



AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

April 25, 2002

I. CALL TO ORDER

II. ADOPTION OF AGENDA

III. APPROVAL OF APRIL 11, 2002 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WITHDRAWN ITEMS**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. 2001Z-107U-03**
Council Bill No. BL2002-997
Map 070-08, Parcel(s) 224
Subarea 3 (1998)

District 2 (Black)

A council bill to rezone from R8 district to RM2 district property at 820 Youngs

Lane, approximately 450 feet west of McKinley Street, (4 acres), requested by Ehrai Acklen and Joyce A. Lilly, owners.

2. 2002Z-034U-09

Map 081-16, Parcel(s) 724, 725

Subarea 9 (1997)

District 20 (Haddox)

A request to change from CS district to MUN district properties at 934 and 938

Locklayer Street, at the intersection of Locklayer Street and 10th Avenue North, (0.17 acres), requested by Dale & Associates Engineers, appellant, for K-2 Creative, owner.

3. 2002Z-035U-08

Map 091-12, Parcel(s) 193

Subarea 8 (1995)

District 21 (Whitmore)

A request to change from OR20 district to IR district property at Clifton Avenue

(unnumbered), abutting the south margin of Clifton Avenue, (0.79 acres), requested by Stephan Taylor, owner.

4. 2002Z-036U-08

Map 092-06, Parcel(s) 520, 522

Subarea 8 (1995)

District 21 (Whitmore)

A request to change from R6 district to CS district properties at 701 and 705

Lena Street, at the intersection of Lena Street and Clifton Avenue, (0.24 acres), requested by Edgar Covington, owner.

5. 2002Z-037G-04

Map 043-03, Parcel(s) 3, 4

Subarea 4 (1998)

District 9 (Dillard)

A request to change from IR district to CS district properties at 501 and 505

Myatt Drive, abutting the eastern margin of Myatt Drive, (0.96 acres), requested by Aaron and Robin Walker, owners.

6. 2002Z-038U-08

Map 092-02, Parcel(s) 306

Subarea 8 (1995)

District 21 (Whitmore)

A request to change from CN district to RM20 district property at
2500 Jefferson
Street, approximately 500 feet east of 26th Avenue North, (0.17 acres),
requested by Willow Martin, owner.

7. 114-66-G-07

Howard Johnson Motor Lodge
Map 102, Parcel(s) 50
Subarea 7 (2000)
District 22 (Hand)

A request to cancel a portion of the Commercial Planned Unit

Development

District located abutting the north margin of Charlotte Pike at I-40 West,
classified within the CL district, (6.04 acres), to permit the cancellation of
an existing motor lodge and a restaurant from the PUD leaving an automobile
repair center as the remaining use in the PUD, requested by Pinnacle Media
LLC, appellant, for A V Enterprises, owner. (Rehearing requested by another
owner within PUD at MPC meeting on 4/11/02).

8. 94P-009U-12

Council Bill No. BL2002-964
Brentwood Properties
Map 160, Parcel(s) 54 & 223
Subarea 12 (1997)
District 32 (Jenkins)

A request to amend the preliminary plan of the Planned Unit

Development District located abutting the north margin of Old Hickory Boulevard and
the east margin of Franklin Pike Circle, classified OR40 and CL districts, (14.42 acres),
to change a condition approved by the Planning Commission regarding the timing of off-
site road improvements for the development of three 6-story, 150,000 square foot office
buildings and parking garages, and two 8,000 square foot restaurants, replacing 130
condominium units, a 10 story 250,000 square foot office building and two 8,000 square
foot restaurants, requested by Barge, Cauthen and Associates, appellant, for Brentwood
Properties, owners. (Re-referred from Metro Council on 4/2/02).

9. 98P-003G-06

Bellevue Assisted Living
Map 142, Parcel(s) 12
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 east margin of
Sawyer Brown Road, approximately 230 feet south of Esterbrook Drive,
classified

within the RM9 district, (3.2 acres), to permit a change in the required masonry
brick wall along the north and east property lines of the Bellevue
Assisted-Living development to a wooden fence with brick columns, requested

by Prime Quest, LLC, owner.

PRELIMINARY PLAT SUBDIVISIONS

10. 2002S-082G-12

SUNDOWN GREEN (formerly Greenway)

Map 181, Parcel(s) 036

Subarea 12 (1997)

District 31 (Knoch)

A request for preliminary plat approval of 156 lots abutting the south margin of

Culbertson Road, approximately 1,675 feet south of Old Hickory Boulevard, (43.35 acres), classified within the RS10 district, requested by H. Maxine Sullivan, owner/developer, Anderson-Delk and Associates, Inc., surveyor. (Deferred from meeting of 4/11/02).

11. 2002S-084G-04

W. C. HALL LAND

Map 043-04, Parcel(s) 028

Subarea 4 (1998)

District 11 (Brown)

A request for preliminary plat approval to subdivide one parcel into two lots

abutting the northwest corner of Hickman Street and Swinging Bridge Road, (.52 acres), classified within the R10 district, requested by W. C. and Mattie T. Hall, owners/developers, Campbell, McRae and Associates Surveying Inc., surveyor.

