



**December 6, 2001 Actions of the Planning Commission  
(For more specific information, call 862-7190)**

**AGENDA  
OF THE  
METROPOLITAN PLANNING COMMISSION**

*December 6, 2001*  
\*\*\*\*\*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**  
*Action: Approved with corrections to items #41 and #73, moved item #32 up to beginning of agenda, and added as an addendum item #83, employee contract for Nicholas J. Lindeman (6-0)*
- III. APPROVAL OF NOVEMBER 5, 2001 MINUTES OF CALLED MEETING**  
*Action: Approved (6-0)*
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED AND WITHDRAWN ITEMS**  
*Action: Approved (6-0)*
- VI. PUBLIC HEARING: CONSENT AGENDA**  
*Action: Approved (6-0)*
- VII. PUBLIC HEARING**

**ZONING MAP AMENDMENTS AND TEXT AMENDMENTS**

- 1. 2001Z-013T**  
Council Bill No. BL2001-915  
Map , Parcel(s)  
Subarea ()  
District ()

A council bill amending Section 17.24.030 (E) of the Zoning Ordinance to change the landscaping requirements for loading areas, tractor trailer staging, and loading and parking areas, requested by Councilmembers John Summers and Melvin Black.

**Action: Disapproved (7-0)**

- 2. 2000Z-090U-12**  
Council Bill No. BL2001-907  
Map 160-00, Parcel(s) 81 (.95 ac); Map 160, Parcel(s) 83 (.80 ac),  
84 (2.01 ac)  
Subarea 12 (1997)  
District 32 (Jenkins)

A council bill to change from R40 district to RM4 district properties at 5606 Cloverland Drive, 675 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the southeast corner of Old Hickory Boulevard and Cloverland Drive (3.76 acres), requested by Dan Burton, appellant, for Daniel Burton, Jerry C. Whitehurst et ux and D. Wayne Whitehurst et ux, owners.

**Action: Approved (6-0)**

- 3. 2001Z-104U-13**  
Council Bill No. BL2001-910  
Map 149, Parcel(s) 76 (.62 ac.) & Part of 74 (.68 ac.), 75 (.63 ac.);  
Map 149-03, Parcel(s) 67 (.055 ac.), 68 (.062 ac.), 69 (.81 ac.);  
Map 149-03, Parcel(s) 145 (.56 ac), 146 (.56 ac)  
Subarea 13 (1996)  
District 28 (Alexander)

A council bill to change from R8 District to MUL District properties at 2517 Edge-O-Lake Drive and Edge-O-Lake Drive (unnumbered), and from R10 District to MUL District properties at 2500, 2510, 2514, 2518, and 2522 Murfreesboro Pike, south of Edge-O-Lake Drive (3.98 acres), requested by Mark Marshall, appellant, for Adams Brothers Development Company, Deral Morse, Ollen and Eva Crowder, and Mark and Angela Marshall, owners.

**Action: Disapproved as contrary to the General Plan (7-0)**

- 4. 2001Z-109U-14**  
Council Bill No. BL2001-902  
Map 095-11, Parcel(s) 190  
Subarea 14 (1996)  
District 15 (Loring)

A council bill to change from RS10 district to CL district property at 608 McGavock Pike, approximately 800 feet north of Elm Hill Pike (3 acres), requested by Tarun Surti, Trustee.

**Action: Disapproved as contrary to the General Plan (7-0)**

- 5. 2001Z-110U-05**  
Map 071-07, Parcel(s) 179  
Subarea 5 (1994)  
District 5 (Hall)

A request to change from RS5 district to CS district property at 1902 Meridian Street, approximately 250 feet south of Trinity Lane (0.46 acres), requested by James Baron, owner.

**Action: Disapproved as contrary to the General Plan (7-0)**

- 6. 2001Z-112G-06**  
Map 155-00, Parcel(s) 113  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to change from RS40 and CN districts to CL district property at Highway 100 (unnumbered) (6.44 acres), requested by Jim Girard of M and M Development Company, Inc., for Mary B. Johnson, et al, owner. (See PUD Proposal No. 2000P-005G-06).

**Action: Deferred indefinitely by applicant (6-0)**

- 7. 2000P-005G-06**  
Walgreens-Bellevue  
Map 155, Parcel(s) 113  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request for preliminary approval of a Planned Unit Development District located abutting the north margin of Highway 100, and the south margin of Old Harding Pike, classified CN and RS40 districts and proposed for CL district (6.44 acres), to permit the development of a 13,650 square foot retail drug store, a 19,300 square foot retail/restaurant building, a public street connection between Highway 100 and Old Harding Pike, and the dedication of .82 acre of land to the Metropolitan Government for its use, requested by Barge, Waggoner, Sumner and Cannon, appellant, for Mary B. Johnson, et al, and James Girard, owners. (See Zone Change Proposal No. 2001Z-112G-06).

**Action: *Deferred indefinitely by applicant (6-0)***

- 8. 2001Z-113G-14**  
Council Bill No. BL2001-905  
Map 098-00, Parcel(s) 34  
Subarea 14 (1996)  
District 12 (Ponder)

A council bill to change from AR2a district to RS15 district property at 3200 Earhart Road at the intersection of Earhart Road and John Hager Road (117.92 acres), requested by Mike Anderson of Anderson-Delk & Associates, Inc., appellant, for F. E. Smith, Jr., owner.

