

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: July 11, 1996
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Gilbert N. Smith
William Harbison
Arnett Bodenhamer
Janet Jernigan
William Manier
Ann Nielson
Stephen Smith

Absent:

Mayor Philip Bredesen
Councilmember Stewart Clifton
James Lawson

Others Present

Executive Office:

Jeff Browning, Executive Director and Secretary
Carolyn Perry, Secretary II

Current Planning and Design:

Edward Owens, Planning Division Manager
Mitzi Dudley, Planner III
Shawn Henry, Planner III
Tom Martin, Planner III
John Reid, Planner II
Doug Delaney, Planner I
Charles Hiehle, Planning Technician II
Jeff Stuncard, Planning Technician I

Advance Planning and Research Division:

Jeff Ricketson, Planning Division Manager
Jackie Blue, Planner I
Scott Medlyn, Intern

Community Plans Division:

Jerry Fawcett, Planning Division Manager
Gary Dixner, Planner III
Debbie Frank, Planner I

Also Present:

Jim Armstrong, Public Works
Sonny West, Codes Department

Chairman Smith Called the meeting to order.

ADOPTION OF AGENDA

Mr. Owens announced a correction to Zone Change Proposal 96Z-062U; the caption should read .19 acres rather than .34 acres.

Ms. Nielson moved and Mr. Manier seconded the motion, which unanimously passed, to adopt the agenda with the correction.

ANNOUNCEMENT OF DEFERRED ITEMS

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

- | | |
|----------|--|
| 96B-114G | Deferred two weeks, by Codes Administration. |
| 96B-115G | Deferred two weeks, by Codes Administration. |
| 96Z-063U | Deferred two weeks, by applicant. |
| 101-66-G | Deferred two weeks, by applicant. |
| 98-73-G | Deferred two weeks, by applicant. |
| 75-87-P | Deferred two weeks, by applicant. |
| 89P-003G | Deferred two weeks, by applicant. |
| 94P-008U | Deferred two weeks, by applicant. |
| 96P-012U | Deferred two weeks, by applicant. |
| 96P-013G | Deferred two weeks, by applicant. |
| 95S-309U | Deferred two weeks, by applicant. |
| 96S-118G | Deferred two weeks, by applicant. |
| 96S-138G | Deferred two weeks, by applicant. |
| 96S-222U | Deferred two weeks, by applicant. |
| 96S-249G | Deferred two weeks, by applicant. |
| 96M-063U | Deferred two weeks, by applicant. |

Mr. Manier moved and Ms. Nielson seconded the motion, which unanimously passed, to defer the items listed above.

APPROVAL OF MINUTES

Ms. Jernigan moved and Ms. Nielson seconded the motion, which unanimously passed, to approve the minutes of the regular meeting of June 27, 1996.

RECOGNITION OF COUNCILMEMBERS

Councilmembers present elected not to speak at this point in the agenda.

ADOPTION OF CONSENT AGENDA

Mr. Manier moved and Ms. Nielson seconded the motion, which carried unanimously, to approve the following items on the consent agenda:

APPEAL CASES:

Appeal Case No. 96B-116U
Map 150-6, Parcel 139
Subarea 13 (1991)
District 29 (Holloway)

A request for a conditional use permit under the provisions of Section 17.124.180 (Floodplain) as required by Section 17.116.030 to construct a 2,902 square foot duplex within the R10 District, on property abutting the north margin of Woodymore Drive, approximately 105 feet west of Woodymore Court (.28 acres), requested by Robin York, for Brent Foster, appellant/owner.

Resolution No. 96-461

"BE IT RESOLVED that the Metropolitan Planning Commission offers the following recommendation for Appeal Case No. 96B-116U to the Board of Zoning Appeals:

The site plan complies with the conditional use criteria."

Appeal Case No. 96B-121G
Map 178, Parcel 38
Subarea 6 (1990)
District 35 (Lineweaver)

A request for a conditional use permit under the provisions of Section 17.124.180 (Floodplain) as required by Section 17.116.030 to construct a new single-family residence within the AR2a District, on property abutting the west margin of Highway 96 and the east margin of Old Harding Pike (5.2 acres), requested by Dan B. Cundiff, for Todd M. Haylett, appellant/owner.

Resolution No. 96-462

"BE IT RESOLVED that the Metropolitan Planning Commission offers the following recommendation for Appeal Case No. 96B-121G to the Board of Zoning Appeals:

The site plan complies with the conditional use criteria

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 96Z-061U
Map 163, Parcel 2
Subarea 13 (1991)
District 28 (Hall)

A request to change from AR2a District to RS8 District certain property abutting the north margin of Moss Road, approximately 1,350 feet east of Una Antioch Pike (9.43 acres), requested by Rick Blackburn, for Phillip A. Pratt, owner.

Resolution No. 96-463

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 96Z-061U is **APPROVED**:

This property is within residential low-medium density policy in the Subarea 13 Plan (permitting up to 4 dwelling units per acre), which the RS8 district will implement."

Zone Change Proposal No. 96Z-062U
Map 103-8, Part of Parcel 52
Subarea 7 (1994)
District 24 (Johns)

A request to change from CS District to OP District certain property abutting the east margin of 46th Avenue North, 0 feet north of Murphy Road (.19 acres), requested by George N. Spiva, trustee.

Resolution No. 96-464

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 96Z-062U is **APPROVED**:

This property is within a small neighborhood commercial area of the Sylvan Park neighborhood. OP zoning is appropriate within the small neighborhood commercial area, and will provide an acceptable transition to the surrounding residential areas."

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 177-74-U
Century City West, Phase II
Map 95, Parcels 30-32
Map 95-15, Parcels 24, 25 and 27-32
Map 107-3, Parcels 11 and 12
Subarea 14 (1996)
District 15 (Dale)

A request to amend the approved preliminary site development plan of the Commercial (General) Planned Unit Development District abutting the south margin of Old Elm Hill Pike, west of McGavock Pike, zoned OP, R8 and CS, to add 5.4 acres and a 261,000 square foot eight-story office building to the existing planned unit development, requested by Hodgson and Douglas, for Shoretein Company East, L.P.

