



**August 2, 2001 Actions of the Planning Commission
(For more specific information, call 862-7190)**

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

August 2, 2001

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
Action: Approved (9-0)
- III. RECOGNITION OF COUNCILMEMBERS**
- IV. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS**
Action: Approved (9-0)
- V. PUBLIC HEARING: CONSENT AGENDA**
Action: Approved (9-0)
- VI. PUBLIC HEARING**

ZONING MAP AMENDMENTS

- 1. 2001Z-075G-12**
Map 174, Parcel 35
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a district to RS15 district property at 5722 Cane Ridge Road on the east side of Cane Ridge Road, south of Old Franklin Road (30.6 acres), requested by Roy Dale of Dale & Associates, appellant, for Cane Ridge Farms LLC, owner. **(Deferred from meeting of 07/19/01).**

Action: *Approved (9-0) with conditions with comments to Council*

2. **2001Z-080G-06**
Map 156, Parcel 47
Subarea 6 (1996)
District 35 (Lineweaver)

A request to change from AR2a and R40 districts to RS20 district properties at 7401 Highway 100, west of Old Hickory Boulevard (89.03 acres), requested by Carl Storey of Carl Storey Real Estate, appellant, for Sarah Green, owner. **(Deferred from meeting of 07/19/01).**

Action: *Deferred indefinitely (9-0)*

3. **2001Z-083U-11**
Map 105-2, Parcels 446 and 447
Subarea 11 (1999)
District 19 (Wallace)

A request to change from IWD, IR, and R6 districts to MUL district properties at 609 Bass Street and 800 Fort Negley Boulevard (40.97 acres), requested by Metro Parks and Recreation, owner.

Action: *Approved (9-0)*

4. **2001Z-087G-02**
Map 41, Parcel 2 (44.75 acres) and 125 (.5 acres)
Subarea 2 (1995)
District 10 (Balthrop)

A request to change from R20 district to MUL district properties at 7585 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 1,200 feet east of Hickory Hills Drive (45.25 acres), requested by Bill Lockwood of Barge, Waggoner, Sumner, and Cannon, appellant, for Laura K. P. True, and Charles and Kay True, owners. **(See also PUD Proposal No. 2001P-008G-02 on page 3).**

Action: *Deferred indefinitely (9-0)*

5. **2001P-008G-02**
Autumn Ridge Village
Map 41, Parcels 2 and 125
Subarea 2 (1995)
District 10 (Balthrop)

A request for preliminary approval for a Planned Unit Development District located abutting the north margin of Old Hickory Boulevard, 1,200 feet east of Interstate 24, classified within the R20 district and proposed for MUL district (45.25 acres), to permit 37 single-family lots, 239 multi-family units, and 125,200 square feet of retail and office uses, requested by Barge, Waggoner, Sumner and Cannon, for Charles and Kay True, and Laura K. P. True, owners. **(See also Zone Change Proposal No. 2000Z-087G-02 on page 2).**

Action: Deferred indefinitely (9-0)

PRELIMINARY PLAT SUBDIVISIONS

6. **2000S-396G-04**
Canton Pass Subdivision
Map 53, Parcel 21
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 (95.0 acres), classified within the RS15 District, requested by Jeff Heinze of Littlejohn Engineering, appellant, for Alvin R. Hawkins, owner/developer, Cherry Land Surveying, surveyor.

Action: Deferred indefinitely (9-0)

7. **2001S-098U-13**
Ransom Park Commercial Property
Map 135, Parcels 69 and 261 and
Part of Parcel 273
Subarea 13 (1996)
District 27 (Sontany)

A request for preliminary plat approval for six lots abutting the northwest corner of Ransom Place and Murfreesboro Pike (9.08 acres), classified within the SCC district, requested by Frances C. Ransom and Karen R. Bennett, owners/developers, MEC, Inc., surveyor.

Action: *Approved (9-0)*

VII. FINAL PLAT SUBDIVISIONS

- 8. 2000S-355U-12**
May Lands (1st Amend)
Map 160, Parcels 27 and 245
Subarea 12 (1997)
District 33 (Turner)

A request for final plat approval to subdivide two lots and abandon easements abutting the southeast corner of Hill Road and Stone Box Lane (4.9 acres), classified within the R40 district, requested by Noel Smith, owner/developer, Volunteer Surveying, surveyor.

