

**MINUTES**  
**OF THE**  
**METROPOLITAN PLANNING COMMISSION**

Date: July 10, 1997  
Time: 1:00 p.m.  
Place: Howard Auditorium

**Roll Call**

**Present:**

Gilbert N. Smith, Chairman  
Arnett Bodenhamer  
Councilmember Stewart Clifton  
William Harbison  
James Lawson  
William Manier  
Ann Nielson

**Absent:**

Mayor Philip Bredesen  
Stephen Smith  
Marilyn Warren

**Others Present:**

Karen Nicely, Assistant Executive Director  
Carolyn Perry, Secretary II

**Current Planning & Design Division:**

Ed Owens, Planning Division Manager  
Jennifer Regen, Planner III  
Doug Delaney, Planner I  
Jeff Stuncard, Planner I  
Charles Hiehle, Planning Technician II

**Community Plans Division:**

Jerry Fawcett, Planning Division Manager  
Debbie Frank, Planner I  
Jennifer Uken, Planner I

**Advance Planning and Research Division:**

April Alperin, Planner I  
Jacqueline Blue, Planner I

**Others Present:**

Rachel Allen, Legal Department  
Jim Armstrong, Public Works

Chairman Smith Called the meeting to order.

### **ADOPTION OF AGENDA**

Mr. Lawson moved and Ms. Nielson 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:

97Z-060G	Deferred indefinitely, by applicant.
45-86-P	Final plat deferred two weeks, by applicant.
74-87-P	Deferred indefinitely, by applicant.
96P-006G	Deferred two weeks, by applicant.
96S-428U	Deferred two weeks, by applicant.
97S-213U	Deferred two weeks, by applicant.
97S-237G	Deferred two weeks, by applicant.
97S-250U	Deferred two weeks, by applicant.
97S-253U	Deferred two weeks, by applicant.

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

### **APPROVAL OF MINUTES**

Mr. Lawson moved and Mr. Bodenhamer seconded the motion, which unanimously passed, to approve the minutes of the meeting of June 26, 1997.

### **RECOGNITION OF COUNCILMEMBERS**

Councilmember Melvin Black spoke in favor of Zone Change Proposal No. 97Z-064U and stated this zone change was contrary to the subarea plan but pointed out this area's growth, over the past several years, was commercial with no new construction of residential. He requested the Commission to approve the zone change and stated there were funds available in the Capital Improvements Budget for traffic improvements.

### **ADOPTION OF CONSENT AGENDA**

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

#### **APPEAL CASES:**

**Appeal Case No. 97B-125G**

Map 42-11, Parcel 60  
Subarea 4 (1993)  
District 3 (Nollner)

A request for a conditional use permit under the provisions of Section 17.124.100 (Community Education) as required by Section 17.116.030 to use part of an existing church for a school for 34 students in the R20 District, on property abutting the northwest corner of Old Hickory Boulevard and Ronnie Road (2.75 acres), requested by Ascension Lutheran Church, appellant/owner.

**Resolution No. 97-524**

"BE IT RESOLVED that the Metropolitan Planning Commission offers the following recommendation for Appeal Case No. 97B-125G to the Board of Zoning Appeals:

**The site plan complies with the conditional use criteria (7-0)."**

**Appeal Case No. 97B-134U**  
Map 50-15, Parcel 114  
Subarea 2 (1995)  
District 4 (Majors)

A request for a conditional use permit under the provisions of Section 17.116.030 as required by Section 17.124.010 to construct a 672 square foot detached garage in the floodplain in the R8 District, on property abutting the north margin of Crislyndale Drive (0.6 acres), requested by Billy Canon, appellant/owner.

**Resolution No. 97-525**

"BE IT RESOLVED that the Metropolitan Planning Commission offers the following recommendation for Appeal Case No. 97B-134U to the Board of Zoning Appeals:

**The site plan complies with the conditional use criteria (7-0)."**

**Appeal Case No. 97B-136G**  
Map 51-6, Part of Parcel 13  
Subarea 4 (1993)  
District 3 (Nollner)

A request for a conditional use permit under the provisions of Section 17.124.110 (Nursing Home) as required by Section 17.124.010 to construct a 3 story, 100 bed assisted home care facility in the MO District, on property abutting the northwest margin of Due West Avenue and Graycroft Avenue (17.77 acres), requested by Littlejohn Engineering, for Nashville Memorial Hospital, owner.