Resolution No. 96-465

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 177-74-U is given **CONDITIONAL PRELIMINARY APPROVAL AS AN AMENDMENT REQUIRING COUNCIL CONCURRENCE**. The following conditions apply:

1. Receipt of written confirmation of approval from the Stormwater Management and Traffic Engineering sections of the Department of Public Works.
2. Compliance with the requirements of the Metropolitan Nashville Airport Authority with regard to approvals by the Federal Aviation Administration as stated in its letter dated July 10, 1996, prior to any final approval.
3. Recording of a plat of subdivision which combines the parcels prior to the issuance of any building permits, along with the posting of any bonds which may be required for necessary public improvements.
4. Compliance with the recommendations of the Traffic Impact Study dated June 1996."

Proposal No. 88P-046G

Poplar Ridge, Sections V and VI
Map 141, Part of Parcel 11
Subarea 6 (1990)
District 35 (Lineweaver)

A request for final approval for Sections 5 and 6 of the Residential Planned Unit Development District abutting the north and south margins of Poplar Ridge Drive along the east and west margins of Dove Valley Drive (4.58 acres), to permit the development of 23 single-family lots, requested by Wamble and Associates, for The Haury Company, owner. **(Also requesting final plat approval).**

Resolution No. 96-466

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 88P-046G is given **CONDITIONAL FINAL PUD APPROVAL; SECTION 5 FINAL PLAT APPROVAL SUBJECT TO A BOND IN THE AMOUNT OF \$119,000.00; SECTION 6 FINAL PLAT APPROVAL SUBJECT TO A BOND IN THE AMOUNT OF \$87,000.00; CONTRIBUTION OF \$154 PER LOT TO THE COLEY DAVIS ROAD IMPROVEMENT FUND.** The following conditions apply:

1. Receipt of written approval of the final plan from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Receipt of written approval of the final plan from the Harpeth Valley Utility District.
3. Payment of \$154 per lot to the Coley Davis Road Improvement Fund at the time of recording the final plat.
4. Recording of the final plat as well as the posting of any bonds as may be required for any necessary public improvements prior to the issuance of any building permits.”

Proposal No. 89P-031G

Smith Springs
Map 136, Parcels 20, 135 and 155
Subarea 13 (1991)
District 29 (Holloway)

A request to revise the approved preliminary site development plan of the Commercial (General) Planned Unit Development District abutting the north margin of Smith Springs Road, 340 feet east of Clearlake Drive, classified AR2a, to permit the development of a 60,000 square foot general retail sales and service facility, requested by Dale and Associates, for Bobby Pugh, owner.

Resolution No. 96-467

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 89P-031G is given **CONDITIONAL APPROVAL:** The following conditions apply:

1. Written confirmation of preliminary approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Compliance with the recommendations of the traffic impact study as approved by the Traffic Engineering Sections of the Metropolitan Department of Public Works.
3. The posting of a bond as may be required with any subsequent final approval. ”

Proposal No. 94P-026U
Hill Place
Map 116-2-A, Parcels 16 - 18
Map 116-2-B, Parcels 62 - 81
Subarea 7 (1994)
District 24 (Johns)

A request to revise the Final site development plan of the Residential Planned Unit Development District abutting Post Road and Davidson Road (32.5 acres), to permit the readjustment of open space and lot lines, requested by Gresham, Smith and Partners, for H. G. Hill Realty Company, et. al., owners. (Also requesting final Plat approval).

Resolution No. 96-468

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 94P-026U is given **CONDITIONAL FINAL PUD APPROVAL; FINAL PLAT APPROVAL**. The following condition applies:

Recording of the revised plat of subdivision.”

SUBDIVISIONS:

Final Plats:

Subdivision No. 96S-218U
Nashville Arena, Phase 2
Map 93-6, Parcels 9, 11-15, 19-23 and 42
Map 93-6-3, Parcels 112-115
Map 93-6-4, Parcels 11, 12 and 14
Map 93-10, Parcels 142, 145-148, 269-281, 283-287, 291,
292, 294, 297, 298, 298.1, 299, 301, 305, 306 and 307
Subarea 9 (1991)
District 19 (Sloss)

A request to consolidate 53 parcels into seven lots located between Fourth Avenue South and Seventh Avenue South and between Broadway and Franklin Street (16.13 acres), classified within the CF District, requested by M.D.H.A., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor. **(Deferred from meeting of 06/27/96).**

Resolution No. 96-469

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the FINAL plat of Subdivision No. 96S-218U, is granted **APPROVAL**.”

Subdivision No. 96S-242G
Poplar Ridge, Section 2, Resubdivision
of Lots 5 and 6
Map 141-06-A, Parcels 41 and 42
Subarea 6 (1990)
District 35 (Lineweaver)

A request to reconfigure two lots abutting the southeast margin of Coley Davis Road, approximately 230 feet northeast of Poplar Ridge Drive (.33 acres), classified within the R20 Residential Planned Unit

Development District, requested by Sunflower Properties, owner/developer, Wamble and Associates, surveyor.

Resolution No. 96-470

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the FINAL plat of Subdivision No. 96S-242G, is granted **APPROVAL.**”

Subdivision No. 96S-247U
Forge Ridge, Resubdivision of Lot 1
Map 135, Parcels 22 and 23
Subarea 13 (1991)
District 27 (Sontany)

A request to create 52 lots abutting the northwest margin of Franklin Limestone Road, approximately 338 feet west of Rice Avenue (14.42 acres), classified within the R10 Residential Planned Unit Development District, requested by Dewey Pedigo, Jr., trustee, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Resolution No. 96-471

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the FINAL plat of Subdivision No. 96S-247U, is granted **CONDITIONAL APPROVAL subject to posting a performance bond in the amount of \$300,00.00.**”

Subdivision No. 96S-248U
Oxton Hill
Map 117-11, Parcels 25 and 26
Subarea 10 (1994)
District 25 (Kleinfelter)

A request to create eight lots abutting the northeast corner of Graybar Lane and Oxton Hill Lane (formerly Boensch Street) (2.82 acres), classified within the R20 Residential Planned Unit Development District, requested by Dudley W. Warner, owner/developer, Littlejohn Engineering Associates, Inc., surveyor.

Resolution No. 96-472

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the FINAL plat of Subdivision No. 96S-248U, is granted **CONDITIONAL APPROVAL subject to posting a performance bond in the amount of \$6,500.00.**”

Request for Bond Extension:

Subdivision No. 50-86-P
East Colony at Riverbend
East Colony at Riverbend, J.V., principal

Located abutting the southeast corner of Poplar Creek Road and Old Harding Pike.

