

NO QUORUM - NO MEETING

AGENDA

OF THE

METROPOLITAN PLANNING COMMISSION

Date: February 20, 1997
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Janet Jernigan
James Lawson
William Manier
Ann Nielson

Absent:

Mayor Philip Bredesen
Gilbert N. Smith, Chairman
Arnett Bodenhamer
William Harbison
Stephen Smith

Others Present:

Executive Office:

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

Current Planning and Design Division:

Edward Owens, Planning Division Manager
Shawn Henry, Planner III
John Reid, Planner II
Doug Delaney, Planner I
Charles Hiehle, Planning Technician II

Community Plans Division:

Jerry Fawcett, Planning Division Manger

Advance Planning and Research Division:

Cynthia Lehmbeck, Planner III

Others Present:

Rachel Allen, Legal Department

Jim Armstrong, Public Works

Chairman Smith called the meeting to order.

ADOPTION OF AGENDA

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

ANNOUNCEMENT OF DEFERRED ITEMS

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

APPROVAL OF MINUTES

moved and seconded the motion, which unanimously passed, to approve the minutes of the meeting of February 6, 1997.

RECOGNITION OF COUNCILMEMBERS

ADOPTION OF CONSENT AGENDA

moved and seconded the motion, which carried unanimously, to approve the following items on the consent agenda:

APPEAL CASES:

Appeal Case No. 97B-007G
Map 168, Parcel 217

Subarea 6 (1996)
District 35 (Lineweaver)

A request for a conditional use permit under the provisions of Section 17.124.430 (Bed and Breakfast Home) as required by Section 17.124.030. to use an existing residence for a Bed and Breakfast Home in the Bed and Breakfast District, on property abutting the south margin of Memphis Bristol Highway (5.34 acres), requested by Donald B. Van Ryan, appellant/owner.

Appeal Case No. 97B-009U

Map 51-4, Parcel 176
Subarea 4 (1993)
District 3 (Nollner)

A request for a conditional use permit under the provisions of Section 17.124.350 (Floodplain) as required by Section 17.124.030, to construct a 900 square foot duplex within the floodplain in the R20 District, on property abutting the east margin of Gibson Drive, approximately 200 feet south of and opposite Barbara Drive (.71 acres), requested by Robert W. Slate II, appellant/owner.

Appeal Case No. 97B-011U

Map 133, Parcels 4 and 5
Subarea 12 (1991)
District 26 (Arriola)

A request for a conditional use permit under the provisions of Section 17.124.190 (Extensive Impact) as required by Section 17.124.010 to allow the use of the existing Grassmere property for a zoo in the AR2a District, on property abutting the west margin of Nolensville Pike and the north margin of Elysian Fields Drive (211 acres), requested by the Metropolitan Department of Parks and Recreation, appellant/owner.

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 97Z-002T

Council Bill No. O96-662

A council bill to amend the Section 17.32.120 by providing for accessory off-street parking in residential districts for community facilities, sponsored by Councilmember James Dillard.

Zone Change Proposal No. 97Z-003T

Council Bill No. O97-677

A council bill to amend Sections 17.12.080, 17.60.020B, Table 17.72.100 A and Table 17.72.720 of the zoning regulations so as to create the activity type of rehabilitation clinic, sponsored by Councilmember Janis Sontany.

Zone Change Proposal No. 97Z-005U

Council Bill No. O97-660
Map 43-11, Parcels 142, 143 and 144
Subarea 4 (1993)
District 9 (Dillard)

A re-referral of a council bill to change from R8 District to CS District certain property abutting the northwest corner of State Route 45 and Myatt Drive (.56 acres), requested by Ken Johnson, appellant/owner.

Zone Change Proposal No. 97Z-019U

Map 33, Part of Parcel 72
Subarea 2 (1995)
District 10 (Garrett)

A request to change from R20 District to CS District certain property abutting the north margin of Dickerson Pike, approximately 2,000 feet west of Campbell Road (2 acres), requested by Richard Binkley, appellant/owner. (Deferred from meeting of 02/06/97).