**Resolution No. 97-526**

"BE IT RESOLVED that the Metropolitan Planning Commission offers the following recommendation for Appeal Case No. 97B-136G to the Board of Zoning Appeals:

**The site plan complies with the conditional use criteria (7-0)."**

**ZONE CHANGE PROPOSALS:**

**Zone Change Proposal No. 97Z-065U**

Map 133, Part of Parcels 23 and 115

Subarea 12 (1997)

District 26 (Arriola)

A request to change from RM8 District to CS District certain property abutting the east margin of Nolensville Pike, approximately 850 feet south of Yelton Court (3.6 acres), requested by George Daniels, appellant, for The Equitable Life Assurance Society of The United States, owner.

**Resolution No. 97-527**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-065U is **APPROVED (7-0)**:

**This property falls within the "Commercial Arterial Existing" policy identified in the Subarea 12 Plan. Commercial arterial existing policy in this vicinity calls for a variety of commercial uses which the CS zoning district implements."**

**Zone Change Proposal No. 97Z-066U**

Map 85, Part of Parcel 91

Subarea 14 (1996)

District 14 (Stanley)

A request to change from R8 District to CS District certain property abutting the south margin of Lebanon Pike, approximately 2,000 feet east of Jackson Downs Boulevard (5.5 acres), requested by John Kuczma, appellant/owner.

**Resolution No. 97-528**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-066U is **APPROVED (7-0)**:

**This property falls within the "Commercial Mixed Concentration" policy identified in the Subarea 14 Plan. Commercial mixed concentration policy in this vicinity calls for a variety of commercial uses which the CS zoning district implements."**

**Zone Change Proposal No. 97Z-069G**

Map 128, Parcel 72

Subarea 6 (1996)

District 23 (Crafton)

A request to change from R20 District to R15 District certain property abutting the west margin of Old Hickory Boulevard, approximately 2,750 feet south of Ridgelake Parkway (28.92 acres), requested by Barge, Waggoner, Sumner and Cannon, Inc., appellant, for Royce Realty, optionee.

**Resolution No. 97-529**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-069G is **APPROVED (7-0)**:

**This property falls within the "Natural Conservation" policy identified in the Subarea 6 Plan. Natural Conservation policy in this vicinity calls for "low-medium density "residential development which the R20 zoning district implements."**

**PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:**

**Proposal No. 91-71-G**

Jackson Square Office Building  
Map 64-15, Parcel 7  
Subarea 14 (1966)  
District 11 (Wooden)

A request to revise the approved final site development plan of the Commercial (General) Planned Unit Development District abutting the east margin of Shute Lane, approximately 800 feet north of Lebanon Pike (1.89 acres), classified R10, to replace a 29,000 square foot office complex with a 16,100 square foot office facility, requested by MEC, Inc., for Larry Powell, owner. (Deferred from meeting of 6/26/97).

**Resolution No. 97-530**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 91-71-G is given **CONDITIONAL APPROVAL OF REVISION TO FINAL (7-0)**. The following condition applies:

Written confirmation of final approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works."

**Proposal No. 74-79-G**

Nashboro Village  
Map 135, Part of Parcel 335  
Subarea 13 (1997)  
District 27 (Sontany)

A request to revise the approved preliminary site development plan and for final approval of a portion of the Residential Planned Unit Development District located abutting the west margin of Village Hills Drive (Private), approximately 460 feet north of Nashboro Boulevard, to permit the development of a private boat storage facility for the residents of Nashboro Village, requested by Wamble and Associates, for Walden Residential Properties, Inc., owners.

**Resolution No. 97-531**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 74-79-G is given **CONDITIONAL PRELIMINARY APPROVAL AND FINAL APPROVAL (7-0)**. The following condition applies:

Written confirmation of preliminary and final approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works."

**Proposal No. 5-84-U**

Twin Oaks, Phase II  
Map 133, Parcel 44  
Subarea 11 (1993)

District 27 (Sontany)

A request for final approval for the Residential Planned Unit Development District abutting the north margin of Antioch Pike, approximately 500 feet east of Glencliff Road (11.15 acres), classified R8, to permit the development of 150 multi-family units, requested by Glenn Associates, appellant/owner. (Also requesting final plat approval). (Deferred from meeting of 6/26/97).

**Resolution No. 97-532**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 5-84-U is given **CONDITIONAL FINAL PUD APPROVAL; AND FINAL PLAT APPROVAL (7-0)**. The following conditions apply:

1. Written confirmation of final approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. The recording of the final subdivision plat upon the posting of a bond for all necessary road improvements as required by the Metropolitan Department of Public Works and all water and sewer line extensions as required by the Metropolitan Department of Water Services.”

