

**MINUTES  
OF THE  
METROPOLITAN PLANNING COMMISSION**

Date: May 24, 2001  
Time: 1:00 p.m.  
Place: Howard Auditorium

**Roll Call**

**Present:**

James Lawson, Chairman  
Frank Cochran  
Tonya Jones  
William Manier  
Ann Nielson  
Vicki Oglesby  
Councilmember Phil Ponder

**Absent:**

Mayor Bill Purcell  
Stewart Clifton  
Douglas Small

**Staff Present**

Richard C. Bernhardt, Executive Director  
Jerry Fawcett, Planning Division Manager  
Jeff Lawrence, Operations Director  
Robert Leeman, Planner II  
Kim McDonough, Planner III  
Carolyn Perry, Administrative Assistant II  
Jennifer Regen, Planner III  
Marty Sewell, Planner I  
Cynthia Wood, Planner III  
Chris Wooton, Planning Technician I

**Others Present:**

Jim Armstrong, Public Works  
Brook Fox, Legal Department  
Chris Koster, Mayor's Office

Chairman Lawson called the meeting to order.

**ADOPTION OF AGENDA**

Ms. Regen announced the MPC Summer Vacation Schedule would be added to the agenda under OTHER BUSINESS.

Ms. Nielson moved and Ms. Oglesby seconded the motion, which unanimously passed, to adopt the agenda.

## APPROVAL OF MINUTES

Ms. Nielson moved and Mr. Manier seconded the motion, which unanimously passed, to approve the minutes of the regular meeting of May 10, 2001.

## RECOGNITION OF COUNCILMEMBERS

No Councilmember were present to speak at this point in the agenda.

## PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS

At the beginning of the meeting, staff listed the deferred items as follows:

1. Subarea 3 Plan Amendment Request, Deferred until June 21, 2001.
2. 2001Z-036U-03, Deferred until June 21, 2001.
8. 2000S-078G-12, Deferred indefinitely.
9. 99S-361U-08, Deferred indefinitely.
10. 2000S-328U-05, Deferred indefinitely.

Chairman Lawson asked if the public hearing would be re-advertised for the Subarea 3 Plan Amendment.

Ms. Regen stated it would be re-advertised.

Mr. Bernhardt stated that item was being deferred in order to hold another neighborhood meeting.

Ms. Nielson moved and Councilmember Ponder seconded the motion, which unanimously passed, to close the public hearing defer the items listed above.

Several residents present for the Subarea 3 Plan Amendment expressed concerns regarding the deferral of that item.

## PUBLIC HEARING: ADOPTION OF CONSENT AGENDA

Ms. Nielson moved and Ms. Oglesby seconded the motion, which unanimously carried, to close the public hearing approve the following items on the consent agenda:

## ZONING MAP AMENDMENTS

- 5. 2001Z-043G-12**  
Map 173, Parcels 59 (39.49 acres) and 133 (5.12 acres)  
Subarea 12 (1997)  
District 31 (Knoch)

A request to change from AR2a to RS10 district properties at 1083 Barnes Road and Barnes Road (unnumbered), approximately 6,800 feet east of Nolensville Pike (44.61 acres), requested by Mike Anderson of Anderson-Delk & Associates, appellant, for Emory and Elsie Smith, owners.

### **Resolution No. 2001-230**

"BE IT RESOLVED by the Metropolitan Planning Commission Zone Change Proposal No. 2001Z-043G-12 is **APPROVED (7-0):**

**This proposal is consistent with the Subarea 12 Plan's Residential Low Medium (RLM) long range land use policy for this area calling for 2 to 4 dwelling units per acre. The RS10 district is intended for single-family residential at 3.7 dwelling units per acre."**

**6. 2001Z-051G-13**  
Map 164, Part of Parcel 255 (.50 acres)  
Subarea 13 (1996)  
District 29 (Holloway)

A request to change from AR2a to RS10 district a portion of property at Hobson Pike (unnumbered), approximately 700 feet north of Hamilton Church Road (0.50 acres), requested by Joe McConnell of MEC, Inc., for Chun Ok Song, owner.

**Resolution No. 2001-231**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2001Z-051G-13 is **APPROVED (7-0)**:

This proposal is consistent with the Subarea 13 Plan's Residential Low Medium (RLM) land use policy for this area calling for 2 to 4 dwelling units per acre. The RS10 district is intended for single-family residential at 3.7 dwelling units per acre."