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

- 9. 2001Z-114U-08**  
Council Bill No. BL2001-897  
Map 070-15, Parcel(s) 47  
Subarea 8 (1995)  
District 20 (Haddox)

A council bill to change from IWD district to MUG district property at 2298 MetroCenter Boulevard, located at the intersection of MetroCenter Boulevard and Athens Way (13.62 acres), requested by Ed Owens of Gresham-Smith and Partners, appellant, for AP Consolidated Theatres II Limited Partnership, owner.

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

**10. 2001Z-115G-14**

Council Bill No. BL2001-896  
Map 044-14, Parcel(s) Part of 1 (8.12 ac)  
Subarea 14 (1996)  
District 11 (Brown)

A council bill to change from R10 district to MUL district a portion of property at Robinson Road (unnumbered), located at the southwest corner of Robinson Road and Martingale Drive (8.12 acres), requested by D. Phillip Piercy of Littlejohn Engineering, appellant, for Maude R. Hopkins et al, owner.

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

**11. 2001Z-116U-10**

Council Bill No. BL2001-914  
Map 105-01, Parcel(s) 228, 229, 230, and 233  
Subarea 10 (1994)  
District 18 (Hausser)

A council bill to apply the Neighborhood Landmark Overlay District to properties located at 1200, 1201, 1207 Villa Place, and Villa Place (unnumbered), classified RS5 district (2.41 acres), requested by Al Bronner of Design Collective Architecture, appellant, for White Way Laundry Company and Wade H. Elam, owners.

**Action: *Deferred indefinitely by applicant (6-0)***

**12. 2001Z-117U-10**

Council Bill No. BL2001-913  
Map 104-04, Parcel(s) 227, 228, 229, and 230  
Subarea 10 (1994)  
District 18 (Hausser)

A council bill to change from OR20 district to ORI district properties located at 1202, 1204, 1208 16th Avenue South, and 16th Avenue South (unnumbered), (0.86 acres), requested by Al Bronner of Design Collective Architecture, appellant, for Kelton D. Herston, Brad Daniel, William P. Fiser, Wayne Bradley Daniel, Gary R. Belz, and Am Sides, owners.

**Action: *Deferred indefinitely by applicant (6-0)***

**13. 2001Z-118G-06**

Council Bill No. BL2001-899

Map 142-00, Parcel(s) 92 (1 ac); 93 (2 ac); 100 (2.2 ac); 149 (3.55 ac); 166 (3.75 ac)

Subarea 6 (1996)

District 35 (Lineweaver)

A council bill to change from R15 district to RM4 district at 230 and 232 Hicks Road and Hicks Road (unnumbered), approximately 450 feet south of Memphis-Bristol Highway (12.5 acres), requested by Bill Forte of Barge, Cauthen & Associates, appellant, for Edwin B. Raskin, Trustee, and Rush and Karen Williams, owners.

**Action: Approved (6-0)**

**14. 2001Z-120U-14**

Council Bill No. BL2001-903

Map 085-13, Parcel(s) 48

Subarea 14 (1996)

District 15 (Loring)

A council bill to change from CS district to RS10 district property at 235 Cliffdale Road, approximately 450 feet north of Old Lebanon Road (0.44 acres), requested by Anthony Papuchis and Jason Papuchis, owners.

**Action: Approved (6-0)**

**15. 2001Z-121U-07**

Map 091-11, Parcel(s) Part of 328 (.34 ac)

Subarea 7 (2000)

District 21 (Whitmore)

A request to change from RM40 and R6 districts to CS district property at 5012 Delaware Avenue, eastern corner of the Delaware Avenue and 51st Avenue North intersection (0.34 acres), requested by Anthony Cherry, owner.

**Action: Approved (6-1)**

**16. 2001Z-122U-05**

Council Bill No. BL2001-904

Map 060-00, Parcel(s) Part of 47 (4.5 ac)

Subarea 5 (1994)

District 4 (Maiors)

A council bill to change from CS and RS7.5 districts to OR20 district a portion of property at 2816 Dickerson Pike, approximately 3,800 feet south of Ewing Drive (4.5 acres), requested by John Elliott of Hearthwood Properties, LLC, appellant, for Stadium Properties, LTD, owner.

**Action: Approved (7-0) for OR20 district or OL district**

- 17. 2001Z-123U-10**  
Council Bill No. BL2001-906  
Map 116-16, Parcel(s) 063  
Subarea 10 (1994)  
District 34 (Williams)

A council bill to change from R20 district to RS20 district property at 4001 Estes Road, approximately 776 feet south of Abbott Martin Road (1.08 acres), requested by A. Michael and Marlene A. Wich, owners.

**Action: Approved (6-0)**

- 18. 2001Z-124G-13**  
Map 165-00, Parcel(s) 38 (3.20 ac)  
Subarea 13 (1996)  
District 29 (Holloway)

A request to change from AR2a district to R10 district property at 4220 LaVergne Couchville Pike, approximately 250 feet south of Pin Hook Road (3.95 acres), requested by James Chumbler, owner.

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

- 19. 2001Z-125G-13**  
Map 164-00, Parcel(s) 276  
Subarea 13 (1996)  
District 29 (Holloway)

A request to change from RM15 district to CS district property at Murfreesboro Pike (unnumbered), at the intersection of Murfreesboro Pike and Summercrest Boulevard (5.3 acres) requested by Joe McConnell of MEC, Inc, appellant, for Summerfield Development, LLC, owner.