**Proposal No. 45-86-P**

Granwood Village, Food Lion Shopping Center  
Map 64, Part of Parcel 104  
Subarea 14 (1996)  
District 11 (Wooden)

A request for final approval for a phase of the Commercial (General) Planned Unit Development District abutting the northwest corner of Granwood Boulevard and Old Hickory Boulevard (5.26 acres), classified R15, to permit the development of a 37,960 square foot grocery store, food service and other retail uses, requested by Barge, Waggoner, Sumner and Cannon, for Granwood Village, L. L. C. owners. (Deferred from meetings of 6/12/97 and 6/26/97).

**Resolution No. 97-533**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 45-86-P is given **FINAL PUD APPROVAL FOR A PHASE; FINAL PLAT DEFERRED BY APPLICANT (7-0)**. The following conditions apply:

1. Written confirmation of final approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. The Metropolitan Planning Commission is currently holding a \$45,000 bond for a traffic signal at the intersection of Old Hickory and Granwood Boulevard, to be installed when actual traffic counts, as determined by the Metropolitan Traffic Engineer, warrants its installation.
3. Prior to construction, the recording of a final subdivision plat and the posting of any required bonds.”

**Proposal No. 96P-018G**

Newport  
Map 98, Parcels 51.04 and 52  
Subarea 14 (1996)  
District 12 (Ponder)

A request for final approval for the Residential Planned Unit Development District abutting the west margin of South New Hope Road and the south margin of John Hager Road (9.4 acres), classified R15, to permit the development of 29 single-family lots, requested by Joe McConnell, owner.

**Resolution No. 97-534**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 96P-018G is given : **CONDITIONAL FINAL APPROVAL (7-0)**. The following conditions apply:

1. Written confirmation of final approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Prior to construction, the recording of a final subdivision plat and the posting of any required bonds.
3. The recording of a boundary plat.”

**Proposal No. 97P-027G**  
Royce Bellevue Condominiums  
Map 128, Parcel 72  
Subarea 6 (1996)  
District 23 (Crafton)

A request for preliminary approval for a Residential Planned Unit Development District located abutting the west margin of Old Hickory Boulevard, 2,750 feet south of Ridgelake Parkway (28.92 acres), classified R20 and proposed for R15, to permit the development of a 115 unit multi-family/townhome complex and 11 single-family lots, requested by Barge, Waggoner, Sumner and Cannon, for Royce Realty and Management, Inc., owners.

**Resolution No. 97-535**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-027G is given **CONDITIONAL PRELIMINARY APPROVAL (7-0)**. 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. Prior to construction, the recording of a final subdivision plat and the posting of any required bonds.
3. The recording of a boundary plat.”

**SUBDIVISIONS:**

**Final Plats:**

**Subdivision No. 97S-255U**  
Pollock Printing Subdivision  
Map 93-14, Parcels 549-553  
Map 93-15, Parcels 125, 128 and 129  
Subarea 11 (1993)  
District 19 (Sloss)

A request to consolidate four lots into one lot abutting the east margin of Sixth Avenue South, approximately 135 feet north of Oak Street (1.88 acres), classified within the CF District, requested by Ronnie E. Pollock and Harold Reeves, trustee, owners/developers, IDE Associates, Inc., surveyor.

**Resolution No. 97-536**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-255U, is granted **APPROVAL.**”

**Subdivision No. 97S-256G**  
Somerset Farms, Phase 3, Section 4  
Map 141, Part of Parcel 15  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to create 26 lots abutting both margins of Somerset Farms Circle and both margins of Somerset Farms Drive (4.66 acres), classified within the R10 Residential Planned Unit Development District, requested by Somerset Farms, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

**Resolution No. 97-537**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-256G, is granted **CONDITIONAL APPROVAL subject to posting a performance bond in the amount of \$223,000.00.**”

**Subdivision No. 97S-257U**  
Lakeview Ridge Office Park, Phase 2 (Second Revision)  
Map 95-16, Parcels 18 and 37  
Subarea 14 (1996)  
District 15 (Dale)

A request to subdivide one lot into two lots abutting the north margin of Elm Hill Pike, approximately 70 feet west of Heney Drive (12.31 acres), classified within the R10 Commercial Planned Unit Development District, requested by Highwoods/Eakin Smith, Inc., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

**Resolution No. 97-538**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-257U, is granted **APPROVAL.**”

**Subdivision No. 97S-258U**  
Villages of Larchwood, Phase 2, Section 3  
Map 108, Part of Parcel 52  
Subarea 14 (1996)  
District 14 (Stanley)

A request to create 23 lots abutting both margins of Fitzpatrick Road, approximately 60 feet west of Kennington North and South (7.42 acres), classified within the R10 Residential Planned Unit Development District, requested by Hillmore Properties, owner/developer, Crawford Land Surveyors, surveyor.