**7. 2001Z-055U-13**  
Map 121, Part of Parcel 140 (1.44 acres)  
Subarea 13 (1996)  
District 13 (Derryberry)

A request to change from R20 to IWD district a portion of property at 1670 Reynolds Road, approximately 1,800 feet south of Couchville Pike (1.44 acres), requested by Mike Murrian, appellant/owner.

**Resolution No. 2001-232**

"BE IT RESOLVED by the Metropolitan Planning Commission Zone Change Proposal No. 2001Z-055U-13 is **APPROVED (7-0)**:

**This proposal is consistent with the Subarea 13 Plan's industrial (IND) land use policy calling for industrial and distribution development. IWD is appropriate for this property since it is located near the airport, the Dell site, the future Harding Place extension, and other existing industrial zoned properties in the area."**

**FINAL PLAT SUBDIVISIONS**

**13. 2001S-151A-12**  
Greenwood, Phase 1 (rename Farzin Drive to  
Green Timbers Drive)  
Map 162-13-A, Parcels 6, 31, 93, and 258  
Subarea 12 (1997)  
District 31 (Knoch)

A request to change the name of Farzin Drive to Green Timbers Drive located between Old Hickory Boulevard and Green Trails Drive, classified within the R10 Residential Planned Unit Development District, requested by Mt. View LLC, owner/developer, Dale and Associates, Inc., surveyor.

**Resolution No. 2001-232**

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2001S-151A-12, is **APPROVED (7-0).**”

**PLANNED UNIT DEVELOPMENTS (revisions)**

**14. 107-81-G-14**

Villages of Larchwood, Phase II, Section IV  
Map 108, Parcel 52  
Subarea 14 (1996)  
District 14 (Stanley)

A request for final approval for a portion of a phase of the Residential Planned Unit Development District located abutting the east terminus of Fitzpatrick Road, 600 feet east of Blackwood Drive (1.33 acres), classified within the R10 District, to permit three single-family lots at the terminus of Fitzpatrick Road, requested by J. T. Ragsdale for Hilmore Properties, owner.

**Resolution No. 2001-233**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 107-81-G-14 is given **CONDITIONAL APPROVAL OF FINAL PUD (7-0).** The following conditions apply:

1. Prior to the issuance of any building permit, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Prior to the issuance of any building permits, a final plat shall be recorded, including all necessary bonds for road improvements, water and sewer lines and the required sidewalk improvements along Fitzpatrick Road.
3. Prior to or in conjunction with the submittal of any final plat for this phase, the developer shall submit construction plans for the extension of a sidewalk across the frontage of lot 74 to the Planning Department for review and approval.
4. The final plat for this section shall include the dedication of a 50-foot wide right-of-way strip extending from the end of the Fitzpatrick Road cul-de-sac to the eastern boundary of the Larchwood PUD (a distance of approximately 40 linear feet) where White Pines Drive currently stubs-out.
5. The requirements of the Metropolitan Fire Marshal’s Office for emergency vehicle access and fire flow water supply during construction must be met prior to the issuance of any building permits.
6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
7. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require re-approval by the Planning Commission.”

**15. 46-83-U-14**

Airport Center  
Map 108, Parcels 27 and 34  
Subarea 14 (1996)  
District 14 (Stanley)

A request to revise a portion of the preliminary plan and for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the south margin of Elm Hill Pike opposite McCrory Creek Road (9.45 acres), classified CS, to permit the development of a 87,230 square foot, one-story, office building, replacing an 85,000 square foot office building, requested by Gresham, Smith and Partners for Duke-Weeks Construction Inc., owner.

**Resolution No. 2001-234**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 46-83-U-14 is given **APPROVAL OF A REVISION TO PRELIMINARY PUD AND CONDITIONAL FINAL PUD APPROVAL FOR A PHASE (7-0)**. The following conditions apply:

1. Prior to the issuance of any building permit, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Prior to the issuance of any building permits, a final plat shall be recorded, including the posting of a bond for improvements to Elm Hill Pike to widen the roadway pavement to include a center turn lane from the existing turn lane east to McCrory Creek Road, a 150 foot west bound left turn lane from Elm Hill Pike to the new office complex, sewer line extension and a new traffic signal at Elm Hill Pike and McCrory Road. The final plat shall include easements for the sewer line extension crossing McCrory Creek.
3. Prior to the issuance of any Use and Occupancy permits for the office building the new traffic signal shall be installed at Elm Hill Pike and McCrory Road and all road improvements to Elm Hill Pike shall be completed.
4. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
5. The requirements of the Metropolitan Fire Marshal’s Office for emergency vehicle access and fire flow water supply during construction must be met prior to the issuance of any building permits.
6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
7. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require re-approval by the Planning Commission.
8. If you are anticipating underground telephone and electrical service, it is suggested that Intermedia Cablevision be contacted for coordinating their cable installation.”