Zone Change Proposal No. 97Z-020U

Map 90-8, Parcel 86
Subarea 7 (1994)
District 22 (Holt)

A request to change from R8 District to OP District certain property abutting the northeast margin of Annex Avenue and Robertson Avenue (1.0 acres), requested by Michael R. Carver, Sr., appellant, for Michael R. Carver, Jr., owner.

Zone Change Proposal No. 97Z-021G

Map 22, Parcel 18
Subarea 1 (1992)
District 1 (Patton)

A request to change from R40 District to CS District certain property abutting the west margin of Whites Creek Pike, approximately 200 feet north of Union Hill Road (2.3 acres), requested by Larry J. Ennis, appellant/owner.

Zone Change Proposal No. 97Z-023U

Map 60, Part of Parcels 70, 71 and 93
Subarea 3 (1992)
District 2 (Black)

A request to change from R8 District to CG District certain properties commencing approximately 1,150 feet west of Brick Church Pike, approximately 350 feet south of Brick Church Park Drive (7.0 acres), requested by Charles W. Hawkins, III, appellant, for Metropolitan Government, owner. (See also Proposal No. 97M-024U, page 11).

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 95P-019G (Public Hearing)

The Orchards
Map 163, Parcel 154
Map 164, Parcel 13
Subarea 13 (1997)
District 29 (Holloway)

A request to cancel the approved preliminary site development plan for the Residential Planned Unit Development District, abutting the east margin of Old Franklin Road, south of Mt. View Road (45.1 acres), classified RS8, to cancel a 586 unit multi-family development, requested by Dorris Brent, owner.

Proposal No. 107-81-G

Villages of Larchwood, Sections 1A and 1B
Map 96, Part of Parcel 141
Map 108, Parcels 52 and 225
Subarea 14 (1996)

District 14 (Stanley)

A request for final approval for Sections 1A and 1B of the Residential Planned Unit Development District abutting the south margin of Interstate 40 and the western terminus of Fitzpatrick Road (18.14 acres), classified R10, to permit the development of 49 single-family lots, requested by Tribble and Richardson, Inc., for Leon Sharber, trustee. (Also requesting final plat approval). (Deferred from meetings of 12/12/96, 01/09/97 and 01/23/97).

Proposal No. 45-86-P

Food Lion Center (formerly Hampton
Park Commercial PUD)
Map 64, Parcel 104
Subarea 14 (1996)
District 11 (Wooden)

A request to revise the approved preliminary site development plan of the Commercial (General) Planned Unit Development District abutting the northwest corner of Granwood Boulevard and Old Hickory Boulevard (12 acres), classified R15, to permit the development of a 126,340 square foot retail, office and restaurant facility, requested by Barge, Waggoner, Sumner and Cannon, for J. S. I. Realty Group, L. L. C. owners. (Deferred from meeting of 02/06/97).

Proposal No. 93P-021G

Holt Woods, Section 13
Map 172, Parcel 208
Subarea 12 (1991)
District 31 (Alexander)

A request for final approval for Section 13 of the Residential Planned Unit Development District located abutting the west margin of Holt Hills Road, approximately 660 feet north of Holt Road (12.9 acres), classified R20, to permit the development of 40 single-family lots, requested by Anderson-Delk and Associates, Inc., for Paul E. Johnson, owner.

Proposal No. 97P-007G

Council Bill No. O97-659
Nashwood Park Apartments
Map 43-11, Parcel 186
Subarea 4 (1993)
District 9 (Dillard)

A referral from Metro Council of a modified preliminary site development plan for a Residential Planned Unit Development District abutting the south margin of North Dupont Avenue, 400 feet west of Rio Vista Drive (9.22 acres), classified R8, to permit the development of a 100 unit apartment complex, requested by Martin Riley Associates-Architects, for Melissa Arlene Conrad Bush, owner.

SUBDIVISIONS:

Preliminary Plats:

Subdivision No. 96S-341G (Public Hearing)

Tree Haven
Map 164, Part of Parcel 37
Subarea 13 (1997)
District 29 (Holloway)

A request for preliminary approval for 161 lots abutting the north terminus of Asheford Trace, approximately 135 feet north of Murphywood Crossing (50.0 acres), classified within the RS8 District, proposed to be rezoned to RS8, requested by Co-op #3, Inc., owner, Parks-Harney Development Company, optionee, LT Construction and Development Corporation, surveyor.