Action: *Approved (9-0) with conditions and with a variance for maximum lot size and sidewalks*

- 9. 2001S-099U-08**
Preston Taylor Homes, Hope VI, Phase 2
Map 92-9, Parcel 31
Subarea 8 (1995)
District 21 (Whitmore)

A request for final plat approval for 23 lots abutting the southeast corner of Clifton Avenue and 39th Avenue North (20.03 acres), classified within the RM9 District, requested by Metropolitan Development and Housing Agency, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Action: *Approved (9-0) with conditions, including a bond for the extension of roads, sidewalks, and public utilities*

- 10. 2001S-182U-10**
Russwood Heights, Resubdivision of Lot 20
Map 131-1, Parcel 93
Subarea 10 (1994)
District 34 (Williams)

A request for final plat approval to subdivide one lot into two lots abutting the northwest corner of Colewood Drive and Trimbel Road (1.1 acres), classified within the R20 District, requested by Walter and Sail Rogers Brandt, owners/developers, H and H Land Surveying, Inc., surveyor.

Action: *Disapproved (9-0)*

- 11.** **2001S-198U-07**
Realty Savings Bank and Trust Company's
Resubdivision of Part of Block 19
Map 103-3, Parcel 92
Subarea 7 (2000)
District 24 (Summers)

A request for final plat approval to subdivide part of one lot into two lots abutting the northwest corner of Idaho Avenue and 51st Avenue North (.41 acres), classified within the RS7.5 District, requested by Kay Gray, owner/developer, Volunteer Surveying, surveyor.

Action: *Approved (9-0) with conditions and with a variance for sidewalks and lot comparability*

- 12.** **2001S-219G-04**
Woodlawn Estates, Block M, Lot 3
Map 43-9, Parcel 304
Subarea 4 (1998)
District 9 (Dillard)

A request for final plat approval to subdivide one lot into two lots abutting the southeast corner of Duling Avenue and Thelma Street (.41 acres), classified within the RS7.5 district, requested by Charles R. and Barbara L. Ogle, owners/developers, Land Surveying, Inc., surveyor.

Action: *Approved (9-0) with conditions, subject to a variance for sidewalks*

- 13.** **2001S-221U-10**
James-Beard Subdivision
Map 104-15, Parcels 169 and 171
Subarea 10 (1994)
District 18 (Hausser)

A request for final plat approval to consolidate one parcel into one lot and to reconfigure two lots abutting the south margin of Blair Boulevard, approximately 465 feet east of 25th Avenue South (.43 acres), classified within the R8 district, requested by David James, owner, R. Scott Cherry Surveying, surveyor.

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

- 14. 2001S-227G-13**
Woodland Pointe, Phase 5
Map 121, Part of Parcel 74
Subarea 13 (1996)
District 13 (Derryberry)

A request for final plat approval to create 40 lots abutting the southwest terminus of Woodland Point Drive (16.39 acres), classified within the RM9 Residential Planned Unit Development District, requested by Bell Road Development Company Gp., owner/developer, Crawford Land Surveyors, surveyor.

Action: Approved (9-0) with conditions, including a bond for extension of roads, sidewalks, and public utilities

- 15. 2001S-228G-13**
Woodland Pointe, Phase 6A
Map 121, Part of Parcel 74
Subarea 13 (1996)
District 13 (Derryberry)

A request for final plat approval to create 17 lots abutting the east terminus of Branch Oak Trail and the southeast margin of Woodland Point Drive (3.95 acres), classified within the RM9 Residential Planned Unit Development District, requested by Bell Road Development Company Gp., owner/developer, Crawford Land Surveyors, surveyor.

Action: Approved (9-0) with conditions, including a bond for extension of roads, sidewalks, and public utilities

- 16. 2001S-229G-13**
Woodland Pointe, Phase 6B
Map 121, Part of Parcel 74
Subarea 13 (1996)
District 13 (Derryberry)

A request for final plat approval to create 17 lots abutting the southeast terminus of Deep Wood Trail and the northeast terminus of Branch Oak Trail (7.38 acres), classified within the RM9 Residential Planned Unit Development District, requested by Bell Road Development Company Gp., owner/developer, Crawford Land Surveyors, surveyor.

Action: Approved (9-0) with conditions, including a bond for extension of roads, sidewalks, and public utilities

17. **2001S-231U-09**
Fleming Property
Map 93-8, Parcel 14
Subarea 9 (1997)
District 6 (Beehan)

A request for final plat approval to subdivide part of one lot into two lots abutting the west margin of South 5th Street, between Crutcher Street and Davidson Street (1.82 acres), classified within the IR district, requested by Ernest Marvin Fleming, Jr., owner/developer, Crawford Land Surveyors, surveyor.