Resolution No. 96-473

"**BE IT RESOLVED** by the Metropolitan Planning Commission that it hereby **APPROVES** the request for an extension of the performance bond for Subdivision No. 50-86-P, Bond No. 87BD-033, East Colony at Riverbend, in the amount of \$275,000 until October 1, 1996, as requested, said approval being contingent

upon posting an amended letter of credit by August 14, 1996 and extending the expiration date to April 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 28-87-P
Boone Trace, Phase One
Westinghouse Electric Corporation, principle

Located abutting the north margin of Newsom Station Road, approximately 2,900 feet southeast of McCrory Lane.

Resolution No. 96-474

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 28-87-P, Bond No. 87BD-032, Boone Trace, Phase One, in the amount of \$125,000 until October 1, 1996, as requested, said approval being contingent upon posting a letter from Safeco Insurance Company by August 14, 1996 agreeing to the extension. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 84-87-P
Crossings at Hickory Hollow, Section One,
Resubdivision of Lot One
Hickory Hollow Associates, principal

Located abutting the south margin of Mt. View Parkway, between Hickory Hollow Parkway and Crossings Boulevard. **(Deferred from meeting of 06/27/96).**

Resolution No. 96-475

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 84-87-P, Bond No. 93BD-067, Crossings at Hickory Hollow, Section One, Resubdivision of Lot One, in the amount of \$22,500 until October 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit by August 14, 1996 and extending the expiration date to April 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 89-86-P
Brittany Park, Phase One-A
Carlton Enterprises, Inc., principal

Located abutting the north margin of Bell Road, approximately 1,270 feet west of Blue Hole Road.

Resolution No. 96-476

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 89-86-P, Bond No. 95BD-066, Brittany Park, Phase One-A, in the amount of \$320,700.00 until September 15, 1997, as requested, said approval being contingent upon posting an amended letter of credit by August 14, 1996 and extending the expiration date to March 15, 1998. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Request for Bond Release:

Subdivision No. 177-80-U
Bell Crest, Section One
William L. Rudolph, principal

Located abutting the east margin of Hickory Park Drive, approximately 75 feet south of Hickory Court Park East.

Resolution No. 96-477

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for release of a performance bond for Subdivision No. 177-80-U, Bond No. 94BD-023, Bell Crest, Section One, in the amount of \$7,000.00, as requested."

Subdivision No. 206-83-G
Chelsea Village Addition, Section One
Jerry Butler, principal

Located abutting the northwest terminus of Highmeadows Drive, approximately 427 feet northwest of Edge-O-Lake Drive

Resolution No. 96-478

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for release of a performance bond for Subdivision No. 206-83-G, Bond No. 93BD-023, Chelsea Village Addition, Section One, in the amount of \$11,300.00, as requested."

Subdivision No. 89P-003G
Still Spring Hollow, Section One, Phase One
Greater Middle TN Development Partnership , principal

Located abutting the east margin of Hicks Road, approximately 900 feet north of Highway 100.

Resolution No. 96-479

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for release of a performance bond for Subdivision No. 89P-003G, Bond No. 89BD-016, Still Spring Hollow, Section One, Phase One, in the amount of \$35,600.00, as requested."

Subdivision No. 92P-008G
Addition to Brelan Park, Section One
Wayne Meadows, principal

Located abutting the southern terminus of Saddlewood Lane.

Resolution No. 96-480

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for release of a performance bond for Subdivision No. 92P-008G, Bond No. 94BD-046, Addition to Brelan Park, Section One, in the amount of \$7,000, as requested."

Subdivision No. 92P-008G
Addition to Brelan Park, Section Two

Wayne Meadows, principal

Located abutting both margins of Ridge Farm Place, approximately 110 feet southwest of Saddlewood Lane.

Resolution No. 96-481

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for release of a performance bond for Subdivision No. 92P-008G, Bond No. 90BD-001, Addition to Breelan Park, Section Two, in the amount of \$28,500, as requested."

Subdivision No. 94S-126G
Bridle Path, Section Three
David B. Taylor, principal

Located on both margins of Thoroughbred Drive, approximately 290 feet south of Stewarts Ferry Pike.

Resolution No. 96-482

"BE IT RESOLVED by the Metropolitan Planning Commission that I hereby APPROVES the request for release of a performance bond for Subdivision No. 94S-126G, Bond No. 94BD-035, Bridle Path, Section Three, in the amount of \$15,000.00, as requested."

Subdivision No. 94S-229G
Bridle Path, Section Four
David B. Taylor, principal

Located on both margins of Thoroughbred Drive, approximately 1,156 feet south of Stewarts Ferry Pike.

Resolution No. 96-483

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for release of a performance bond for Subdivision No. 94S-229G, Bond No. 94BD-063, Bridle Path, Section Four, in the amount of \$2,500.00, as requested."

MANDATORY REFERRALS:

Proposal No. 96M-071U
McGavock Street and Alley No. 77 Closure
Maps 93-6 and 93-10
Subarea 9 (1991)
District 19 (Sloss)

A proposal to close McGavock Street between Sixth Avenue South and Seventh Avenue South and to close Alley No. 77 between McGavock Street and Alley No. 73, requested by R. Chris Magill, for First Baptist Church, adjacent property owner. **(Easements are to be abandoned).**

Resolution No. 96-484

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** Proposal No. 96M-071U.

Proposal No. 96M-072U
Church Street, Third Avenue North and
Printers Alley Encroachments
Map 93-2-3, Parcel 168
Subarea 9 (1991)
District 19 (Sloss)

A mandatory referral from the Department of Public Works proposing the installation of eight awnings over the rights-of-way of Church Street, Third Avenue North and Printers Alley, requested by C. L. Jarratt, PAG Partners, L.P., adjacent property owners.

Resolution No. 96-485

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** Proposal No. 96M-072U.

Proposal No. 96M-073U
1805 21st Avenue South Right-of-Way Encroachments
Map 104-12, Parcel 3
Subarea 10 (1994)
District 18 (Clifton)

A mandatory referral from the Department of Public Works proposing the installation of four awnings over the public right-of-way in front of 1805 21st Avenue South for Boscos Nashville Brewing Company, L.P., requested by Jerry Feinstone, president.

Resolution No. 96-486

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** Proposal No. 96M-073U.

Proposal No. 96M-075U
Council Bill No. 096-377
Lease Agreement Between MDHA and
Metro Police Department
Map 93-15, Parcel 118
Subarea 9 (1993)
District 19 (Sloss)

An ordinance approving a lease agreement between MDHA and the Police Department for the purpose of providing patrol and conflict resolution at the Southside Enterprise Center.