**Resolution No. 97-539**



**“BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-258U, is granted **CONDITIONAL APPROVAL subject to posting a performance bond in the amount of \$226,500.00.”**

**Subdivision No. 97S-259G**  
Marlin Meadows Subdivision, Section 2  
Map 42-4, Part of Parcel 43  
Subarea 4 (1993)  
District 3 (Nollner)

A request to create eight lots abutting the south margin of Highland Circle, approximately 800 feet northwest of Campbell Road (6.92 acres), classified within the R20 District, requested by Charles Rhoten, owner/developer, Burns Consulting, Inc., surveyor.

**Resolution No. 97-540**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-259G, is granted **CONDITIONAL APPROVAL subject to posting a performance bond in the amount of \$129,200.00.”**

**Request for Bond Extension:**

**Subdivision No. 70-85-P**  
Kensal Green North  
Phillips Builders, Inc., principal

Located abutting the northwest margin of Mt. View Road, approximately 250 feet southwest of Huntingboro Trail.

**Resolution No. 97-541**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 70-85-P, Bond No. 95BD-032, Kensal Green North in the amount of \$6,000 to **9/15/97** subject to submittal of a letter from the Frontier Insurance Company by **8/10/97** agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.”**

**Subdivision No. 88S-206G**  
Peebles Subdivision  
Katherine K. Peebles, principal

Located abutting the north side of Poplar Creek Road, approximately 421 feet east of Rolling River Parkway.

**Resolution No. 97-542**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No.88S-206G, Bond No. 88BD-014, Peebles Subdivision, in the amount of \$8,000 to **8/15/98** subject to submittal of an amendment to the present Letter of Credit by **8/10/97** which extends its expiration date to 02/15/99. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**

**Subdivision No. 89P-046G**  
Poplar Ridge, Section Four  
Karl E. Haury, Jr., principal

Located abutting both margins of Poplar Ridge Drive, approximately 185 feet south of Dove Valley Drive.

**Resolution No. 97-543**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the extension and **authorizes the collection** of a performance bond for Subdivision No. 89P-046G, Bond No. 95BD-106, Poplar Ridge, Section Four, in the amount of \$41,825 if all work is not complete by **9/15/97.**”

**Subdivision No. 96S-248U**  
Oxton Hill  
Dudley Warner, principal

Located abutting the northeast corner of Graybar Lane and Oxton Hill Lane (Boensch Street).

**Resolution No. 97-544**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No.96S-248U, Bond No. 97BD-043, Oxton Hill, in the amount of \$6,500 to **7/15/98** subject to submittal of an amendment to the present Letter of Credit by **8/10/97** which extends its expiration date to **1/15/99. Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Release:**

**Subdivision No. 78-87-P**  
Fredericksburg, Section Three  
Radnor Homes, Inc., principal

Located abutting the north margin of Cloverland Drive, approximately 85 feet east of Fredericksburg Way.

**Resolution No. 97-545**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 78-87-P, Bond No. 93BD-079, Fredericksburg, Phase Three in the amount of \$5,000.”

**Subdivision No. 78-87-P**  
Fredericksburg, Phase Five-A  
Radnor Homes, Inc., principal

Located abutting both margins of Fredericksburg Way East and both margins of Culpepper Court.

**Resolution No. 97-546**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 78-87-P, Bond No. 95BD-003, Fredericksburg, Phase Five-A in the amount of \$46,000.”

**Subdivision No. 78-87-P**  
Fredericksburg, Phase Five-B  
Radnor Homes, Inc., principal

Located abutting both margins of Fredericksburg Way East and both margins of New Market Place.

**Resolution No. 97-547**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 78-87-P, Bond No. 95BD-004, Fredericksburg, Phase Five-B in the amount of \$36,000.”

**Subdivision No. 78-87-P**  
Fredericksburg, Section Five-C  
Radnor Homes, Inc., principal

Located on both margins of Fredericksburg Way East, approximately 100 feet east of Loudon Place.

**Resolution No. 97-548**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 78-87-P, Bond No. 95BD-068, Fredericksburg, Phase Five-C in the amount of \$46,500.”

**MANDATORY REFERRALS:**

**Proposal No. 97M-076U**  
Council Bill No. O97-830  
Metro Health Department Lease Agreement  
Map 91-14, Parcel 206  
Subarea 7 (1994)  
District 24 (Johns)

A council bill approving a lease agreement by and between Metro Government acting through the Metro Health Department and the Tennessee Conservation League for office space for a regional health team.