**Action: Deferred indefinitely by applicant (6-0)**

- 20. 2001Z-126U-14**  
Council Bill No. BL2001-911  
Map 062-00, Parcel(s) 243 (1.55 ac), 152 (3.22 ac), 101 (2.43 ac),  
160 (0.78 ac), 151 (1.52 ac)  
Subarea 14 (1996)  
District 15 (Loring)

A council bill to change from CA district to CS district properties at 2434, 2440, 2444, 2450, 2454 Music Valley Drive, approximately 250 feet south of Music City Circle (9.5 acres), requested by Ronnie Hobbs of JAH Management, appellant, for Fiddlers Inn, Inc., Hobbs & Sons L.P., and FAC Properties, LP, owners. (See PUD Proposal No. 17-83-U-14).

**Action: Disapproved (7-0)**

**21. 17-83-U-14**

Council Bill No. BL2001-912  
Music Valley Drive Commercial PUD  
Map 62, Parcel(s) 101, 151, 152, 160, and 243  
Subarea 14 (1996)  
District 15 (Loring)

A council bill to cancel the Commercial Planned Unit Development District located abutting the west margin of Music Valley Drive, 150 feet north of Rudy Circle, classified CA and proposed for CS district (9.5 acres), approved for a miniature golf course, an undeveloped 32,700 square foot retail center, a restaurant and a private access driveway, requested by Ronnie Hobbs, for Fiddlers Inn, Inc., owner. (See Zone Change Proposal No. 2001Z-126U-14).

**Action: Disapproved (7-0)**

**22. 2001Z-128U-14**

Map 062-00, Parcel(s) 154  
Subarea 14 (1996)  
District 15 (Loring)

A request to change from CA district to CS district property at 2425 Music Valley Drive, north of McGavock Pike (1.27 acres), requested by Ronnie Hobbs, appellant, for Hobbs and Sons, L.P., owner. (See PUD Proposal No. 74-73-G-14).

**Action: Disapproved (7-0)**

**23. 74-73-G-14**

Music Valley PUD  
Map 62, Parcel(s) 154  
Subarea 14 (1996)  
District 15 (Loring)

A request to cancel a portion of the Commercial Planned Unit Development District located abutting the east margin of Music Valley Drive, north of McGavock Pike, classified CA and proposed for the CS district (1.27 acres), approved for a 2,880 square foot convenience market and an undeveloped 2,880 square foot retail building, requested by Ronnie Hobbs, for Hobbs and Sons, L. P. owner. (See Zone Change Proposal No. 2001Z-128U-14).

**Action: Disapproved (7-0)**



**24. 2001UD-001G-12**

Lenox Village, Phase 1  
Map 172, Parcel(s) Part of 89; Map 173, Parcel(s) Part of 62  
Subarea 12 (1997)  
District 31 (Knoch)

A request for final plan approval for a residential phase of the Lenox Village Urban Design Overlay district located abutting the east margin of Nolensville Pike, opposite Bradford Hills Drive, classified MUL and RM9 districts, (18.55 acres), to permit 46 single-family lots and 77 townhomes, requested by Anderson-Delk and Associates, for Lenox Village I, LLC, owner.

**Action: *Approved with conditions (6-0)***

**25. 2001UD-002U-10**

The Tin Roof/Demonbreun Street Development  
Map 93-09, Parcel(s) 257  
Subarea 10 (1994)  
District 19 (Wallace)

A request for final construction plan approval of exterior modifications to an existing building located at 1516 Demonbreun Street (.32 acres), classified in the CF district and the Music Row Urban Design Overlay district, requested by Lowen + Trent, LLC, appellant, for Jim Caden, owner.

**Action: *Approved with conditions (6-0)***

**PRELIMINARY PLAT SUBDIVISIONS**

**26. 2001S-308U-14**

STROUD PROPERTY  
Map 062, Parcel(s) 072  
Subarea 14 (1996)  
District 15 (Loring)

A request for preliminary plat approval to create four lots abutting the north margin of Barton Lane, approximately 40 feet east of Pennington Bend Road (3.04 acres), classified within the RS15 and R15 districts, requested by Jackie Coleman and Gail Alexander Stroud, owners/developers, Delle Land Surveying, surveyor.

**Action: *Deferred indefinitely by applicant (6-0)***

- 27. 2001S-309U-12**  
CARLYLE VILLAGE  
Map 162, Parcel(s) Part of 049 & 227  
Subarea 12 (1997)  
District 31 (Knoch)

A request for preliminary plat approval to create 49 lots abutting the northwest margin of Benzing Road and the northeast termini of Michele Drive and Yoest Circle (14.0 acres), classified within the R10 district, requested by Dotson-Thomason, owner/developer, Dale and Associates, Inc., surveyor.

**Action: *Approved with conditions 47 lots, no street connection to Ocala Dr., sidewalk variance along Benzing Rd., and detailed drainage information with final plat demonstrating no increase in flooding (6-0)***

- 28. 2001S-325U-12**  
MILL CREEK VILLAGE (formerly Mill Creek Commons)  
Map 162, Parcel(s) 141  
Subarea 12 (1997)  
District 31 (Knoch)

A request for preliminary and final plat approval to subdivide a parcel into four lots abutting the northwest corner of Bell Road and Blue Hole Road, (23.83 acres), classified within the CL and RM9 districts, requested by Bell Road, L.P., owner/developer, Littlejohn Engineering Associates, Inc., surveyor.