Resolution No. 96-487

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** Proposal No. 96M-075U.

Proposal No. 96M-076U
Demonbreun Sewer Separation Project
Map 93-11, Parcel 24
Map 93-7, Parcel 40
Map 93-11, Parcel 27
Subarea 9 (1991)
District 19 (Sloss)

A mandatory referral from the Department of Water and Sewerage Services requesting an acquisition of easements to perform related work on the Demonbreun Sewer Separation Project.

Resolution No. 96-488

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** Proposal No. 96M-076U.

Proposal No. 96M-077G
Acquisition of Easements on Holt Creek
Map 180, Parcel 15
Subarea 12 (1991)
District 31 (Alexander)

A mandatory referral submitted by the Department of Water and Sewerage Services for the purpose of acquiring easements to construct the Holt Creek Trunk Sewers.

Resolution No. 96-489

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** Proposal No. 96M-077G.

OTHER BUSINESS:

4. Amendment of consultant contract No. L-95-6147 with Kimley-Horn Associates, Inc. for the development of an ITS Plan.

This concluded the items on the consent agenda.

PUBLIC HEARING: SUBAREA 6 PLAN UPDATE

Mr. Gary Dixner stated that since February, five meetings were held in the community during evening hours to explain the subarea plan update process and to provide for public involvement in development of the plan. Information was sent out prior to the meetings to enable meaningful participation. The meetings were well attended and comments covering a broad variety of issues provided staff with useful information for the plan update. A general opinion expressed was that the original plan policies, adopted in August 1990, were still valid.

Original plan goals are retained in the plan update as are the basic precepts that formed the concept. Commercial development in four nodes is preferred, while commercial "strip" development along major arterials remains strongly opposed by the community. Policies that protect residential neighborhoods and environmentally sensitive land features are also retained.

People have become more concerned about the number of apartments being built in the subarea. Actually, most of the apartments under construction were approved prior to the adoption of the original plan but were not built due to the economic downturn that occurred after the mid 1980's.

The new land use policy plan described by Mr. Dixner is similar to the original plan reformatted under Concept 2010 guidelines. A more detailed concept plan utilizing standard policy categories is supplemented by text in the plan and implementation suggestions in Chapter Five. Areas for commercial development in the nodes provide adequate opportunities for expansion during the 20-year time frame. Design plans in Chapter Five suggest detailed guidelines on boundary locations, landscaped buffers, and

land use transitions. Residential policies support continuation of the type of development that is occurring along the Harpeth River and Highway 100 corridors. The plan provides for limited expansion of multi-family or townhouse development along the 70S corridor of a similar character to that which has been established in the area.

Comments received about the plan prior to this public hearing have been mostly supportive with specific concerns and suggestions as follows:

- 1) Many stated that additional apartments should not be permitted in the subarea, while others recognize that this position may not be legally defensible and favor providing for them in carefully selected locations.
- 2) A landowner suggested a policy supporting construction of low intensity commercial recreation facilities in Natural Conservation policy areas as a way to preserve environmentally sensitive lands.
- 3) The majority opposes additional commercial development along Highway 100, particularly near the Natchez Trace Parkway terminus.
- 4) Landowners affected by industrial policy on the north side of River Road near Charlotte Pike submitted information about Native American burial grounds and a Civil War battle site at this location. They feel that historical factors and topography of the area are not suited to intensive development.

Councilmember Eric Crafton spoke in favor of the plan and asked the Commission to adopt the plan as amended and not send it back to the community.

Ms. Paula Underwood Winters, editor of the *Westview* newspaper, expressed her concerns regarding land use density that permits more multi-family developments in the Bellevue area.

Mr. Mossell Croudell, representing the National Park Service and the Natchez Trace Parkway, expressed concerns regarding density of developments and types of commercial use development in the area.

Mr. Crom Carmichael, asked the Commission to expand a node in section 8A to include a residential density of 9 units per acre.

Mr. Pete Sellers, a resident of the Boone Trace Subdivision, urged strengthening of the Tree Ordinance in the area. He also expressed concerns regarding road improvements that should be scaled back to three lanes instead of four lanes, unmapped policy changes need to be defined, stormwater run off and more multi-family development.

Mr. John Crisp urged the Commission to support and approve the plan.

Mr. Joe Morrison, an area resident, stated he felt the need for also having bike ways also along Highway 70S and expressed concerns regarding storm water management because of development in the floodplain.

Ms. Norma Rogers, president of the Walnut Hills Homeowners Association, stated she felt this was an excellent plan and that it expressed the concerns of residents not wanting more commercial development in the area.

Mr. John Knowles, a member of the board of Coronado Condominiums and also speaking on behalf of Bellevue Citizens for Planned Growth in place of John Rumble, reinforced feelings to preserve Highway 70S as residential except within the established nodes, expressed concerns regarding construction of new apartment complexes and asked the Commission to approve the plan.

Mr. Tim Wallace, a River Road resident, requested that the land north of River Road be changed from Industrial to a Natural Conservation Area to preserve the quality of life and integrity of the neighborhood.

Mr. George McCabe, owner of Loveless Restaurant, requested a land use policy for his property which would allow him to develop a motel around the existing restaurant which would create a village characteristic rather than strip commercial activity.

Mr. Doug Sharp, with Gresham Smith and Partners, made a presentation of how this property could be developed.

Mr. Tom Green stated he had worked with the National Park Service for thirty years and recommended to the Commission that McCrory Lane be designated for 4.5 miles from Highway 100 to Interstate 40 as a scenic route that would be comparable to the Natchez Trace Parkway. He also ask the Commission to consider Mr. George McCabe's proposal.

Mr. Robert Horton, Director for Special Projects in Tennessee for the AARP, suggested the Commission designate historical sites.

Councilmember Vic Lineweaver stated his main concern was the amount of apartments in the Bellevue area and the lack of restaurants.

Chairman Smith stated perhaps the libraries talked about in the updated plan may be subject to some re-evaluation because of the population figures used. He also asked Mr. Dixner about the statements that some of the Greenways would not have traffic on them.

Mr. Dixner explained that Greenways are not necessarily for public access and in fact in some areas people who live along stream corridors would like to see those corridors preserved in their natural state but had rather not have public access along the corridor for reasons of privacy.

Ms. Nielson moved and Mr. Manier seconded the motion, which carried unanimously, to close the public hearing.