**OTHER BUSINESS**

16. Extension of an existing MPO contract with Fischbach Transportation Group for the Development of a Concord Road Corridor Study.

**Resolution No. 2001-235**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the extension of an existing MPO contract with Fischbach Transportation Group for the Development of a Concord Road Corridor Study."

17. Extension of an existing MPO contract with Bucher, Willis & Ratliff for the development of Major Thoroughfare Plans for the Cities of LaVergne and Smyrna.

**Resolution No. 2001-236**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the extension of an existing MPO contract with Bucher, Willis & Ratliff for the development of Major Thoroughfare Plans for the Cities of LaVergne and Smyrna."

This concluded the items on the consent agenda.

**PUBLIC HEARING**

**ZONING MAP AMENDMENTS**

**3. 2001Z-019U-08**

Map 92-2, Parcels 207 (.16 acres), 208 (.18 acres),  
209 (.12 acres) and 211 (.05 acres)  
Subarea 8 (1995)  
District 21 (Whitmore)

A request to change from R6 to MUL district properties at 1002, 1004, and 1006 28th Avenue North and 2712 Albion Street, approximately 90 feet south of Alameda Street (.51 acres), requested by Elaine Bailey, Trustee. (Deferred indefinitely from meeting of 02/01/01).

Ms. Regen stated staff recommends disapproval as contrary to the General Plan.

A Subarea Plan Amendment is required. The overall update is currently underway by staff and citizens of Subarea 8, but the applicant has not submitted a plan amendment.

A traffic impact study is required to analyze project impacts on nearby intersections and neighborhoods, but one has not been submitted.

This item was deferred indefinitely at the February 1, 2001 meeting since a Subarea 8 Plan amendment was required and not submitted. This request is to change .51 acres from R6 (residential) to MUL (mixed-use limited) district properties at 1002, 1004, and 1006 28<sup>th</sup> Avenue North and 2712 Albion Street. The existing R6 district is intended for single-family homes and duplexes at up to 6 units per acre. The proposed MUL district is intended for a mixture of residential, office, commercial, and retail uses at moderate intensities.

Staff recommends disapproval as contrary to the general plan. The office, commercial, and retail uses permitted within the MUL district are not consistent with the Subarea 8 Plan's Residential Medium (RM) policy calling for 4 to 9 residential units per acre. While the Subarea 8 Plan will be updated soon, at this point in the review process it is anticipated that the current RM policy will remain. The applicant has indicated that this request is being made to build a full-service restaurant. There are ample commercial opportunities in the CN zoning to the southwest at the Albion Street/28<sup>th</sup> Avenue North intersection and

along the Jefferson Street corridor to the north. Since the Subarea 8 Plan intends to revitalize commercial development along the Jefferson Street corridor, it is important to focus commercial activities within the existing commercial zoning along that corridor. Additionally, the application is incomplete since the applicant has not submitted a request to amend the Subarea 8 Plan from RM to Mixed Use (MU) policy.

For a subarea plan amendment, a traffic impact study (TIS) is required to determine if the existing road network can accommodate the land uses permitted within the proposed policy area.

No one was present to speak at the public hearing.

Ms. Nielson moved and Mr. Manier seconded the motion, which carried unanimously, to close the public hearing and disapprove as contrary to the General Plan.

Ms. Jones stated she didn't feel this property would ever develop as residential property and perhaps the subarea plan should be changed.

Chairman Lawson agreed because the property is adjacent to the interstate.

Ms. Nielson stated the Subarea 8 Plan was under review at the present time.

Mr. Bernhardt stated this specific piece of property has been discussed by the participants in the Subarea 8 Plan Review and they strongly recommend it stay residential. Staff was expecting the applicant to be present to discuss this item. This is clearly a debatable land use issue. The subarea participants were not specifically aware of this zone change proposal. Staff's recommendation was going to be that we defer this one meeting and allow a notification to go out to the neighborhood association and the participants in the Subarea 8 process and then the Commission would have both side here at a hearing.

