARK, Resubd. Lots 18-20  
Map 052-01, Parcel(s) 177  
Subarea 4 (1998)  
District 9 (Dillard)

A request for final plat approval to reconfigure three lots abutting the northwest corner of Robinwood Avenue and Walnut Street (.67 acres), classified within the RS7.5 District, requested by Bessie K. Doochin, owner/developer, Land Surveying, Inc., surveyor.

- 16. 2001S-274U-11**  
MCKEE, CALVIN, PROPERTY  
Map 120-05, Parcel(s) 050  
Subarea 11 (1999)  
District 13 (Derrvberrv)

A request for final plat approval to subdivide one lot into two lots abutting the southeast corner of Robert Burns Drive and Woodmere Drive (1.09 acres), classified within the RS15 District, requested by Sandra Meadows, owner/developer, Ralph Roberson, surveyor.

**17. 2001S-276U-10**

FAIRFAX PLACE, Resubd. 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 & Tennessee Conference, owner/developer, Crawford Land Surveyors, surveyor.

**18. 2001S-279U-05**

NOEL'S SUBD. of WATKINS GROVE, Resubd. Lots 40, 64, part  
of 39 and 65  
Map 117-12, Parcel(s) 001.01 & 019  
Subarea 5 (1994)  
District 25 (Shulman)

A request for final plat approval to subdivide two lots and part of two lots into two lots abutting the northwest corner of Woodmont Boulevard and Richards Street (2.84 acres), classified within the R10 and R40 Districts, requested by Nashville Young Women's Christian Association, owner/developer, Crawford Land Surveyors, surveyor.

**19. 2001S-283U-12**

GREENWOOD SUBD., Phase 2  
Map 162-00, Parcel(s) 093  
Subarea 12 (1997)  
District 31 (Knoch)

A request for final plat approval to create 20 lots abutting both margins of Green Timbers Drive, approximately 55 feet south of Green Trails Drive (3.92 acres), classified within the R10 Residential Planned Unit Development District, requested by Mt. View, LLC, owner/developer, Dale and Associates, surveyor.

**20. 2001S-284G-13**

VILLAGES of LONG HUNTER P.U.D., Phase 1, Resubd. Lot 26 & 27

Map 151-10-A, Parcel(s) 026 & 027

Subarea 13 (1996)

District 29 (Holloway)

A request for final plat approval to reconfigure two lots abutting the southeast margin of West Winchester Drive, approximately 468 feet southwest of Winchester Pass (.38 acres), classified within the R15 Residential Planned Unit Development District, requested by Carson Lane Development Partners, owner/developer, MEC, Inc., surveyor.

**21. 2001S-285U-12**

BANBURY CROSSING, Sec. 5A

Map 171, Parcel(s) 201

Subarea 12 (1997)

District 32 (Jenkins)

A request for final plat approval to create 31 lots abutting the west terminus of Banbury Crossing, approximately 115 feet west of Banbury Way (10.77 acres), classified within the the R40 Residential Planned Unit Development District, requested by Jones Company, owner/developer, Gresham, Smith and Partners, surveyor.

**22. 2001S-286U-07**

POST SQUARE, Resubd. Lot 1 & 2

Map 103-15, Parcel(s) 050 & 051

Subarea 7 (2000)

District 24 (Summers)

A request for final plat approval to reconfigure two lots abutting the southwest corner of White Bridge Pike and Post Road (2.14 acres), classified within the SCC Commercial Planned Unit Development District, requested by Post Square Shopping Center, LLC, owner/developer, Volunteer Surveying, surveyor.

- 23. 2001S-287U-11**  
MERCURY COURT, Resubd. 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.

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

- 24. 98-85-P-14**  
Woodland Pointe Phase 8, 9 & 10  
Map 121, Parcel(s) 104 and part of 74  
Subarea 14 (1996)  
District 13 (Derrvberrr)

A request to revise the preliminary plan for Phases 8, 9 and 10 of the Residential Planned Unit Development located abutting the east margin of Bell Road south of Woodland Pointe Drive to reduce the number of multi-family units from 245 units to 228 units and for final approval for Phases 9 and 10 for 173 units, classified RM9, (18.51), requested by Land Design for Bell Road Development, owners.

- 25. 94P-017G-12**  
Apple Valley (Formerly October Woods)  
Map 182, Parcel(s) Part of 192 and 130  
Subarea 12 (1997)  
District 31 (Knoch)

A request to revise the preliminary plan and for final approval for a phase of the Residential Planned Unit Development located abutting the north margin of Old Hickory Boulevard and the western terminus of October Woods Drive, classified R10, (49.47 acres), to permit the development of 148 single family lots and to comply with the stream buffering requirement, replacing the approved plan with 148 single family lots that does not comply with the stream buffering requirements, requested by Anderson Delk and Associates for Paul E. Johnson, owner.



