



AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION
September 26, 2002

- 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- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**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

1. 2002Z-099U-12

Map 162-00, Parcel(s) 71, 206
Subarea 12 (1997)
District 31 (Knoch)

A request to change from AR2a district to CS district properties at 529 Benzing Road and Bell Road (unnumbered), abutting the northern margin of Bell Road and the southern margin of Benzing Road, (1.12 acres), requested by Robert L. Hickman of Mathews Development Company, appellant, for Claire Baker, C. R. Wilkerson and C. Reasonover et al, owners.

2. 2002Z-100G-14

Map 086-00, Parcel(s) 65
Subarea 14 (1996)
District 12 (Ponder)

A request to change from R8 district to RM9 district property at 4061 Dodson Chapel Road, approximately 100 feet south of Magnum Road, (6.68 acres), requested by Dwight Holland, appellant, for R. P. Sands et ux and R. D. Sands, owners.

3. 2002Z-101U-06

Map 102-00, Parcel(s) Part of 17 (9.238 ac MUL), Part of 17
(3.16 ac OR20)
Subarea 6 (1996)
District 23 (Bogen)

A request to change from R40 and OR20 districts to MUL and OR20 districts property at 6950 Charlotte Pike, abutting the northern margin of Charlotte Pike, (12.398 acres), requested by William Kantz of River Meade Partners, appellant, for James D. McClendon et al, owners.

4. 2002Z-103G-03

Map 040-00, Parcel(s) 57, 169, 170 and part of 56 (1.22 acres)
Subarea 3 (1998)
District 1 (Gilmore)

A request to change from CL to CS district properties at 7412 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Route 1 Old Hickory Boulevard, abutting the southern margin of Old Hickory Boulevard (22.97 acres), requested by J. Murray Brown of McPherson-Shaw, Inc., appellant, for Barbara B.G. Austin, Forrest Butler, and Kimbro Equities, Inc., owners. (See PUD Proposal No. 88-23-P-03).

5. 88P-023G-03

Little Creek Farms

Map 40, Parcel(s) 170, 57, 169 and Part of 56 (1.22 acres)

Subarea 3 (1998)

District 1 (Gilmore)

A request to cancel the undeveloped Commercial Planned Unit Development located abutting the south margin of Old Hickory Boulevard, west of Interstate 24, classified within the CL district and proposed for CS district, (22.97 acres), approved for a 195,025 square foot retail, restaurant and convenience development, requested by McPherson-Shaw, Inc., for Barbara Brown, Forrest Butler and Kimbro Equities, owners. (See Zone Change Proposal Number 2002Z-103G-03).

PRELIMINARY PLAT SUBDIVISIONS

6. 2002S-217G-14

HAGER'S GROVE

Map 098, Parcel(s) 102

Subarea 14 (1996)

District 12 (Ponder)

A request for preliminary plat approval for 55 cluster lots abutting the south margin of John Hager Road, approximately 1,957 feet west of Earhart Road, (24.14 acres), classified within the RS15 district, requested by Seven Points, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

7. 2002S-229G-14

WINDSTAR ESTATES

Map 043, Parcel(s) Part of 007 & 008

Subarea 14 (1996)

District 11 (Brown)

A request for preliminary plat approval for 85 lots abutting the southwest margin of Swinging Bridge Road and the northwest corner of Warren Drive and Keeton Avenue, (38.28 acres), classified within the R10 and R15 districts, requested by Gene H. Scott, Jr., owner, Charlie Rhoten, developer, Burns and Associates, Inc., surveyor.

8. 2001S-242U-11

TWIN OAKS SUBDIVISION, Phase 2, Section 2
Map 133-04, Parcel(s) 054
Subarea 11 (1999)
District 27 (Sontany)

A request for preliminary and final plat approval to create 22 lots abutting the southeast corner of Twin Oaks Drive and Glenclyff Road, (4.98 acres), classified within the R8 district, requested by Glen Associates, owner/developer, Thornton and Associates, Inc., surveyor.

VII. FINAL PLAT SUBDIVISIONS

9. 2002S-260A-12

MCMURRAY WOODS ADDITION, Section 1, Lot 25
Map 161-07, Parcel(s) 103
Subarea 12 (1997)
District 32 (Jenkins)

A request to amend the setback line on Hilson Drive from 20 feet to 10 feet on a lot abutting the northwest corner of Hilson Drive and Amalie Drive (.29 acres), classified within the R10 District, requested by Phillip M. Griffin, owner/developer.

IX. PLANNED UNIT DEVELOPMENTS (revisions)

10. 154-79-U-07

Lion's Head Village West (Belle Meade Dermatology)
Map 103-14, Parcel(s) 117
Subarea 7 (2000)
District 24 (Summers)

A request to revise the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development District located abutting the north margin of White Bridge Road, across from Brookwood Terrace, classified within the SCC district, (.93 acres), to permit a 2,200 square foot addition to an existing 10,260 square foot dermatology center, requested by Davis Stokes Collaborative, P.C., for Chris C. Pardue, owner.