**Action: *Approved with conditions and subject to a bond (6-0)***

- 29. 2001S-335U-14**  
CLOVERWOOD  
Map 096-12, Parcel(s) 032  
Subarea 14 (1996)  
District 14 (Stanley)

A request for preliminary plat for 19 lots abutting the southwest corner of Stewarts Ferry Pike and the south margin of McCrory Creek Road (16.81 acres), classified within the RS10 district, requested by Landmark Realty, owner/developer, Dale and Associates, surveyor.

**Action: *Deferred indefinitely by applicant; public hearing remains open (7-0)***

- 30. 2001S-336U-10**  
HEATH SUBDIVISION  
Map 130-08, Parcel(s) 116, 152 & 153  
Subarea 10 (1994)  
District 34 (Williams)

A request for preliminary plat approval to reconfigure three lots and eliminate a dedicated but unbuilt street "Odell Court" abutting the north margin of Harding Place, approximately 373 feet west of Wellington Park Court (1.93 acres), classified within the R20 district, requested by Haury and Smith, owner/developer, Gresham, Smith and Partners, surveyor.

***Action: Approved with conditions and a variance for a flag-shaped lot (Section 2-4.2A) and lot depth to width ratio (Section 2-4.2E) of the Subdivision Regulations (7-0)***

- 31. 2001S-351U-10**  
WOODMONT HALL  
Map 116-08, Parcel(s) 081  
Subarea 10 (1994)  
District 34 (Williams)

A request for preliminary plat approval for three lots abutting the north margin of Woodmont Boulevard, approximately 371 feet west of Estes Road (1.18 acres), classified within the R10 district, requested by Haury and Smith, owner/developer, Gresham, Smith & Partners, surveyor.

***Action: Approved with conditions. Alternative #2 showing a cul-de-sac street and all lots complying with lot comparability (4-2)***

## **VIII. FINAL PLAT SUBDIVISIONS**

- 32. 99S-097U-12**  
VILLAGES OF BRENTWOOD, Phase 11  
Map 161-10-B, Parcel(s) 155-206  
Subarea 12 (1997)  
District 32 (Jenkins)

A request for final plat approval to remove the sidewalk requirement on Phase 11 abutting the southwest margin of Village Way, approximately 115 feet southeast of English Village (16.25 acres), classified within the R10 Residential Planned Unit Development District, requested by Grandview Land Company, Inc., owner/developer, Dale & Associates, Inc., surveyor.

***Action: Deferred to 01/24/02 (7-0)***

- 33. 2000S-114G-06**  
SUMMIT OAKS, Phase 1  
Map 128-00, Parcel(s) 076  
Subarea 6 (1996)  
District 23 (Bogen)

A request for final plat approval to create 26 lots abutting the west margin of Old Hickory Boulevard, approximately 2,900 feet north of Belle Forest Circle (21.05 acres), classified within the RS20 Residential Planned Unit Development District, requested by Greater Middle Tennessee Development Partnership, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

**Action: *Deferred indefinitely by applicant (6-0)***

- 34. 2001S-116G-04**  
MARDALEE SUBDIVISION  
Map 043-10, Parcel(s) 16, 17, 18, 28, & 29  
Subarea 4 (1998)  
District 9 (Dillard)

A request for final plat approval for a sidewalk variance on the north margin of North Dupont Avenue, Nix Drive, and Scalf Drive, (2.48 acres), classified within the RS7.5 district, requested by Oliver Dale and James Humphrey, Jr., owners/developers, Jesse Walker Engineering, surveyor.

**Action: *Continued to 12/13/01 meeting at 1:00 p.m. in Main Conference Room at Metro Planning Department***

- 35. 2001S-143G-13**  
PARK PLACE, Phase 2  
Map 175-00, Parcel(s) Part of 075  
Subarea 13 (1996)  
District 29 (Holloway)

A request to revise a preliminary plat approval to create 22 lots abutting the northeast terminus of Parks Retreat Drive, approximately, 100 feet northeast of Smokey Mountain Place (8.48 acres), classified within the RM6 district, requested by Park Place Ventures, LLC, owner/developer, SEC, Inc., surveyor.

**Action: *Approved with conditions and subject to a bond (6-0)***

- 36. 2001S-185U-05**  
LUTON MERIDIAN SUBD.  
Map 071-11, Parcel(s) 020 & 030  
Subarea 5 (1994)  
District 5 (Hall)

A request for final plat approval for 16 lots between Meridian Street and Luton Street, approximately 190 feet north of Gatewood Avenue (3.43 acres), classified within the RS5 District, requested by Fred W. and Kaye S. Hahn, Jr., owners/developers, Jesse Walker Engineering, surveyor.

**Action: *Approved with conditions and subject to a bond (6-0)***

- 37. 2001S-297U-13**  
PEBBLE TRAIL ADDITION  
Map 149-00, Parcel(s) 028  
Subarea 13 (1996)  
District 28 (Alexander)

A request for final plat approval to create five lots abutting the southeast terminus of Countryside Drive, approximately 140 feet southeast of Rader Ridge Road, (2.12 acres), classified within the R15 district, requested by Jack Williams Construction Company, Inc., owner/developer, MEC, Inc., surveyor.

**Action: *Approved with conditions and subject to a bond (6-0)***

- 38. 2001S-311U-05**  
MAPLEWOOD HEIGHTS 2ND SUBDIVISION, Resubdivision of  
Lot 235  
Map 061-10, Parcel(s) 021  
Subarea 5 (1994)  
District 4 (Majors)

A request for final plat approval to subdivide one lot into two lots abutting the northwest margin of Hutson Avenue, approximately 1,060 feet southwest of Virginia Avenue (.69 acres), classified within the RS15 district, requested by William H. Dorris and Robert B. Huffine, owners/developers, Burns and Associates, surveyor.