Ms. Nielson withdrew her motion for disapproval and Mr. Manier withdrew his second.

Ms. Jones moved and Councilmember Ponder seconded the motion, which carried unanimously, to close the public hearing and to defer this matter until June 21, 2001.

**4. 2001Z-027U-08**

Map 81, Parcels 57 (.26 acres), 58 (1.05 acres), 59 (1.17 acres), 60 (1.17 acres), 61 (1.17 acres), 62 (.34 acres) and 63 (.46 acres)  
Subarea 8 (1995)  
District 20 (Haddox)

A request to change from RS5 to RM6 district properties at 28th Avenue North (unnumbered), and Ed Temple Boulevard (unnumbered), approximately 450 feet north of the Nashville and Ashland City Railroad (5.62 acres), requested by Mike Hampton, appellant, for Oman Construction Company, Inc., owner, and Jack A. Oman, trustee.

Ms. Regen stated staff recommends disapproval.

No subarea Plan Amendment required.

No traffic impact study is required to analyze project impacts on nearby intersections and neighborhoods.

This request is to change 5.62 acres from RS5 (single-family residential) to RM6 (multi-family residential) district three properties at Ed Temple Boulevard (unnumbered) and four properties at 28<sup>th</sup> Avenue North (unnumbered). These properties are located across from the Ted Rhodes golf course on Ed Temple Boulevard. The existing RS5 district is intended for single-family homes at 7.4 dwelling units per acre. The proposed RM6 district is intended for multi-family residential dwelling units at 6 units per acre. Under the current RS5 zoning these properties would allow 42 single-family dwelling units, while the RM6 district would allow 34 multi-family dwelling units. A large portion of this site falls within the

Cumberland River floodplain, however, which may limit the actual number of dwelling units that can be constructed on these properties. The applicant has indicated that he intends to build a 32-unit senior housing complex.

Although the current Subarea 8 Plan's Residential Medium (RM) land use policy calls for 4 to 9 dwelling units per acre, staff recommends disapproval since the plan also intends for the existing character and intensity of development to be maintained. The existing Cumberland Gardens neighborhood to the east is predominately single-family with the exception of some multi-family zoning and developments along Clarksville Pike. Those developments are located within a commercial policy along Clarksville Pike.

The Traffic Engineer indicates that Ed Temple Boulevard and 28<sup>th</sup> Avenue North can sufficiently accommodate development that could be generated by the proposed RM6 zoning district. Ed Temple Boulevard is classified as an arterial road on the Major Street Plan.

Although the applicant indicates the desire to build housing for the elderly, a multi-family development at RM6 density will generate approximately 5 students (2 elementary, 2 middle, and 1 high school), while RS5 would generate 10 students (4 elementary, 3 middle, and 2 high school). There is insufficient capacity at Brookmeade Elementary School, while there is currently sufficient capacity at H.G. Hill Middle School and Hillwood High School. However, officials at H.G. Middle School indicated that the current enrollment is 551 students with a capacity of 600 students and a large increase is expected for the upcoming school year. As more residential rezonings occur in this area, necessary improvements should be programmed into the Capital Improvements Budget.

Mr. Mike Hampton, developer, stated he had met with Councilmember Haddox and that he would like to formally withdraw his application.

Residents submitted petitions in opposition to the proposal to be added to the permanent record.

## **FINAL PLAT SUBDIVISIONS**

**11. 2000S-374G-01**  
Randall Subdivision  
Map 21, Parcel 7  
Subarea 1 (1997)  
District 1 (Gilmore)

A request for final plat approval to subdivide one parcel into two lots abutting the north margin of Old Clarksville Pike, approximately 800 feet east of Bidwell Road (8.47 acres), classified within the RS40 District, requested by James W. and Shelia R. Randall, owners/developers, Steven E. Artz & Associates, Inc., surveyor.

Ms. Regen stated staff recommends approval subject to variances for maximum lot size and lot width to depth ratio.

This request is for final plat approval to subdivide one parcel into two lots abutting the north margin of Old Clarksville Pike, approximately 800 feet east of Bidwell Road. The property is zoned RS40 district and contains 8.47 acres. The plat proposes two lots containing 4.23 acres and 4.24 acres. The Metro Health Department has approved the septic tank fields for these lots. Sewer is not available in this area or anticipated in the near future. Two variances are needed for lot size and lot depth. Both lots exceed 2.75 acres, the maximum lot size permitted by the Subdivision Regulations in the RS40 district. In addition, both lots exceed the maximum lot width to depth ratio. Both lots have a width of 60 feet with a depth of 1,416 feet on lot #1 and 1,240 feet on lot #2. The maximum depth permitted by the Subdivision Regulations is 240 feet. Staff recommends approval of this plat subject to a variance for these larger lots since these lots are without sewer service and there are no plans for future sewer service.