After review and discussion of the matters and concerns from the public hearing, the Commission unanimously agreed to ask Mr. Dixner to list and address the specific concerns in two weeks and deferred any decisions until that time.

Commissioner Stephen Smith left and Commissioner Arnett Bodenhamer arrived at this point in the agenda, at 3:10 p.m.

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 96Z-060G

Map 102, Parcel 8

Subarea 6 (1990)

District 23 (Crafton)

A request to change from R2a District to CG District certain property abutting the north margin of River Road, approximately 1,600 feet west of Charlotte Pike (1.1 acres), requested by Stuart Fisher, for Robert E. Perkins, owner.

Mr. Reid stated this item had been discussed in the Subarea 6 public hearing and the applicant is now requesting a two week deferral because of a policy change possibility.

Ms. Nielson moved and Mr. Harbison seconded the motion, which carried unanimously, to defer this matter for two weeks.

Chairman Smith announced item No. 96S-222U, Magnolia Place, was announced as a deferred item and also was listed on the consent agenda. He stated the Commission would consider it as a deferred item.

Zone Change Proposal No. 96Z-064U

Map 121, Parcel 137

Map 135, Parcels 120, 121, 132, 141 and 142

Subarea 13 (1991)

District 13 (French)

A request to change from R20 and OG Districts to IR District certain property abutting the west margin of Reynolds Road, north of Old Murfreesboro Pike near the junction with Smith Springs Road (178.63 acres), requested by Steven D. Ezell, for Airport Associates, LTD. and Aero Properties, III, owners.

Mr. Reid stated staff was recommending approval of the request. This property falls within industrial policy and the IR District will implement that policy. There are infrastructure problems in this area, such as lack of sewer facilities and inadequate road standards. He stated these deficiencies would have to be addressed before intensive development could take place, but stated the policy applied to the area nevertheless supported industrial zoning. He also stated the applicant intends to consolidate the lots within the rezoning to shift the direction of access to the property away from Reynolds Road and to buffer the nearby residential areas on the other side of Reynolds Road. Mr. Reid pointed out that the extension of Harding Place across this property eventually would greatly improve accessibility for industrial purposes.

Mr. Bodenhamer stated there had been some discussion in the Subarea 13 meetings about rock quarries in this area and asked Mr. Reid if that had been brought up in any discussions?

Mr. Reid stated it had not been brought up but there had been some calls with concerns about the possibility of a rock quarry in the IR zoning district, which would be permissible as a conditional use.

Councilmember Charles French stated that in this general neighborhood anytime there is an IR proposal the neighbors have a tendency to think quarry. He stated he was opposed to a quarry in this area but when he met with the applicants they stated specifically they had no plans to approach the Board of Zoning Appeals for a rock quarry conditional use permit and are willing to put that in the proper form of a private deed restriction for thirty years.

Chairman Smith pointed out that these possible deed restrictions would not be relevant in the Commission's decision on the proper zoning of this property.

Ms. Jernigan moved and Ms. Nielson seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 96-490

"BE IT RESOLVED by the Metropolitan Planning Commission that the following Zone Change Proposal No. 96Z-064U is **APPROVED**:

This property lies close to the airport along Murfreesboro Road. The subject property lies within 'major transportation' and warehousing and wholesaling limited policies. The IR district will implement this policy. Infrastructure deficiencies and buffering concerns will be addressed partially by a lot-consolidation plan."

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 95P-025U (Public Hearing)

Millwood Commons Residential PUD

Map 162, Parcels 117, 118, 120, 122 and 222
Subarea 12 (1991)
District 31 (Alexander)

A request to amend the existing preliminary site development plan for the Residential Planned Unit Development District abutting the southwest corner of Bell Road and Blue Hole Road, zoned RS8, RS20 and R15, to remove 1.01 acres from the approved plan and permit the development of 1,012 multi-family units and 116 single-family lots, requested by Lose and Associates, for Bell Road L.P., owner.

Mr. Martin stated this amendment request was to remove a one acre tract along the frontage on Bell Road. He stated staff was recommending approval of the deletion of this parcel, with the clear understanding that the one acre parcel should remain residentially zoned, and that it would not be appropriate to entertain commercial zoning for this property alone.

Mr. Martin stated the parcel was included in the PUD originally because the PUD proponent believed he had the support of this land owner. Staff suggested it would be proper to delete this property because of the owner's subsequent disagreement with being part of the PUD, and due to lack of evidence that he was an official applicant within the PUD originally as required by ordinance.

No one was present to speak at the public hearing.

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

Resolution No. 96-491

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 95P-025U is given **CONDITIONAL PRELIMINARY APPROVAL AS AN AMENDMENT REQUIRING COUNCIL CONCURRENCE**. The following conditions apply:

1. Receipt of written approval of the revised master plan from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Site distance easement of 500 feet along Bell Road, west of the entrance to the proposed development.”

Proposal No. 96P-007G
Council Bill No. O96-262
Elysian Springs
Map 172, Parcels 16, 110 and Part of Parcels 109 and 111
Subarea 12 (1991)
District 32 (Jenkins)

A Council bill referral to grant preliminary approval for a Residential Planned Unit Development District abutting the north margin of Old Smyrna Road, west of Edmondson Pike, classified R40, to permit the development of 190 single-family lots, requested by Gresham, Smith and Partners, for The Jones Company, owner.

Subdivision No. 96S-239G *(Public Hearing)*
Calvary Chapel Subdivision
Map 172, Parcel 20
Subarea 12 (1991)
District 32 (Alexander)

A request to subdivide one parcel into two lots abutting the west margin of Edmondson Pike, opposite Mt. Pisgah Road (3.11 acres), classified within the R40 District, requested by International Church of the Foursquare Gospel, owner/developer, Gresham, Smith and Partners, surveyor.

Mr. Martin stated the PUD had been approved by the Commission but referred back to the Commission by the Council for consideration of modifications at the eastern end of the PUD. he stated staff was recommending approval of the requested revisions. The revisions would redirect a street connection to Edmonson Pike to a preferred location where it would constitute a four way intersection with Edmonson Pike and Mount Pisgah Road. To accomplish the road relocation, it was necessary to direct a street within the PUD to a point where it would bisect the church property. The subdivision would accomplish the bisection of the church property into two lots, and the dedication of right-of-way through the church property.

No one was present to speak at the public hearing.