- 26. 97P-029G-06**  
Bellevue Property  
Map 115, Parcel(s) 17 and 18  
Subarea 6 (1996)  
District 23 (Bogen)

A request for final approval for a phase of the Residential Planned Unit Development located at the western terminus of Saussy Place 700 feet west of Rodney Drive, classified R10, (37.17 acres), to permit the development of 24 single family lots, requested by DBS and Associates for Old Hickory Real Estate Partners, owners.

## **XII. MANDATORY REFERRALS**

- 27. 2001M-087U-05**  
Rename Maplewood Lane to "Maplewood Place"  
Map 61, Parcel(s)  
Subarea 5 (1994)  
District 8 (Hart)

A request to rename Maplewood Lane to "Maplewood Place" between Patapsco Street and Gallatin Pike for E-911 efficiency, requested by the Interim Director of Public Works.

- 28. 2001M-088U-05**  
Rename Maplewood Lane to "Maplewood Trace" and "Walton Lane"  
Map 60 & 61, Parcel(s)  
Subarea 2 (1995)  
District 4 (Maiors)

A request to rename Maplewood Lane to "Maplewood Trace" between Dickerson Pike and Walton Lane and Maplewood Lane between Walton Lane and Broadmoor Drive to "Walton Lane", requested by the Interim Director of Public Works.

- 29. 2001M-089U-11**  
Rename portions of Decatur Street and Green Street  
Map 93 & 94, Parcel(s)  
Subarea 11 (1999)  
District 15 (Loring)

A request to rename Decatur Street to "Joslin Street" between Willow Street and Hermitage Avenue, change Decatur Street to "Neon Street" between Hermitage Avenue and Green Street, and rename Green Street to "Bobcat Street" between Decatur Street and Keith Street, requested by the Interim Director of Public Works.

- 30. 2001M-090U-07**  
Rename Hull Place to "O'Brien Avenue"  
Map 91-13, Parcel(s)  
Subarea 7 (2000)  
District 22 (Hand)

A request to rename Hull Place to "O'Brien Avenue" mid-block between Lellyett Street to Westboro Drive, requested by the Interim Director of Public Works.

- 31. 2001M-091G-04**  
Rename Liberty Circle to "East Palestine Avenue" and "East Webster Street"  
Map 51-08, Parcel(s)  
Subarea 4 (1998)  
District 8 (Hart)

A request to rename Liberty Circle to "East Palestine Avenue" between Argyle Avenue and East Palestine Avenue and Liberty Circle to "East Webster Street" between East Webster Street and East Palestine Avenue, requested by the Interim Director of Public Works.

- 32. 2001M-092U-08**  
Rename Georgia Avenue to "Georgia Court"  
Map 92, Parcel(s)  
Subarea 8 (1995)  
District 21 (Whitmore)

A request to rename Georgia Avenue to "Georgia Court" between Gerogia Court and 37th Avenue North, located adjacent to north side of I-40, requested by the Assistant Director of Public Works.

- 33. 2001M-094U-10**  
Burton Hills Easement Abandonment  
Map 131-6-A, Parcel(s) 17  
Subarea 10 (1994)  
District 34 (Williams)

A request to abandon a sewer easement measuring 20 feet x 103 feet at 40 Burton Hills Boulevard, requested by Jeff Heinze of Littlejohn Engineering, appellant, for Burton Hills IV Partners, owner.

- 34. 2001M-095U-07**  
Rename Alley #1511 to "Mackie Place"  
Map 91-10, Parcel(s)  
Subarea 7 (2000)  
District 22 (Hand)

A request to rename Alley #1511 to "Mackie Place" between Sterling Street and Synder Avenue

- 35. 2001M-096U-10**  
Sign encroachment for 310 25th Avenue North  
Map 91-11, Parcel(s) 111  
Subarea 10 (1994)  
District 21 (Whitmore)

2001M-096U-10: A request to encroach entirely within 25th Avenue North's right-of-way in front of 310 25th Avenue North with a sign measuring 8 feet tall by 8 feet long and 12" wide, requested by Richard Treadway, representative of abutting property owner, MPA 310 Nashville LLC.

- 36. 2001M-098U-10**  
Close 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.

### **XIII. OTHER BUSINESS**

- 37.** MPO contract with Fischbach Transportation Group for the preparation of a Major Thoroughfare Plan for Rutherford County and the City of Murfreesboro.
- 38.** Promotional Contracts for Jennifer Regen, Marty Sewell, Amy McAbee-Cummings, Jennifer Higgs.
- 39.** Employee Contracts for Randy Hutcheson, Anita McCaig, Jeanne Stevens, Marty Sewell, Carol Croop.
- 40.** Legislative Update

### **XIV. ADJOURNMENT**