No one was present to speak at the public hearing.

Ms. Nielson moved and Ms. Oglesby seconded the motion, which carried unanimously, to close the public hearing and approve the following resolution with the recommended variances:

**Resolution No. 2001-237**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 2000S-374G-01, is **APPROVED WITH VARIANCE TO SECTION 2-4.2D (LOT SIZE) AND SECTION 2-4.2E (LOT WIDTH) (7-0).”**

**12. 2001S-133U-08**  
Buena Vista Park  
Map 81-3, Parcels 251 and 276-280  
Subarea 8 (1995)  
District 20 (Haddox)

A request for final plat approval to consolidate 11 lots and two parcels into one lot abutting the northwest corner of Cass Street and 9th Avenue North (15.64 acres), classified within the R6 Urban Zoning Overlay District, requested by Metropolitan-Nashville Public Schools, owner/developer, Volunteer Surveying, surveyor. (Deferred from meeting of 05/10/01).

Mr. Sewell stated staff recommends approval/ subject to a variance for sidewalk planting strip.

This request was deferred from the May 10, 2001 Planning Commission meeting to show sidewalks around the new John Early Middle School. This request is for final plat approval to consolidate 11 lots and two parcels into one lot on approximately 16 acres abutting the northwest corner of Cass Street and Ninth Avenue North. The property is located within the R6 district and the Buena Vista Park neighborhood.

To address staff’s previous concerns, the applicant has proposed sidewalks along 11th Avenue North, Cass Street and Owen Street, but not along 9<sup>th</sup> or 10<sup>th</sup> Avenues North. These streets have no residences and the rough topography surrounding them visually separates the streets (including any sidewalks) from the school. In lieu of sidewalks along these streets, an existing sidewalk will be extended along 11<sup>th</sup> Avenue North linking the middle school with the elementary school, Hall-Jackson Montessori School. The sidewalk along 11<sup>th</sup> Avenue North will be built along a street lined with homes on one side which face the sidewalk, school, and park areas. A sidewalk is also proposed from 11<sup>th</sup> Avenue North to the football/soccer field under construction on the middle school property.

This alternative sidewalk plan will require a couple of variances that staff supports. Due to topography on Owen Street and 11<sup>th</sup> Avenue North, the required four foot planting strip may not be possible; therefore, a reduced planting strip on 11<sup>th</sup> Avenue North or none at all may be provided on Owen Street. Staff recommends approval of this final plat since it enables sidewalks to be built thereby creating a better connected neighborhood and safer walking environment for children and residents to use the new school and play fields. No bond is required for public improvements by Metro Schools. The Director of Schools will write a letter to the Planning Department committing to make these improvements as shown on the approved plat.

No one was present to speak at the public hearing.

Ms. Nielson moved and Mr. Manier seconded the motion, which carried unanimously, to close the public hearing and approve the following resolution with variances:

**Resolution No. 2001-238**

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2001S-133U-08, is **APPROVED WITH VARIANCE TO SECTION 2-6.1A (SIDEWALK LOCATION AND WIDTH OF PLANTING STRIP) (7-0).**”

**OTHER BUSINESS**

18. Metro Planning, in cooperation with Middle Tennessee State University and the Greater Nashville Regional Council have submitted a grant proposal to the national Aeronautics and Space Administration (NASA) to create a regional decision support system using common GIS tools and NASA generated data.

Mr. McDonough presented the proposal to the Commission.

19. Election of Officers

Jim Lawson was re-elected Chairman for a third term.  
Doug Small was re-elected Vice Chairman for third term.  
Ms. Nielson was re-elected as the Historic Commission representative.  
Chairman Lawson was re-elected as representative to the Park Board.

20. Legislative Update

Councilmember Ponder provided an update on the current legislative status of items previously considered by the Commission.

**ADDENDUM**

Discussion of MPC Summer Vacation Schedule

**ADJOURNMENT**

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 2:30 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

Minute Approval:  
This 7<sup>th</sup> day of June 2001