Ms. Nielson moved and Ms. Jernigan seconded the motion, which carried unanimously, to close the public hearing on the subdivision and approve the following resolution:

Resolution No. 96-492

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 96P-007G is given **CONDITIONAL PRELIMINARY APPROVAL**. The following conditions apply:

1. Receipt of written confirmation of approval from the Stormwater Management and Traffic Engineering sections of the Department of Public Works.
2. Approval of Subdivision No. 96S-239U and platting of that subdivision concurrent with the first phase final PUD submittal and plat recording, along with the bonding of any necessary public improvements. The first phase platting shall provide for the reservation of future right-of-way as shown on the Preliminary PUD and for the grading of the sight distance easement required for safety at the entrance at the existing Edmondson Pike alignment.”

“BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that the PRELIMINARY Plan of Subdivision No. 96S-239G , is granted **APPROVAL**.”

SUBDIVISIONS:

Preliminary Plats:

Subdivision No. 96S-223U (Public Hearing)
Love Built Subdivision, Resubdivision of Lot 1
Map 161, Parcel 271 and Part of 65
Subarea 12 (1991)
District 32 (Jenkins)

A request to subdivide two parcels into three lots abutting the northeast terminus of Andrew Rucker Lane, opposite Thrible Springs Drive (1.63 acres), classified within the R10 District, requested by Christ Church, owner/developer, Walker Engineering, surveyor.

Mr. Henry stated the staff was recommending approval of the subdivision. It would create three additional lots at the end of a cul-de-sac. Mr. Henry reminded the Commission this property had been the subject of a PUD cancellation earlier to remove the area of these lots as well as a larger area to the north from the residential PUD. The land to the north which was removed from the PUD was currently being developed as a cemetery. Concern had been expressed about allowing access to the cemetery through the residential

PUD. Staff stated creation of these three lots, and cul-de-sacing the street would permanently separate the cemetery and the subdivision.

No one was present to speak at the public hearing.

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

Resolution No. 96-493

“BE IT RESOLVED by the Metropolitan Planning Commission that the PRELIMINARY Plan of Subdivision No. 96S-223U, is granted **APPROVAL.**”

Subdivision No. 96S-229G *(Public Hearing)*
Campbell and Heard Subdivision
Map 110, Parcel 145 and Part of Parcel 182
Subarea 14 (1996)
District 12 (Ponder)

A request to subdivide one lot into two lots abutting the north margin of Alvin Sperry Road, approximately 5,069 feet northeast of Earhart Road (7.81 acres), classified within the R15 District, requested by Susan R. and Terry A. Campbell and Donna Heard, owners/developers, Raymond E. Binkley, surveyor.

Mr. Henry stated the staff was recommending approval of this request to create two lots from one existing lot. The creation of this lot exceeds the maximum lot size provision of the subdivision regulations. Because this is an R15 zoning district, the maximum lot size would be 45,000 square feet and one lot exceeds that. The developer has presented to staff, a future plan of subdivision, which will allow for ten additional lots by way of a road what would connect to Alvin’s Ferry.

Mr. Terry Campbell, owner of the property, stated he and his family had lived on this parcel for twenty-six years. He stated they are now selling the property and are moving. The sale of the property is contingent upon approval of this subdivision.

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

Resolution No. 96-494

“BE IT RESOLVED by the Metropolitan Planning Commission that the PRELIMINARY Plan of Subdivision and FINAL Plat of subdivision No. 96S-229G, are granted **APPROVAL with a variance to the maximum lot size provision (Subdivision Regulation 2-4.2D) based on a future plan of resubdivision for this property.**”

Subdivision No. 96S-231U *(Public Hearing)*
John B. Cowden Subdivision, Section 5,
Resubdivision of Lots 6 and 8
Map 103-01, Parcels 105, 106 and 111
Subarea 7 (1994)
District 24 (Johns)

A request to subdivide three lots into two lots abutting the south margin of Hill Circle, approximately 609 feet east of Marcia Avenue (1.61 acres), classified within the R6 District, requested by John B. Cowden and Holman C. Milhous, owners/developers, Espey, Huston and Associates, Inc., surveyor.

Mr. Henry stated the applicant was proposing a cellular telephone tower to be erected on this site. The subdivision plat is recreating lot lines to provide a large land locked parcel, upon which the tower is to be erected, frontage on a public right-of-way. Mr. Henry stated staff was recommending approval with a variance to allow the lot to be more than three time the minimum lot size stipulated in the zoning district. Mr. Henry stated the variance was justified by the steep topography in the area, and the inability to further subdivide the parcel into usable lots.

Mr. Johnny Hackney, a neighbor, stated he had children that played in the area and would like for the applicants to put a fence around their property to protect surrounding neighbors from any service vehicles.

Mr. Robert Searcy and Ms. Kathy Piche, representing the petitioner, were present to speak in favor of the proposal and stated they would work with Mr. Hackney and other adjoining land owners to reach an agreement.

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

Resolution No. 96-495

“BE IT RESOLVED by the Metropolitan Planning Commission that the PRELIMINARY Plan of subdivision and FINAL Plat of Subdivision No. 96S-231U, are granted **APPROVAL with a variance to the maximum lot size rule (Subdivision Regulation 2-4.2D).**”

Subdivision No. 96S-234U *(Public Hearing)*
West Meade Farms, Inc., Section 9
Resubdivision of Lot 810
Map 115-14, Parcel 2
Subarea 7 (1994)
District 23 (Crafton)

A request to subdivide one lot into two lots abutting the north margin of Grayson Court, approximately 531 feet north of Grayson Drive (3.62 acres), classified within the RS40 District, requested by Charles G. Smith, Jr., owner/developer, Dale and Associates.

Mr. Henry stated this property was platted as one lot originally, and the Commission has approved on two previous occasions the creation of an additional lot, making a total of three lots. The petitioner is now requesting to create a fourth lot. Staff stated this should complete the subdivision of this property and recommended approval.

No one was present to speak at the public hearing.

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

Resolution No. 96-496

“BE IT RESOLVED by the Metropolitan Planning Commission that the PRELIMINARY Plan of subdivision and FINAL Plat of Subdivision No. 96S-234U, is granted **APPROVAL.**”

Subdivision No. 96S-230G *(Public Hearing)*
Beauna Hill
Map 53, Parcel 34
Subarea 4 (1993)

District 9 (Dillard)

A request to create seven lots abutting the north margin of Apache Lane, approximately 170 feet east of Cheyenne Boulevard (2.8 acres), classified within the R15 District, requested by Glen E. Tidal, owner/developer, EP Hall, surveyor.