**Resolution No. 97-549**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 97M-076U.

**Proposal No. 97M-077U**  
Cumberland Hills/Mansker Creek  
Easement Acquisition  
Map 26, Parcels 53-57, 57.01, 58 and 66  
Subarea 4 (1993)  
District 10 (Garrett)

A mandatory referral from the Department of Water Services for the acquisition of an easement for the purpose of constructing a sewer line that will connect to the existing Mansker Creek trunk line.

**Resolution No. 97-550**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 97M-077U.

This concluded the items on the consent agenda.

**APPEAL CASES:**

**Appeal Case No. 97B-128G**

Map 5, Parcel 3.04

Subarea 1 (1992)

District 1 (Patton)

A request for a conditional use permit under the provisions of Section 17.124.190 (Intermediate Impact) as required by Section 17.116.030 to use a portion of existing property for a gun range in the AR2a District, on property abutting the west margin of Greenbrier Road, south of Huffman Road (10.6 acres), requested by George Montgomery, appellant/owner.

Ms. Regen stated this property abutted Greenbrier Road and is about five miles from I-65. In reviewing this conditional use permit application, staff referred to the criteria in the Zoning Ordinance for conditional uses, which require the use to be designed, located and proposed to be operated such that the public health, safety and welfare will be protected; to not adversely affect other property in the area in which it is located and conform to all other applicable conditions of the AR2a zoning district. It is these first two requirements about the operation, location and design of this proposed gun range which concern staff. The gun range has been operated by Mr. Montgomery for the past five years without a conditional use permit. According to Codes, this request was initiated due to concerns raised by residents in the surrounding area. The gun range is located within 100 feet of Greenbrier Road and approximately within 350 to 400 feet of existing residences located in the surrounding area. Also, there are 22 residences within a half mile of this property, and eight of them have received building permits within the last seven years. The range design consists of a U-shaped configuration with a 10 foot high berm which is 75 feet in length and 50 feet in width.

Currently there are no local or state regulations governing the design, location or operation of a gun range. Metro Legal has informed staff that, once approved, the gun range could not be cited as a public nuisance due to noise, because at the time of its approval it was known that a gun range involves the firing of weapons and, when a weapon is fired, noise is produced. Therefore, gun ranges, once approved, are considered exempt from state and local noise ordinances. Staff would like to remind the Commission that in 1995 the Commission disapproved a gun range on Little Marrow Bone Road and found it to be incompatible with existing residences also located within about a half mile of that property as well. It is for these reasons that staff finds the proposed use does not satisfy the conditional use criteria. As to its design, location and operation, staff finds it would likely be incompatible with the surrounding land uses in this area.

Mr. Kerry Fuqua, an area resident, stated he was all for the training Mr. Montgomery provides but was against a gun range in that neighborhood. He presented the Commission with a petition in opposition from area residents.

Representative Ben West informed the Commission Mr. Montgomery was a policeman for many years and was injured and became disabled in the line of duty. He had been through NRA training and began training others, such as security guards, on his ten acres in Joelton approximately five years ago. He stated he and his wife had both attended the training class and that the actual hands-on gun range portion lasted only approximately thirty minutes.

He stated precedent had been set by the Commission on other gun ranges within Davidson County such as the one in Bordeaux. Mr. Montgomery and his wife are certified by the NRA and by the state and this business was his income.

Mr. John Harris, representing the Montgomerys, stated there are state guidelines for operating a gun range. The Department of Safety, before they will allow a school such as the Montgomery's to operate a firing range, has guidelines as to what that range has to have in terms of safety requirements -- taking into consideration where it is located and the surrounding residents. This range has been approved by the State of Tennessee Department of Safety as safe in this particular environment under their guidelines. He asked the Commission to defer this matter so the recommendation could be considered in light of the state guidelines and the fact the state has already approved this as a safely designed and appropriately oriented range for use in this area.

Chairman Smith stated the Metropolitan Charter set up the Board of Zoning Appeals as a relief area and that is why it goes to the BZA for their decision. The Commission would let them make the political decision. It comes to the Commission for the technical side such as the land use.

Councilmember Clifton stated the staff report said there had not been a state approval of this proposal.

Ms. Regen stated staff was not aware at the time that the gun range was state certified. Staff was aware of the State standards and had spoken with Metro Legal. The interpretation of the law was that an applicant who runs a gun safety course may apply to be State certified but is not required by the law to be State certified. That was the distinction staff was basing their recommendation on.

Councilmember Clifton stated he felt a relevant factor for the staff to look at would be the level of state approval and exactly what that approval consists of.