12. 2002S-102G-06

ARBORS at BELLEVUE (formerly Buttrey Place)

Map 128, Parcel(s) 056

Subarea 6 (1996)

District 23 (Bogen)

A request for preliminary plat approval of 26 lots abutting the east margin of

Sawyer Brown Road, approximately 120 feet south of Williamsport Court, (13.88 acres), classified within the R20 district, requested by Classic Properties, owner/developer, Civil Site Design Group, surveyor. (Deferred from meeting of 4/11/02).

13. 2002S-113U-05

H. G. HILL, Lots 3 and 4, First Revision

Map 072-03, Parcel(s) 122 & 123

Subarea 5 (1994)

District 8 (Hart)

A request for preliminary and final plat approval to subdivide two lots into four

lots abutting the north margin of Howard Street, approximately 200 feet east of Gallatin Pike, (.97 acres), classified within the RS7.5 district, requested by Stewart Building Group, owner/developer, Tommy E. Walker, surveyor.

14. 2002S-121G-13

BONDS INDUSTRIAL PROPERTY

Map 175, Parcel(s) 023

Subarea 13 (1996)

District 29 (Holloway)

A request for preliminary plat approval to create 30 lots abutting the southwest

corner of CSX Transportation Railroad and Old Hickory Boulevard, (243.06 acres),

classified within the IWD and AR2a districts, requested by Loretta Ann Bonds et al, owner/developer, Civil Site Design Group, P.L.L.C., surveyor.

VIII. FINAL PLAT SUBDIVISIONS

15. 2002S-106G-03

NATIONAL MATERIALS L.P. PROPERTY

Map 068, Parcel(s) 070

Subarea 3 (1998)

District 1 (Gilmore)

A request for final plat approval to subdivide one lot into two lots abutting the

south terminus of Amy Lynn Drive, and a variance for public road frontage for lot 2, approximately 1,200 feet south of WWCR Avenue, (32.4 acres), classified within the IR district, requested by National Material L.P., owner/developer, Crawford Land Surveyors, surveyor.

IX. PLANNED UNIT DEVELOPMENTS (revisions)

16. 74-79-G-13

Nashboro Village, Tract 11

Map 135, Parcel(s) 324

Subarea 13 (1996)

District 28 (Alexander)

A request for final approval for a phase of the Residential Planned Unit

Development District located abutting the east margin of Flintlock Court, south of Nashboro Boulevard, classified R10, (12.99 acres), to develop 155 townhouse units, requested by Wamble and Associates, for WDN Properties LTD, owner.

X. MANDATORY REFERRALS

17. 2002M-036G-00

Council Bill No. BL2002-1040

Nashville Career Advancement Lease in Wilson County

Map , Parcel(s)

Subarea ()

District ()

A council bill to lease 3,300 square feet of office space from Neal

and

Oleta Shipper for the Nashville Career Advancement Center (NCAC) at 813-A N. Cumberland Drive, Lebanon, Tennessee, sponsored by Councilmember Jim Shulman.

18. 2002M-037U-05

Lease Amendment of Medical Examiner's Office

Map 061, Parcel(s) 039

Subarea 5 (1994)

District 4 (Majors)

A request to amend an existing lease (Ord. No. 099-1765)

between Metro

Government and the State of Tennessee to modify the lease term and clarify the first year's rental payment for the Metro Government's medical examiner's office, requested by the Director of Public Property.

19. 2002M-038U-09

Lease Agreement with American Trust Building LLC

Map 093, Parcel(s)

Subarea 9 (1997)

District 19 (Wallace)

A request to lease 39,974 square feet of additional office space for

the Public

Defender at the American Trust Building at 310 Union Street, requested by the Director of Public Property.

20. 2002M-039U-09

Lease Agreement for 222 Second Avenue North, Suite 430

Map 093, Parcel(s) 003

Subarea 9 (1997)

District 19 (Wallace)

A request to amend an existing lease (Ord. No. 093-690) between

the

Metropolitan Government of Nashville and Davidson County and W.S.

Investment

Holdings, L.P. and Square Investment Holdings, L.P. for the use of 4,508 square feet of additional office space at 222 2nd Avenue North, Suite 430, Nashville, Tennessee, requested by the Director of Public Property.

21. 2002M-042U-13

Bell Road Right-of-Way Acquisition
Map 136, Parcel(s) 308,54,56,48,49,39
Subarea 13 (1996)
District 27 (Sontany)

A request to acquire small portions of properties along Bell Road
and Smith

Springs Road for public right-of-way and easements for the Smith Springs
Road and Bell Road intersection improvements (Project No. 94-R-3, CIB
#97PW028), requested by Public Works.

22. 2002M-043U-13

Army Corps of Engineers Easement for Smith Springs

Townhomes

Map 136, Parcel(s)
Subarea 13 (1996)
District 29 (Holloway)

A request for Metro Government to enter into an agreement with
the U.S. Army

Corps of Engineers for an easement on J. Percy Priest Tract #1031, south of
Smith Springs Road, for the construction and maintenance of certain drainage
culverts and concrete headwalls, requested by Public Works.

XI. OTHER BUSINESS

23. Consideration of the 2002-2003 to 2007-2008 Capital

Improvements Recommended Budget

24. Public Hearing: Revisions to MPC Rules Regarding Subarea

Plan Amendments

25. Employee contract for Cynthia Wood

26. Legislative update

XII. ADJOURNMENT