Mr. Henry stated the subdivision met all of the rules and regulations and recommended approval.

No one was present to speak at the public hearing.

Ms. Jernigan moved and Mr. Harbison seconded the motion, which carried unanimously, to close the public hearing and approve the following resolution:

Resolution No. 96-497

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the PRELIMINARY Plan of Subdivision No. 96S-230G, is granted **APPROVAL**.”

Request for Bond Extension:

Subdivision No. 102-86-P

Riverside, Section One

Rochford Realty and Construction Company Inc., principal

Located abutting the southwest corner of Old Harding Pike and Morton Mill Road. (**Deferred from meeting of 06/27/96**).

Subdivision No. 102-86-P

Riverside, Phase Two

Rochford Realty and Construction Company, principal

Located abutting both margins of Glenridge Drive, approximately 145 feet south of Northridge Drive. (**Deferred from meeting of 06/27/96**).

Mr. Henry stated this request was to extend the bond obligation until October 1, 1996. Section one is at 90% buildout and section two is at 85% buildout. He stated the work remaining is the construction of New Morton Mill Road, which has been delayed by federal review of construction plans to construct the road within the Harpeth River floodplain. Staff recommended disapproval of the bond extension, and instead suggested the Commission require the work to be completed by October 1, under the protection of the existing letter of credit.

Mr. Walter Davidson stated this development was directly across the Harpeth River from River Plantation and both projects have been going through review with FEMA concurrently which has caused some confusion and delays. There are some issues of drainage across New Morton Mill Road and a sanitary sewer force main relocation that needs to occur concurrently with road construction, plus the logistics of raising a section of the road by nine feet with a temporary detour during construction, which could delay the project beyond October 1st. He asked the Commission to extend the bond through October 1st and stated they were making a diligent effort to try to finish Morton Mill Road by that time.

Mr. Harbison moved and Mr. Bodenhamer seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 96-498

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 102-86-P, Bond No. 87BD-016, Riverside, Section One, in the amount of \$228,500 until October 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit by August 14, 1996 and extending the expiration date to April 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

"BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 102-86-P, Bond No. 86BD-010, Riverside, Section Two, in the amount of \$56,000 until October 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit by August 14, 1996 and extending the expiration date to April 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 7-87-P

Haywood Oaks

Duke Construction Management, Inc., principal

Located at the south terminus of Linbar Drive. **(Deferred from meeting of 06/27/96).**

Mr. Henry stated this was a commercial subdivision which has been built for quite some time. The only thing lacking is a \$15,000 paving job. During the past week the final paving coat was installed and has been inspected by Public Works, but the striping of Linbar Drive is not complete. Staff's recommendation is to not extend the bond and authorize collection if the striping is not complete by October 1, 1996.

Mr. Harbison moved and Ms. Jernigan seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 96-499

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby DISAPPROVES the request for an extension of a performance bond for Subdivision No. 7-87-P, Bond No. 89BD-006, Haywood Oaks, in the amount of \$15,000 and authorizes collection of the security if all work is not complete by 10-1-96.

OTHER BUSINESS:

1. Hope Gardens Neighborhood Plan presentation.

Ms. Debbie Frank stated the development of the Hope Gardens Neighborhood Plan has been an ongoing planning process for the Metropolitan Planning Commission staff, neighborhood representatives, and staff of MDHA since July of last year. The final draft of the plan is complete and has received the endorsement of the community and the Planning staff. The plan contains an overview of the existing conditions of the neighborhood, what the community found to be the critical challenges facing the neighborhood, and the community's approach to addressing those challenges.

Hope Gardens, formally known as Phillips/Jackson, is located in the north west quadrant of Subarea 9 across from the Farmer's Market and the State of Tennessee Bicentennial Mall. It is bounded by Jefferson Street to the north, 8th Avenue North to the east, Herman Street to the south, and Interstate 40 to the west. The Hope Gardens neighborhood is the only residential subdivision in Nashville's Central Business District.

Over 40% of the properties are vacant. The majority of these vacant lots are residential lots without the 50 foot frontage required for development. Aside from the vacant lots, the dominant land use pattern is single-

family residential development bordered by properties used for the sale of commercial goods and services and industrial land uses. Over 70% of the properties that are not vacant are in residential use.

The existing land uses in the community can be found compatible in some areas to the zoning districts and incompatible in other areas. CS zoning along Jefferson Street is compatible to the existing land uses as well as IR zoning along Ireland Street and a portion of Herman Street. The zoning districts RM8 and CS within the residential area are incompatible to the existing land uses. RM8 type development has not yet occurred, partly because the market is not there for multiple dwelling units and doing so would necessitates the acquisition and the assembly of numerous parcels.

Information obtained from the neighborhood meetings, the neighborhood survey and most importantly the neighborhood work sessions enabled the community to identify six critical challenges facing the Hope Gardens community. Those challenges are: organizing and self-help, neighborhood appearance, public safety, land use and zoning, housing and public infrastructure.

The first critical challenge for the neighborhood is organizing and self-help. The guiding principle is the need to organize the neighborhood to work towards creating a better living environment. Among the goals developed the most significant is the need to establish a neighborhood organization of residents, property owners, and businesspersons. The purpose of the neighborhood organization is to market and promote Hope Gardens as a desirable place to live, work and recreate.

In the area of neighborhood appearance, the guiding principle is to maintain vacant lots and enhance the overall appearance of the neighborhood. The major goal is to establish a property management cooperative that will keep vacant lots clean and mowed; assist owners who are unable to maintain their properties; make sure appropriate city departments are called regarding problems; and to organize neighborhood clean-up projects.

The third critical challenge of Hope Gardens is public safety. The guiding principle is to seek ways to make the neighborhood a safer more comfortable place to live. This includes building partnerships with local government; and residents and businesspersons assuming more responsibility to become the "eyes and ears" of the neighborhood. The goals are to increase police visibility including bicycle and foot patrol, especially at night; establish a storefront police station; work with the Metro Police Department to establish and maintain a neighborhood watch program; and to establish and maintain a system for residents to notify absentee owners of problems occurring on their properties.

In the area of land use and zoning the guiding principle is to facilitate the appropriate development of land. Among the goals are to develop a plan specifying residential and commercial areas in the neighborhood that maintains the interior of the neighborhood for residential uses; allow for a mixture of housing types; and rezone areas to match the preferred residential development pattern. The Land Use Policy Plan included in the document is a set of recommendations for inclusion in the Subarea 9 Plan, either as an amendment or when that plan is updated.