**Action: *Continued to 12/13/01 meeting at 1:00 p.m. in Main Conference Room at Metro Planning Department***

**39. 2001S-314G-04**  
HARVEY T. CONNER PROPERTY  
Map 074, Parcel(s) 037  
Subarea 4 (1998)  
District 9 (Dillard)

A request for final plat approval to create one lot abutting the east margin of Neelys Bend Road from a larger deeded parcel, approximately 1,976 feet north of Overton Road (2.26 acres), classified within the RS80 district, requested by Sara Conner, owner/developer, Tommy E. Walker, surveyor.

***Action: Approved with conditions and a variance for a flag-shaped lot, Section 2-4.2A of the Subdivision Regulations (6-0)***

**40. 2001S-315G-03**  
WILLIAM H. THOMPSON, JR. PROPERTY  
Map 039, Parcel(s) Part of 165  
Subarea 3 (1998)  
District 1 (Gilmore)

A request for final plat approval to create one lot abutting the northeast margin of Old Hickory Boulevard, approximately 1,313 feet northwest of Whites Creek Pike (.70 acres), classified within the R15 district, requested by William H. Thompson, Jr., owner/developer, Walter Davidson and Associates, surveyor.

***Action: Continued to 12/13/01 meeting at 1:00 p.m. in Main Conference Room at Metro Planning Department***

**41. 2001S-319U-03**  
R. ANDERSON SUBDIVISION  
Map 071-14, Parcel(s) 032 & 033  
Subarea 3 (1998)  
District 2 (Black)

A request for final plat approval to consolidate two lots and one parcel into one lot abutting the west margin of Brick Church Pike, approximately 172 feet south of Fern Avenue (.69 acres), classified within the CS and RS5 districts, requested by Hozell Anderson, owner/developer, Land Surveying, Inc., surveyor.

***Action: Continued to 12/13/01 meeting at 1:00 p.m. in Main Conference Room at Metro Planning Department***

**42. 2001S-320U-05**  
EGERTON SUBDIVISION  
Map 083-10, Parcel(s) 270  
Subarea 5 (1994)  
District 6 (Beehan)

A request for final plat approval to reconfigure part of two lots into two lots abutting the north margin of Forrest Avenue, approximately 192 feet east of North 18th Street (.76 acres), classified within the R6 district, requested by John Kohl and Company, surveyor.

**Action: *Approved with a variance for lot depth to width ratio, Section 2-4.2E of the Subdivision Regulations (6-0)***

**43. 2001S-322U-13**  
CAMBRIDGE FOREST TOWNHOMES  
Map 149-00, Parcel(s) 371  
Subarea 13 (1996)  
District 28 (Alexander)

A request for final plat approval to record a horizontal property regime with 83 units abutting the southwest corner of Bridgecrest Drive and Rural Hill Road (18.43 acres), classified within the R15 Residential Planned Unit Development District, requested by Craig and Walker Homes, Inc., owner/developer, DBS and Associates, surveyor.

**Action: *Approved subject to a bond (6-0)***

**44. 2001S-324G-14**  
BLOSSOM TRACE, Resubdivision of Lots 9-11  
Map 075-12-D, Parcel(s) 030-032  
Subarea 14 (1996)  
District 12 (Ponder)

A request for final plat approval to reconfigure three lots abutting the southeast corner of Weeping Cherry Lane and Lilac Drive (.61 acres), classified within the RS15 district, requested by Blossom Trace LLC, owner/developer, SEC, Inc., surveyor.

**Action: *Approved (6-0)***

- 45. 2001S-326G-06**  
LEXINGTON POINT, Section 3  
Map 126, Parcel(s) Part of 066  
Subarea 6 (1996)  
District 23 (Bogen)

A request for final plat approval to create 23 lots abutting the north terminus of Lexington Point Drive, approximately 115 feet north of Commonwealth Court (19.64 acres), classified within the RS15 district, requested by Phillips Builders, Inc., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

**Action: *Approved with conditions and subject to a bond (6-0)***

- 46. 2001S-327G-06**  
LEXINGTON POINT, Section 4  
Map 126, Parcel(s) Part of 066  
Subarea 6 (1996)  
District 23 (Bogen)

A request for final plat approval to create 63 lots abutting the north terminus of Lexington Point Drive, approximately 115 feet north of Commonwealth Court (19.64 acres), classified within the RS15 district, requested by Phillips Builders, Inc., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

**Action: *Approved with conditions and subject to a bond (6-0)***

- 47. 2001S-334U-14**  
LARCHWOOD, Section 7, Resubdivision of Lots 406 and 407  
Map 108-04, Parcel(s) 191 & 192  
Subarea 14 (1996)  
District 14 (Stanley)

A request for final plat approval to consolidate two lots into one lot abutting the northeast margin of Fitzpatrick Road, approximately 940 feet southeast of Blackwood Drive (.64 acres), classified within the RS10 district, requested by Frank Batson Quality Homes, owner/developer, C. Michael Moran, surveyor.