11. 182-83-G-03

Westport Senior Living Community
Map 42, Parcel(s) 40, 41, 42 and 50
Subarea 3 (1998)
District 3 (Nollner)

A request to revise the preliminary plan for a portion of the Residential Planned Unit Development located abutting the northwest margin of interstate 65 and Old Hickory Boulevard, classified within the RM9 district, (104.6 acres), to permit the development of a 40 unit assisted living facility, 90 independent living units and 211 cottages, and for final grading plan approval for phases 2 and 3, original plan approved for 1064 multi-family units with only Phase 1 developed with 190 unit apartments complex, requested by Hart-Freeland-Roberts, Inc., for Westport Senior Living, owner.

12. 239-84-G-13

Canter Chase Commercial, (Am South Bank)
Map 135, Parcel(s) Part of 366
Subarea 13 (1996)
District 27 (Sontany)

A request to revise the preliminary and for final approval for a phase of the Commercial Planned Unit Development located abutting the south margin of Murfreesboro Pike, west of Harding Place, classified within the CL district, (1.2 acres), to permit a 478 square foot drive-thru bank facility, replacing an undeveloped 8,850 square foot restaurant or convenience store, requested by Littlejohn Engineering Associates, for AM South Bank owner.

13. 27-87-P-03

Creekside Trails Phase III
Map 58, Parcel(s) Part of 16
Subarea 3 (1998)
District 1 (Gilmore)

A request for final approval for a phase of the Residential Planned Unit Development located abutting the southern terminus of Ramblin Brook Road, west of Eaton Creek Road, classified within the RS15 district, (8.49 acres), to permit the development of 22 single-family lots, requested by The Laine Company, Inc., for Eaton's Creek Real Estate Investors Fund, LLC, owner.

14. 88P-009G-12

Autumn Oaks, Phase 5
Map 181-10-A, Parcel(s) Part of 43
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 district, located abutting the east margin of Nolensville Pike, 3,865 feet north of Pettus Road, classified R20, (57.47 acres), to permit the redesign of the street and lot layout for phases five through ten and for final approval for phase five to permit 18 single-family lots, replacing 14 lots, where the original plan was approved for 354 single-family lots and the proposed redesigned plan includes 350 single-family lots, requested by Wamble and Associates, for Autumn Oaks, LLC, owner.

15. 98P-002G-13

Villages of Long Hunter, Phase 3
Map 151, Parcel(s) 40
Subarea 13 (1996)
District 29 (Holloway)

A request for final approval for Phase Three of the Residential Planned Unit Development located abutting the east margin of Hobson Pike, north of Hamiton Church Road, classified within the R15 district, (25.04 acres), to permit the development of 100 single-family lots, requested by John Coleman Hayes P.C, for JCH Development Company, Inc.

X. MANDATORY REFERRALS

16. 2002M-093U-05

Council Bill No. BL2002-1198
Disposition of Certain Parcels of Property by Metro Government
Map 82-16, Parcel(s) 250; Map 82-07, Parcel(s) 299
Subarea 5 (1994)
District 0 ()

An ordinance approving the disposition of 800 Fatherland Street and 711 Stockell Street, properties currently held by the Metropolitan Government of Nashville & Davidson County, as requested by the Metro Director of Public Property.

17. 2002M-094G-14

Council Bill No. BL2002-1198

Disposition of Certain Parcels of Property by Metro Government

Map 64-13, Parcel(s) 5

Subarea 14 (1996)

District 11 (Brown)

An ordinance approving the disposition of 4304 Old Hickory Boulevard, properties currently held by the Metropolitan Government of Nashville & Davidson County, as requested by the Metro Director of Public Property.

18. 2002M-095U-09

Washington Square Underground Encroachment for 214 & 222

2nd Avenue North

Map 93-02-4, Parcel(s) 3, 6

Subarea 9 (1997)

District 19 (Wallace)

A request for an underground encroachment to core within the public sidewalks along 2nd Avenue North, Bank Street, and 1st Avenue North for the purpose of termite protection of the Washington Square Building, located at 214 & 222 2nd Avenue North, as requested by Cook's Pest Control, applicant, for WS Investment Holdings, L.P., et.al., owners.

19. 2002M-096U-08

Close portions of Alleys 1177, 1202, and 1221 for St. James

Missionary Baptist Church

Map 92-10, Parcel(s) 153, 154, 155, 158, 159, 160, 161, 162; Map

92-10, Parcel(s) 170, 171, 173, 174

Subarea 8 (1995)

District 21 (Whitmore)

A request to close Alley #1177 between Georgia Avenue and Alley #1221, to close a portion of Alley #1202 extending approximately 100 feet west from Alley #1177, and to close a portion of Alley #1221 from the east property line of parcel 174 of map 92-10 to its' terminus at the east property line of parcel 162 of map 92-10, requested by St. James Missionary Baptist Church, applicant, for the St. James Missionary Baptist Church, Clifton & Linda Rhodes, and Chas. L. Ethridge, abutting property owners.

XI. OTHER BUSINESS

20. Legislative Update

XII. ADJOURNMENT