Ms. Nielson stated the state approval was only for the operation of the gun range and not about good planning and land use.

Mr. Lawson moved and Mr. Manier seconded the motion, which carried with Councilmember Clifton in opposition, to approve the following resolution:

**Resolution No. 97-551**

"BE IT RESOLVED that the Metropolitan Planning Commission offers the following recommendation for Appeal Case No. 97B-128G to the Board of Zoning Appeals:

**Noise generated by the proposed operation would adversely affect neighboring residential properties in the immediate area therefore the application does not satisfy the conditional use criteria (6-1)."**

**ZONE CHANGE PROPOSALS:**

**Zone Change Proposal No. 97Z-064U**  
Map 71-9, Parcel 73  
Subarea 3 (1992)  
District 2 (Black)

A request to change from R6 District to IR District certain property abutting the northeast margin of Baptist World Center Drive, approximately 100 feet northwest of Weakley Avenue (12.07 acres), requested by Harvey Coombs, appellant/owner.

Ms. Regan stated that as IR all industrial operations will be enclosed within a structure on this property. This request presents a difficult decision for the Commission as it requires balancing the long term goals of the Subarea 3 Plan with this property's contextual setting. The issue before the Commission is what the appropriate land use policy is for this parcel. It lies on the boundary between an industrial area and a residential low medium policy and at the intersection of several land uses. This property was most recently used as a demolition land fill. The subarea plan considered Baptist World Center Drive as the dividing line between the industrial policy and the residential. In the future the subarea plan saw these parcels as being developed for residential uses and providing a link between the residential area to the north and residential area to the south, but little economic incentives exists for developing this property residential. Considering all these factors, the question before the Commission is what is best for the general community here. At this point the community has come to a cross roads with the existing pattern of land uses. It seems reasonable at this juncture to make an assessment of whether the intended goal of future residential on this property can be actualized with the current zoning or whether at this time the community can benefit from having this vacant parcel utilized at this time.

Mr. Lawson stated that when he was on the Subarea 3 CAC that the land was kept the way it was to prevent encroachment on the residential area to the south. No one really felt, at the time, that it was going to be a highly developed residential area.

Mr. Manier stated the only problem he had was the ongoing philosophical argument about the General Plan. If this is the appropriate thing to do the General Plan needs to be cleaned up a little because this is a large piece of land and it may be appropriate to redesign that particular area.

Mr. Harbison stated he felt the Commission could make this change as an interpretation of the plan.

Mr. Fawcett stated the update to the Subarea 3 Plan would begin in September or October of 1997.

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

**Resolution No. 97-552**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-064U is **APPROVED (7-0)**:

**This property falls within "Industrial" based on orientation and surrounding land use. Industrial policy in this vicinity calls for a variety of industrial uses which the IR zoning district implements."**

**PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:**

**Proposal No. 20-85-P**  
Council Bill No. O97-824  
Country Cabin Bar-B-Q  
Map 142, Parcel 136  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to amend the existing preliminary site development plan of the Commercial (General) Planned Unit Development District abutting the south margin of Old Harding Pike, 1,000 feet east of Hicks Road (.79 acres), classified R15, to add 799 square feet to an existing restaurant, requested by Dale and Associates, for Buddy Rogers, owner. (Re-referred from Metro Council 7/1/97). (Disapproved by the Planning Commission 6/26/97).

Mr. Delaney stated this was a referral from the Council of an amended plan to add 799 square feet to an existing restaurant. This proposal was previously disapproved two weeks ago by the Commission because the applicant had not submitted plans in time for review by all the reviewing departments. Those plans have now been reviewed, and all appropriate agencies are recommending approval.

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

**Resolution No. 97-553**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 20-85-P is given **CONDITIONAL APPROVAL (7-0)**. The following condition applies:

Written confirmation of preliminary approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.”

**Proposal No. 97P-026U**  
West End Station  
Map 104-01, Parcels 263 and 266  
Subarea 10 (1994)  
District 24 (Johns)

A request to grant preliminary approval for a new Residential Planned Unit Development District abutting the north margin of Nebraska Avenue and the east margin of 36th Avenue North (5.18 acres), classified R6, to permit the development of 46 townhomes, requested by Heibert and Associates, for PR Trading, owners. (Deferred from meeting of 6/26/97).