**Action: *Continued to 12/13/01 meeting at 1:00 p.m. in Main Conference Room at Metro Planning Department***



**48. 2001S-339U-14**  
THWEATT-RAWLING SUBDIVISION  
Map 096, Parcel(s) 056  
Subarea 14 (1996)  
District 14 (Stanlev)

A request for final plat approval to subdivide one parcel into two lots abutting the north margin of Stewarts Ferry Pike, approximately 410 feet west of Lauer Drive (1.68 acres), classified within the CL Planned Unit Development District, requested by John A. Thweatt and David E. Rawlings, owners/developers, Cherry Land Surveying, Inc., surveyor.

**Action: *Approved with conditions and subject to a bond (6-0)***

**49. 2001S-342G-06**  
HARPETH CREST, Phase 2  
Map 141-00, Parcel(s) Part of 045 & 046  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request for final plat approval to create 36 lots abutting the north terminus of River Bend Road and the north terminus of Morton Mill Road (33.1 acres), classified within the RS20 district, requested by Harpeth Crest LLC, owner/developer, Daniels and Associates, Inc., surveyor.

**Action: *Continued to 12/13/01 meeting at 1:00 p.m. in Main Conference Room at Metro Planning Department***

**50. 2001S-344U-08**  
PLAINSMAN GROUP SUBDIVISION  
Map 092-10, Parcel(s) 302, 314, 320 & 435  
Subarea 8 (1995)  
District 21 (Whitmore)

A request for final plat approval to consolidate seven lots, one parcel, part of a closed alley and railroad property into two lots abutting the east margin of 27th Avenue North and the west margin of 26th Avenue North (3.05 acres), classified within the CF and IR districts, requested by Plainsman Group, L.L.C. and H.C.A. Realty, Inc., owners/developers, John Kohl and Company, surveyor.

**Action: *Approved with conditions and subject to a bond (6-0)***

- 51. 2001S-347G-04**  
A. E. WILLIAMS SUBDIVISION  
Map 034, Parcel(s) 037  
Subarea 4 (1998)  
District 11 (Brown)

A request for final plat approval to subdivide one parcel into two lots abutting the southwest margin of Swinging Bridge Road and the northwest margin of Warren Drive (3.54 acres), classified within the R10 and R15 districts, requested by Tom Williams et ux, owners/developers, Bruce Rainey and Associates, surveyor.

**Action: Continued to 12/13/01 meeting at 1:00 p.m. in Main Conference Room at Metro Planning Department**

- 52. 2001S-348G-12**  
LENOX VILLAGE, Section 1  
Map 172, Parcel(s) Part of 089; Map 173, Parcel(s) Part of 062  
Subarea 12 (1997)  
District 31 (Knoch)

A request for final plat approval to create 33 lots abutting the east margin of Nolensville Pike, opposite Bradford Hills Drive (6.07 acres), classified within the RM9, MUL and Urban Design Overlay Districts, requested by Regent Development, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

**Action: Approved with conditions and subject to a bond (6-0)**

- 53. 2001S-352G-12**  
CHURCH STREET EAST, Lot 1  
Map 171, Parcel(s) 029-031  
Subarea 12 (1997)  
District 32 (Jenkins)

A request for final plat approval to consolidate two lots and one parcel into one lot abutting the north margin of Church Street East, opposite Overlook Boulevard (2.26 acres), classified within the CS and OG districts, requested by Mooreland Title Company, LLC, owner/developer, Crawford Land Surveyors, surveyor.

**Action: Approved with conditions and subject to a bond (6-0)**

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

**54. 157-77-G-12**

Windlands Retirement Community  
Map 133, Parcel(s) 117  
Subarea 12 (1997)  
District 26 (Arriola)

A request for a variance to Section 17.32.080 (Sign Regulations) for the Residential Planned Unit Development District located abutting the north margin of Sam Boney Drive, east of Nolensville Pike, classified RM20 (12.61 acres), to place additional wording on a wall sign adding the word "Retirement" to the existing wall sign containing 192 square feet of sign area, requested by Straight Sign Company, for Congregate Care Asset V, owner.

***Action: Continued to 12/13/01 meeting at 1:00 p.m. in Main Conference Room at Metro Planning Department***

**55. 28-79-G-13**

Cambridge Forest, Phase 4  
Map 149, Parcel(s) Pt of 371  
Subarea 13 (1996)  
District 28 (Alexander)

A request for final approval for a phase of the Residential Planned Unit Development District located abutting the west margin of Rural Hill Road, north of Bridgecrest Drive, classified RS15 district (15.29 acres), to permit the development of 53 single-family lots, requested by Anderson Delk and Associates, for Beazer Homes Corporation, owner.

***Action: Approved with conditions (6-0)***

**56. 122-82-U-12**

Grassmere Business Park  
Map 132, Parcel(s) 1  
Subarea 12 (1997)  
District 26 (Arriola)

A request to revise the preliminary plan for a phase of the undeveloped Commercial Planned Unit Development District located at the northeast corner of Trousdale Drive and Elysian Fields Road, classified R10 (4.48 acres), to permit the development of 54,000 square feet of office space in three buildings, replacing a 75,000 square foot three-story office building, requested by Civil Site Design Group for LBP Grassmere LLC, owner.

***Action: Approved with conditions (6-0)***

**57. 75-83-U-12**

Elysian Fields Shopping Center  
Map 133-15, Parcel(s) Pt. of 153  
Subarea 12 (1997)  
District 26 (Arriola)

A request to revise the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development District located abutting the west margin of Nolensville Pike, across from Paragon Mills Road (4.59 acres), classified SCC district, to permit a gas station with 5 pump islands and a 96 square foot kiosk in the parking area of the Kroger Shopping Center, requested by CEI Engineering Associates, for Life Investors Insurance Company of America, owner.