Subdivision No. 96S-395G (Public Hearing)

Spencer and Atchley Subdivision
Map 64, Parcel 18
Subarea 14 (1996)
District 11 (Wooden)

A request for preliminary approval for seven lots abutting the northeast corner of Shute Lane and Old Hickory Boulevard (6.65 acres), classified within the OG District, requested by Spencer and Atchley, L.L.I.C., owner/developer, Gresham, Smith and Partners, surveyor. (Deferred from meeting of 01/09/97).

Subdivision No. 97S-043G (Public Hearing)

Wilson Heights Subdivision
Map 53, Parcel 19
Subarea 4 (1993)
District 9 (Dillard)

A request for preliminary approval for 190 lots abutting the northeast terminus of East Cedar Lane and the northwest terminus of Pawnee Trail (91.22 acres), classified within the R15 District, requested by R and R Builders, Inc., owner/developer, Walter Davidson and Associates, surveyor. (Deferred from meeting of 02/06/97).

Final Plats:

Subdivision No. 95S-058G

S & J Subdivision
Map 52-1, Parcels 343 and 344
Subarea 4 (1993)
District 9 (Dillard)

A request to create eight lots abutting the west margin of Forest Park Drive, approximately 350 feet north of Neeleys Bend Road (1.46 acres), classified within the R6 District, requested by Joe Garza and Samuel Adamez, owners/developers, George C. Gregory, surveyor. (Previous approval lapsed 11/30/96).

Subdivision No. 96S-292U

Mason Place
Map 162-1, Parcel 20
Subarea 12 (1991)
District 30 (Hollis)

A request to subdivide one parcel into two lots abutting the south margin of Tusculum Road, approximately 1,188 feet east of Raywood Lane (2.36 acres), classified within the R10 District, requested by Candace Revelette, owner/developer, Wamble and Associates, surveyor.

Subdivision No. 97S-035G

Wallace Mitchell Lots
Map 33, Parcels 97 and 99
Subarea 2 (1995)
District 3 (Nollner)

A request to subdivide two parcels into three lots abutting the southeast margin of Dickerson Pike, approximately 2,075 feet northeast of Cunniff Parkway (4.09 acres), classified within the CS District, requested by Wallace Mitchell, owner/developer, Tommy E. Walker, surveyor. (Deferred from meeting of 02/06/97).

Subdivision No. 97S-051U

Corrine Place, Resubdivision of Lots 143 and 144
Map 105-16, Parcels 67 and 68
Subarea 11 (1993)
District 16 (Graves)

A request to consolidate two lots into one lot abutting the east margin of Dunn Avenue, approximately 100 feet north of Napoleon Avenue (.37 acres), classified within the CG District, requested by Associated Central Tennessee Contractors, owner/developer, Jesse E. Walker, surveyor.

Subdivision Nos. 97S-056G and 97S-057G

October Woods, Phase 2, Sections 4 and 5
Map 183, Parcels 70 and 71
Subarea 12 (1991)
District 31 (Alexander)

A request to create 76 lots (47 lots in Section 4 and 29 lots in Section 5) abutting both margins of October Woods Drive, approximately 90 feet west of Colo Trail (29.1 acres), classified within the R10 Residential Planned Unit Development District, requested by October Woods, L.P., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Subdivision No. 97S-058U

Townhomes of Fredericksburg, Phase 1, Section 2
Map 171, Part of Parcel 89
Subarea 12 (1991)
District 32 (Jenkins)

A request to create 36 units abutting the south margin of Old Hickory Boulevard and the northeast margin of Fredericksburg Way West (5.74 acres), classified within the R20 Residential Planned Unit Development District, requested by Radnor Development Corporation, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Subdivision No. 97S-059U

Priest Lake Investments, Resubdivision of
Lots 1, 3 and 4
Map 149, Parcels 342, 344 and 345
Subarea 13 (1997)
District 29 (Holloway)

A request to reconfigure three lots abutting the southwest margin of Murfreesboro Pike and the north margin of Forest View Drive (10.73 acres), classified within the CG District, requested by Doyle R. Monday, owner/developer, Jenkins & Jenkins Land Surveying, surveyor.