Mr. Delaney stated review of the application was primarily focused on density. This proposal is located in residential medium policy within the Subarea 7 Plan which allows 4 to 9 dwelling units per acre. The applicant had originally proposed a 52 unit development at approximately 10 dwelling units per acre. This revised plan is now at 46 units at a density of about 8.9 dwelling units per acre. The Subarea 7 Plan does identify this as residential policy; there is text in the plan that states this has generally developed at the low end of that policy range, and the intent is that any new zone changes maintain the existing development pattern in this area. Staff feels this is appropriate density and appropriate housing type for this property and is recommending approval.

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

**Resolution No. 97-554**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-026U is given **CONDITIONAL PRELIMINARY APPROVAL (7-0)**. 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. Approval by the Metropolitan Council.”

**SUBDIVISIONS:**

**Preliminary Plats:**

**Subdivision No. 95S-297U (Public Hearing)**  
Antioch Woods (Revision)  
Map 163, Parcels 1, 212 and 213  
Subarea 13 (1997)  
District 28 (Hall)

A request for preliminary approval of 31 lots abutting the northeast corner of Moss Road and Una-Antioch Pike (9.23 acres), classified within the RS8 District, requested by Scott Butler, owner/developer, MEC, Inc., surveyor.

Mr. Stuncard stated this was a request to partially redesign a preliminary plan of subdivision which was approved in 1996. The new plan depicts the same road configuration along Una-Antioch Pike, with the intersection of Moss Road reserved to accommodate Metro's long term plan for realignment. Staff is recommending approval.

No one was present to speak at the public hearing.

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

**Resolution No. 97-555**

**"BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 95S-297U, is granted **APPROVAL.**"

**Subdivision No. 97S-243G (Public Hearing)**  
Gilbert G. Lowe Subdivision (Reserve Parcel)  
Map 41-7, Parcel 102  
Subarea 2 (1995)  
District 3 (Nollner)

A request to subdivide a reserve parcel into two lots abutting the north margin of Marydale Drive, opposite Hickory Terrace (1.09 acres), classified within the R20 District, requested by Willie May Broadwell and Frances E. Bandy, owners/developers, Land Surveying, Inc., surveyor.

Mr. Stuncard stated this lot was labeled as reserve in 1985 because the road which fronts the parcel had not been built. The road has since been built. The creation of two lots from the reserve parcel will require bonding an extension of the public sewer line upon final plat approval. Staff is recommending approval.

No one was present to speak at the public hearing.

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

**Resolution No. 97-556**

**"BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-243G, is granted **APPROVAL.**"

**Subdivision No. 97S-261G (Public Hearing)**  
Laurenwood Subdivision



Map 176, Parcel 47  
Subarea 13 (1997)  
District 29 (Holloway)

A request for preliminary approval for four lots abutting the east margin of LaVergne-Couchville Pike, between Maxwell Road and Laurenwood Drive (1.57 acres), classified within the RS10 District, requested by Jesse L. Feathers, owner/developer, H & H Land Surveying, Inc., surveyor.

Mr. Stuncard stated staff was recommending approval, although lot number 4 exceeds the three times the minimum lot size of the RS 10 zone district. No future plan of subdivision is deemed necessary due to the obvious potential to subdivide lot 4 along its Maxwell Road frontage. Staff is recommending approval.

No one was present to speak at the public hearing.

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

**Resolution No. 97-557**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-261G, is granted **APPROVAL**.”

**Final Plats:**

**Subdivision No. 96S-127U**  
John Fisher Subdivision  
Map 109, Parcel 2  
Subarea 14 (1996)  
District 13 (French)

A request to subdivide one parcel into two lots abutting the west margin of Bell Road, approximately 1,880 feet south of Blackwood Drive (1.94 acres), classified within the R10 District, requested by John C. and Iris A. Fisher, owners/developers, John D. McCormick, surveyor. (Deferred from meeting of 6/26/97).

Mr. Stuncard stated staff was recommending disapproval since the proposed lot sizes exceed the three times the minimum lot size of the R10 zone district, and no future plan of subdivision has been submitted. Two houses currently exist on this parcel, and this plan of subdivision was deferred indefinitely on May 2, 1996 by request of the applicant due to lack of a future plan of subdivision. Where proposed lots exceed three times the minimum size of the district, the Commission may require the subdivider to allow for the future opening of streets by restricting building locations based on a conceptual plan of resubdivision which is submitted by the subdivider. In addition, the Commission may require the final plat designate future dedications for the opening and extension of such streets. By adopting land use development policies in the General Plan, where higher residential density is expected, the Planning Commission has established a reason to believe that such proposed lots will be subsequently resubdivided into small building sites. The Subarea 14 Plan adopted a land use plan of residential medium density, which equates to 4 to 9 dwelling units per acre. The applicant has submitted a letter to support his argument against requiring a future plan of subdivision. The letter states the cul-de-sac would have to be 150 feet long and that there is a 10 foot difference between the center of the property and the house on lot number 1. This would equate to a road of about 6% to 7% grade. The current subdivision regulations currently allow up to a 12% grade. The last item addressed in the letter is in regard to traffic concerns on Bell Road. Staff believes a future plan of

subdivision with one ingress/egress would be better than the applicant's proposal which would utilize two driveways. For these reasons, staff is recommending disapproval.