**Action: Approved with conditions (6-0)**

**58. 77-83-U-12**

National Car Wash-Nolensville Road and Swiss Avenue  
Map 161, Parcel(s) 213  
Subarea 12 (1997)  
District 31 (Knoch)

A request to revise the preliminary plan and for final approval of a portion of the Commercial Planned Unit Development District located abutting the west margin of Nolensville Pike and the north margin of Swiss Avenue, classified SCR district (2.53 acres), to permit a 4,021 square foot, 8-bay self-service car wash, replacing a 15,050 square foot undeveloped office building, requested by National Car Wash, LLC, appellant, for NENR Investments, LLC, owner.

**Action: Approved with conditions (6-0)**

**59. 53-84-U-12**

Hickory Heights  
Map 161, Parcel(s) 93  
Subarea 12 (1997)  
District 31 (Knoch)

A request to revise the preliminary plan of the Residential Planned Unit Development District located abutting the south margin of Old Hickory Boulevard and the terminus of Swiss Avenue, classified RM15 district (44.98 acres), to permit the development of 100 single-family lots and 184 apartment units, approved for 1,114 multi-family units of which 178 have been constructed, requested by Dale and Associates, appellant, for AHR Development, Inc., owner.

**Action: Approved with conditions (6-0)**

**60. 300-84-U-04**

Coventry Woods  
Map 52-1, Parcel(s) 148 and 149  
Subarea 4 (1998)  
District 9 (Dillard)

A request to revise a portion of the preliminary plan of the Residential Planned Unit Development District located abutting the east margin of Forest Park Road, 250 feet north of Neeley's Bend Road, classified RS5 district (3.89 acres), to permit the development of 40 multi-family units, replacing 56 multi-family units, requested by Bruce Rainey and Associates, for The Amador Company, optionee, Henry Hooper, owner.

**Action: *Deferred indefinitely by applicant (6-0)***

**61. 95-85-P-04**

Lanier Park  
Map 43-14, Parcel(s) 55, 56 and 57  
Subarea 4 (1998)  
District 9 (Dillard)

A request to revise the preliminary plan and for final approval of the Residential Planned Unit Development District located abutting the south margin of Old Hickory Boulevard, 550 feet west of Lanier Drive, classified RM15 district (12.05 acres), to permit 45 single-family lots and 27 condominium units, replacing 46 single-family lots and 30 condominium units, requested by Dale and Associates, for Diane and Carter Haviland, owners.

**Action: *Approved with conditions (6-0)***

**62. 59-86-P-02**

Skyline Village Apartments  
Map 60-3, Parcel(s) 142  
Subarea 2 (1995)  
District 4 (Majors)

A request to revise the preliminary plan and for final approval of the Residential Planned Unit Development District located abutting the west margin of Creekwood Drive, east of I-65, classified RS7.5 district (9.93 acres), to permit the development of 80 apartment units and a 3,600 square foot day care center, replacing 105 apartment units and a day care center, requested by John Coleman Hayes, appellant, for Knollcrest Land Partners, owner.

**Action: *Approved with conditions (6-0)***

- 63. 95P-002G-14**  
Heritage Meadows, Phase 4A  
Map 75, Parcel(s) part of 55  
Subarea 14 (1996)  
District 12 (Ponder)

A request to revise a portion of the preliminary plan and for final approval for a phase of the Residential Planned Unit Development District located abutting the east margin of Andrew Jackson Parkway, 300 feet northeast of Weber Road, classified R10 district (4.75 acres), to permit preliminary approval for 37 lots in all of Phase 4, replacing 49 single-family lots, and final approval for 16 single-family lots in Phase 4A and requested by C. Michael Moran, appellant, for Heritage Meadows, Phase 4, LLC, owner.

**Action: Approved with conditions (6-0)**

- 64. 98P-002G-13**  
Villages of Long Hunter, Phase 2  
Map 151, Parcel(s) Part of 40, 41 & 82  
Subarea 13 (1996)  
District 29 (Holloway)

A request for final approval for a phase of the Residential Planned Unit Development District located along the south margin of Hobson Pike, opposite Derbyshire Drive (26 acres), classified RS15 and R15 districts, to develop 106 single-family lots, requested by John Coleman Hayes, P.C., for Ole South Properties, Inc., owner.

**Action: Approved with conditions (6-0)**

## **X. MANDATORY REFERRALS**

- 65. 2001M-104U-07**  
Naming Un-Named Access Road to "White Bridge Place"  
Map 91-14, Parcel(s) 108, 119, 121 & 252  
Subarea 7 (2000)  
District 22 (Hand)

A request to name an un-named access road "White Bridge Place" in the interest of public safety and to improve E-911 efficiency because the parcels on this road are currently listed as "White Bridge Place", while this road abuts White Bridge Road, requested by the Interim Director of Public Works.

**Action: Approved (6-0)**

- 66. 2001M-115U-07**  
Closure of Alley #1190  
Map 104-05, Parcel(s) 101-103  
Subarea 7 (2000)  
District 24 (Summers)

A request to close Alley #1190, an unimproved alley from Park Drive to the western edge of parcel 101 on tax map 104-05, requested by Charles V. Smith, abutting property owner. Easements are to be retained.