Subdivision No. 97S-061U

Natchez Triangle South
Map 104-6, Parcels 332-334
Map 104-7, Parcels 37 and 531-537
Subarea 10 (1994)
District 18 (Clifton)

A request to consolidate 11 parcels into one lot abutting the northwest corner of 31st Avenue South and Natchez Trace (17.74 acres), classified within the RM6 District, requested by Vanderbilt University, owner/developer, Cherry Land Surveying, surveyor.

Request for Bond Extension:

Subdivision No. 95S-030G
High Valley, Section One
High Valley Corporation, principal

Located abutting the west margin of Oman Drive, approximately 2,676 feet northeast of Granny White Pike.

Request for Bond Release:

Subdivision No. 46-79-U
Metro Airport Center, Section Five, Phase One
Elm Hill Properties, L.L.C.

Located abutting the east margin of Airport Center Drive between Elm Hill Pike and Royal Parkway.

Subdivision No. 130-85-P
Northside Festival
Nashvest Associates, L.P., principal

Located abutting the southwest corner of Gallatin Pike and Northside Drive.

Subdivision No. 96S-339G
Laemmle Subdivision
James Laemmle and Timothy M. Janson, principal

Located abutting the southwest margin of Myatt Drive, approximately 1,380 feet southeast of Gallatin Pike.

Request for Bond Extension and Replacement:

Subdivision No. 89P-022U
Melrose Shopping Center
Land Trust Corporation, principal

Located abutting the west margin of Franklin Pike, between Gale Lane and Kirkwood Avenue.

MANDATORY REFERRALS:

Proposal No. 97M-022G
Provident Pass/New Providence Pass Name Change
Map 43-15
Subarea 4 (1993)
District 9 (Dillard)

A council bill changing the name of Provident Pass to “New Providence Pass.”

Proposal No. 97M-023U

Alley No. 11 Underground Encroachments
Map 93-6-2
Subarea 9 (1991)
District 19 (Sloss)

A mandatory referral from the Department of Public Works proposing the encroachment of an underground parking facility six feet into the western portion of the right-of-way of Alley No. 11, south of Commerce Street, requested by Gerald A. Hogan, for the Matthews Company.

Proposal No. 97M-024U

Exchange of Property for Trinity Hills Park
Map 60, Parcel 64 and Part of Parcel 71
Subarea 3 (1992)
District 2 (Black)

A request by the Board of Parks and Recreation to approve the exchange of a parcel of land owned by the Metropolitan Government, located adjacent to the Brick Church Business Park, for a parcel of land owned by the partners in the Brick Church Business Park. (See also Proposal No. 97Z-023U, page 4).

Proposal No. 97M-025U

Council Bill No. O97-658
Acquisition of Properties in the Ewing Creek Area
Map 60-1, Parcels 177, 182, 190, 191 and 192
Subarea 3 (1992)
District 3 (Nollner)

A council bill authorizing the acquisition of property by negotiation or condemnation for Ewing Creek drainage. (CIB Project 84PW028B).

OTHER BUSINESS:

1. Amendment to Fiscal Year 1996-97 Transportation Planning Contract with the Tennessee Department of Transportation.
2. MPO technical assistance contracts with City of Lebanon, City of Portland and Greater Nashville Regional Council.
3. Contract with NuStats International for the Household Travel Behavior Survey.
4. Contract with RPM and Associates for the Major Thoroughfare/Bikeway Plan Update for the City of Franklin.
5. Contract with Gresham Smith and Partners for five studies in Wilson County.
6. APR Fund Appropriation.
7. Second Quarter Work Program/Budget Status Report.
8. Interim Report on Economic Development Functional Plan.
9. Employee contract for Jennifer Kazwell.
10. Commission response to Council Resolution SR96-526.

11. Legislative Update.

ADJOURNMENT:

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

Minute approval:

This 6th day of March, 1997