Action: Approved (9-0) with conditions, including a bond for extension of roads, sidewalks, and public utilities

18. **2001S-232G-14**
Andrew Jackson Business Park, Phase 1,
Resubdivision of Lots 18 and 19
Map 64-16, Parcels 43 and 44
Subarea 14 (1996)
District 11 (Brown)

A request for final plat approval to consolidate two lots into one lot abutting the north margin of Jackson Meadows Drive, approximately 460 feet west of Andrew Jackson Parkway (.58 acres), classified within the CS district, requested by Phillip R. and Glenda C. Hammond, owners/developers, Couch Enterprises LLC, surveyor.

Action: Approved PUD (9-0) with conditions; approved final plat (9-0) subject to a bond

VIII. PLANNED UNIT DEVELOPMENTS (revisions)

- 19. 163-73-G-06**
Bellevue Place PUD
Map 142, Parcel 215
Subarea 6 (1996)
District 35 (Lineweaver)

A request to revise a portion of the undeveloped preliminary plan and for final approval for Lots 1 and 3 and final grading only approval for lot 2 of the Commercial (General) PUD District abutting the south margin of Memphis Bristol Highway, 1,050 feet west of Sawyer Brown Road (10.55 acres), classified within the SCR District, to permit the development of a 79,573 square foot retail use (lot 1), a 4,800 square foot restaurant, and an 8,000 square foot financial/office building (lot 3), for a total of 92,373 square feet, replacing a 3,800 square feet of retail, restaurant, and bank, requested by Gresham-Smith and Partners for Franklin Land Associates, owner. (**Also requesting final plat approval**).

Action: Approved (9-0) with conditions

- 20. 88P-054G-13**
South Shore
Map 165, Parcel 11
Subarea 13 (1996)
District 29 (Holloway)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Residential Planned Unit Development District located abutting the south margin of Hamilton Church Road, approximately, 3,500 feet east of Hobson Pike, classified within the R10 district (66 acres), to eliminate one public street connection to Hamilton Church Road and to add two stub-streets, requested by Barge, Waggoner, Sumner and Cannon, Inc., for Clayton Homes, owner.

Action: Approved (9-0) with conditions

- 21.** **2000P-009U-13**
Hamilton Church Road Property
Map 150, Parcels 123 and 124
Subarea 13 (1996)
District 29 (Holloway)

A request for a revision to the preliminary plan and for final approval of the Planned Unit Development District located abutting the south margin of Hamilton Church Road, 370 feet east of Owendale Drive (5.75 acres), classified within the RS10 district, to permit the development of 19 single-family lots, replacing the 22 single-family lots on the approved plan, requested by Wamble and Associates for Hamilton-Antioch Property, owners.

Action: Approved (9-0) with conditions

XI. MANDATORY REFERRALS

- 22.** **2001M-068G-04**
Ravenwood Sewer Easement Abandonment
Map 52-4, Parcel 92
Subarea 4 (1998)
District 9 (Dillard)

A request to abandon an 8" sewer line measuring 2,106 feet long within a 20 foot sewer easement since a new sewer line has been constructed in the Ravenwood subdivision (99-SL-214), requested by Metro Water Services.

Action: Approved (9-0)

- 23.** **2001M-070U-10**
Council Bill No. BL2001-760
Lease of 1900 Church Street for Pass Program
Map 92-12, Parcel 288
Subarea 10 (1994)
District 21 (Whitmore)

A council bill to amend a lease agreement for property at 1900 Church Street by Metro Government as office space for the Metro Police Department for the "Pass Program" from July 1, 2001 to July 30, 2006, sponsored by Councilmember Norma Hand.

Action: *Approved (9-0)*

- 24.** **2001M-077U-09**
Frist Center for Visual Arts Banner Encroachment
Map 93
Subarea 9 (1997)
District 19 (Wallace)

A request to encroach 25" over the public sidewalk at a height of 10 feet above the sidewalk with three banners on decorative street light posts along Demonbreun Street, requested by Jack Stringham on behalf of the Frist Center for the Visual Arts.

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

X. OTHER BUSINESS

- 25.** Legislative update

XI. ADJOURNMENT