RM (residential medium) policy is applied to the most of the area, the residential section of the neighborhood. MU (mixed use) policy is applied along 8th Avenue North to complement both the residential character of the neighborhood and the new Farmer's Market and Bicentennial Mall located directly across 8th Avenue North. CAE (commercial arterial existing) policy is applied along Jefferson Street to match the existing pattern of development; and IND (industrial and distribution) policy is applied north of Herman Street, between Warren Street and 9th Avenue North. These land use policies will provide more certainty about the future use of land within the neighborhood; will encourage development and discourage speculation.

In regard to housing, the guiding principle is to stabilize and maintain the historic single-family character of the neighborhood with an emphasis on homeownership. The major goal is to provided owner-occupied single-family homes and medium density attached owner-occupied homes in appropriate locations.

MDHA was awarded the Bicentennial Neighborhood Initiatives grant by the Tennessee Housing Development Agency (THDA) to build single-family homes in Hope Gardens. MDHA will construct 40 to 50 single-family homes over a 3 year period on vacant lots throughout the community. New homes built by MDHA will be priced between \$60,000 and \$80,000. This program will work to ensure economic diversity in Hope Gardens by attracting buyers who represent a variety of income levels.

The final critical challenge of Hope Gardens is public infrastructure. The guiding principle is to supply the public facilities and services that help make a neighborhood an attractive, healthy, and safe place. The goals are to provide a neighborhood park with activities and quiet places for the elderly and the young; provide useful sidewalks and street lighting.

It is the intent of this neighborhood plan to conserve the community and to provide guidance for improvements and future developments in Hope Gardens. The Hope Gardens Neighborhood Plan is the first neighborhood plan prepared by the Metropolitan Planning Commission staff and we are very proud of the outcome. A decision was made during the planning process that the community would take a lead role in implementing their neighborhood plan. The Planning Commission staff will continue to assist the community in their efforts to implement this neighborhood plan.

Chairman Smith ask what the purpose of doing neighborhood plans?

Ms. Frank stated subarea plans looked at a much larger area, and by doing neighborhood plans specific issues could be looked at relating to an area of a neighborhood.

Chairman Smith asked if some other department came up with the money to put into the plan?

Ms. Frank stated right now MDHA is taking a lead role in terms of providing homes on the vacant lots in the community and it seems as if the neighborhood organization would be the unified vocal voice for the community to get some things done in terms of now having a guiding tool to help them.

Chairman Smith asked what the Planning Commission had done to help the area from its crime problem.

Ms. Frank stated that during the actual process there were meetings held where representative of the Police Department informed the community of ways they could go about creating a safer environment. One of those ways was to create a neighborhood watch and having block captains helping in that area.

Ms. Nielson stated the neighborhood she lived in had a similar program and that the Police Department offered that area observance.

Mr. Paul Johnson, with MDHA, stated the THDA grant that MDHA received, which was the bicentennial neighborhood initiative program, was two million dollars and MDHA is matching that with home funds and CDBG funds. MDHA will be building, over the course of the next three years, approximately fifty-three houses, rehabing forty-nine, and have programmed for sidewalks, lighting and other neighborhood infrastructures.

Mr. Bodenhamer and Mr. Manier cited specific zoning problems in the area and stated they felt this was a very good plan and were glad to see this area being revitalized.

Mr. Bill Owens, a member of the Subarea 9 planning process, was present to endorse the plan.

Mr. Manier moved and Ms. Nielson seconded the motion, which carried unanimously, to endorse the Hope Gardens Neighborhood Plan.

2. Report on subdivision bonding procedures. **(Deferred from meeting of 06/27/96).**

This matter was deferred for two weeks.

3. Report from Department of Law on ex parte contact.

This matter was deferred for two weeks.

5. Legislative update.

Ms. Dudley provided an update on the current legislative status of items previously considered by the Commission.

PLATS PROCESSED ADMINISTRATIVELY:

May 30 through July 10, 1996

- | | |
|----------|---|
| 96S-047G | Hermitage Meadows, Phase 1, First Revision
Revision to correct the spelling of a street name |
| 96S-154G | Middleton, Amendment to Lots 21 & 22
Consolidates two lots into one lot |
| 96S-162U | Nodine Ready Mix, Inc., Property
Plats a deeded parcel, to become a legal building site |
| 96S-167G | Interchange City Industrial Park, Resubdivision. Tract 205A
Replats one lot by adding portion of adjoining deeded parcel |
| 96S-191U | Bradley Candy Property
Reconfigures two parcels by incorporating former railroad right-of-way |
| 96S-195G | Joelton Elementary School Lot
Plats two lots to reflect transfer of ownership from Metro. Government to Joelton Baptist Church |
| 96S-196U | Harbor Gate, Section 2, Lot 81
Zone Lot Division |
| 96S-197U | Harbor Gate, Section 2, Lot 82
Zone Lot Division |
| 96S-201G | Hickory Woods, Section C. Resubdivision of Lots 65 & 66
Consolidates two lots into one lot |
| 96S-294G | Madison Suburban Utility District Property
Consolidates two parcels into one lot |
| 96S-190U | Seven Hill, Section 4, Resubdivision of Lot 2
Subdivide one lot into two lots |
| 96S-200G | Alfa Subdivision, Lot 1
Creates one platted lot out of large parent parcel |
| 96S-209U | West Properties Subdivision
Consolidates two parcels into one lot |
| 96S-213U | Lakview Hills, Section 2, Lot 21 |

Zone Lot Division

- 06S-214I Jones & Hart Subdivision
Subdivide one lot into two lots
- 96S-215G Glenn A. Harris Subdivision
Subdivide one lot into two
- 96S-216U MetroCenter, Tract 8B-1, 2nd Revision
Minor revision to property line
- 96S-225U Tant Subdivision
Subdivide one lot into two lots
- 96S-232U Harbor Gate, Section 2 Lot 102
Zone Lot Division
- 96S-233U Harbor Gate, Section 2 Lot 103
Zone Lot Division
- 96S-260U Fairlane Park, Section 3, Resubdivision of Lots 218 & 219
Minor Revision to interior lot line

ADJOURNMENT:

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 4:40 p.m.

Chairman

Secretary

Minute approval:
This 25th day of July, 1996