**Action: Approved (6-0)**

- 67. 2001M-119G-14**  
Council Bill No. BL2001-873  
State of Tennessee Stones River Greenway Easement  
Map 096, Parcel(s) 02; Map 085, Parcel(s) 19; Map 19, Parcel(s)  
085  
Subarea 14 (1996)  
District 14 (Stanley)

A council bill authorizing the Director of Parks and Recreation to accept, execute, and record an agreement granting an easement to Metro Government for the Stones River Greenway from the State of Tennessee, sponsored by Councilmembers Ed Whitmore and Bruce Stanley.

**Action: Approved (6-0)**

- 68. 2001M-120G-14**  
Council Bill No. BL2001-874  
Stones River Greenway Easements  
Map 148, Parcel(s) 37, 45, 48, 49, 66, 135, 156, 161, 167, 225, 226;  
Map 134, Parcel(s) 149, 178, 257; Map 79,, Parcel(s) 148  
Subarea 14 (1996)  
District 14 (Stanlev)

A council bill authorizing the Director of Parks and Recreation to accept, execute, and record easements to Metro Government from private property owners for the Mill Creek Greenway, sponsored by Councilmembers Ed Whitmore, Bruce Stanley, and Phil Ponder.

**Action: Approved (6-0)**

**69. 2001M-121U-10**

Rename portion of Belmont Boulevard to "Jamesborough Place"  
Map 131, Parcel(s) 07  
Subarea 10 (1994)  
District 33 (Turner)

A request to rename a portion of Belmont Boulevard lying between Lone Oak Road and Jamesborough Place to "Jamesborough Place", requested by the Interim Director of Public Works.

**Action: Approved (6-0)**

**70. 2001M-122G-12**

Mill Creek Trunk Sewer to Nolensville Pike  
Map 33, Parcel(s) 108  
Subarea 12 (1997)  
District 31 (Knoch)

A request to extend the 24" Mill Creek trunk sewer line down Nolensville Pike near Kidd Road (98-SG-13; CIB#01SG0008), requested by the Department of Water and Sewerage Services.

**Action: Approved (6-0)**

**71. 2001M-123G-14**

Pennington Bend Road Sewer Line Extension  
Map 62, Parcel(s) 2, 3, 8, 10-12, 124, 144, 153; Map 062-01,  
Parcel(s) 39, 40; Map 11, 12, 15, Parcel(s) 062-02  
Subarea 14 (1996)  
District 15 (Loring)

A request to extend a sewer line on Pennington Bend Road and Lock Two Road near the intersection of both roads (01-SG-112; CIB# 96SG0005), requested by the Department of Metro Water and Sewerage Services.

**Action: Approved (6-0)**



**72. 2001M-127U-09**

Council Bill No. BL2001-921

Thermal Agreement with Constellation Energy Source, Inc.

Map 93-7, Parcel(s) p/o 36, 39 and 41.01; Map 93-7, Parcel(s) 40;

Map 22-24, 27, Parcel(s) 93-11

Subarea 9 (1997)

District 19 (Wallace)

A council bill to approve an agreement between Metro Government and Constellation Energy Source, Inc. for the design, construction, operation, and maintenance of a new energy generation facility within downtown Nashville, sponsored by Councilmembers Ludy Wallace and Jim Shulman.

**Action: Approved (6-0)**

**73. 2001M-128G-03**

Council Bill No. RS2001-857

Transfer of Bells Bend from Metro Public Works to Metro Parks and Recreation

Map 101, Parcel(s) 1 (809 acres)

Subarea 6 (1996)

District 23 (Bogen)

A council resolution to transfer 809 acres in Bells Bend from Metro Public Works to Metro Parks and Recreation, sponsored by Councilmembers Brenda Gilmore and Amanda McClendon.

**Action: Approved (6-0)**

**74. 2001M-129U-10**

Closure of Alley #421 between Music Circle East and Music Square East

Map 93-13, Parcel(s) 169, 171, 239-243

Subarea 10 (1994)

District 19 (Wallace)

A request to close Alley #421 between Music Circle East to its terminus at tax map 93-13, parcels 169 and 171, requested by Bill Forte of Barge, Cauthen & Assoc., for Broadcast Music Inc. (BMI), an abutting property owner. Easements are to be retained.

**Action: Approved (6-0)**

### **XIII. OTHER BUSINESS**

75. Amendments to Subdivision Regulations (Sidewalks)  
**Action: *Deferred indefinitely (6-0)***
76. Amendments to Subdivision Regulations(Administrative Review)  
**Action: *Approved (6-0)***
77. Request to amend the 2001-2002 to 2006-2007 Capital Improvements Budget. Case No. 2001CB-002  
**Action: *Approved (6-0)***
78. Establish the January 24, 2002 MPC meeting as the date for the Public Hearing on the final draft of the updated plan for Subarea 8 [The Plan for Subarea 8: The North Nashville Community Final Draft December 17, 2001]  
**Action: *Approved (6-0)***
79. MPO Fiscal Year 2001 Transportation Planning Contract with the Tennessee Department of Transportation  
**Action: *Approved (6-0)***
80. MPO contract with GNRC to provide technical assistance for Fiscal Year 2002  
**Action: *Approved (6-0)***
81. MPO contract with the Tennessee Department of Transportation for Transit Planning in Fiscal Year 2002  
**Action: *Approved (6-0)***
82. Urban Design Overlay District Approval Procedure  
**Action: *Continued to 12/13/01 meeting at 1:00 p.m. in Main Conference Room at Metro Planning Department***
83. Employee contract for Nicholas J. Lindeman (6-0)  
**Action: *Approved (6-0)***
84. Legislative Update

### **XIV. ADJOURNMENT**