Mr. John McCormick, surveyor, stated this was one lot with two houses on it. One had been on it since the 60's and the other one had been on there approximately 75 years. The owner wants to make two lots out of it. This was submitted five or six years ago but at the time there was no sewer in that area and the Health Department would not approve the soil because it would not perk, and he could not divide the lot. Now both houses are on the sewer line, a right-of-way reservation of 75 feet from the center line of Bell Road has been done and a thirty foot landscape easement has been provided. There are no plans for subdivision and approximately a 15% grade would be required for a road.

Mr. John Fisher, owner of the property, explained the history of the property and asked the Commission for approval.

Councilmember Charles French stated this was a unique situation and that Mr. Fisher only wanted to subdivide this property to make it legal lots and asked the Commission to approve the proposal.

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

**Resolution No. 97-558**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 96S-127U, is granted **APPROVAL with a variance (Subdivision Regulation 2-4.2D).**”

**Subdivision No. 97S-221U**

Belle Meade Annex, Resubdivision of Part of Lots 5 and 6  
Map 130-4, Parcel 48  
Subarea 10 (1994)  
District 34 (Fentress)

A request to subdivide one parcel into two lots abutting the west margin of Sneed Road, approximately 950 feet south of Hobbs Road (1.19 acres), classified within the RS20 District, requested by Elizabeth M. Trinkler, owner/developer, F. W. and Associates, Inc., surveyor. (Deferred from meeting of 6/26/97).

Mr. Stuncard stated this plat proposed to subdivide one existing lot into two and violated the comparability test with respect to one of the lot's frontage. The comparability test was rerun in anticipation of the subdivision of several of the larger lots in the area. Of the two new lots, one still fails to meet minimum comparability standards with respect to minimum frontage falling two feet short of the 84 feet necessary to pass the test. Before running the comparability test with the larger lots assumed to be split, the required width was 93 feet, which meant the smaller lot fell 11 feet short. The average street frontage is 103 feet. The lot that fails the frontage requirement meets 88% of the average but it is necessary to meet 90% in order to pass the test. The decision for the Commission is to decide if the results of this new comparability study warrant a two foot variance to the comparability test.

Chairman Smith reminded the Commission that he was not present at the previous meeting and asked for a recap on the discussion.

Mr. Harbison stated the Commission wanted this proposal to come back before the Commission after the comparability test had been rerun, because there were so many lots in the area that looked like they might, in the future, be subdivided.

Chairman Smith stated there were people present to speak.

Mr. Bill Norton, an area resident, expressed concerns regarding destruction of trees, reduction in the size of lots, drainage, sewer backup, the petitioner not living on the property and presented the Commission with a petition in opposition to the proposal.

Mr. George Trinkler and Ms. Elizabeth Trinkler spoke in favor of the proposal stating they had never heard any complaints regarding drainage. They stated they had a revised plan and presented it to the Commission.

Chairman Smith asked why the comparability was 90% instead of 100%.

Mr. Owens stated that was acknowledgment that when you are dealing with something comparable it is not an exact science but it must be close.

Chairman Smith stated that 90% was an attempt to draw a line.

Mr. Owens stated that the line had to be drawn somewhere and the comparability rule says it needs to be at least within 10% of the average.

Mr. Harbison stated that if this had been voted on at the last meeting, it would probably have been turned down because it was not meeting the comparability and there was not reason for granting a variance.

Ms. Tinkler asked if they had not met the comparability with their revised plan.

Chairman Smith asked if this had just been presented to staff today.

Ms. Trinkler stated it had, and there had been two feet taken from the larger lot and added to the smaller lot.

Chairman Smith stated it was not appropriate to decide anything on the revised plan because that was not the proposal before the Commission.

Mr. Manier stated the revised plan was still calling for a variance and there was no reason for a variance.

Ms. Trinkler stated the revised plan was discussed with staff as a possibility.

Mr. Stuncard stated there had been no formal discussion on the revised plan just presented to the Commission.

Mr. Owens explained to the Commission that they were prohibited in the Subdivision Regulations from approving subdivisions that results in a violation of the zoning. If the Commission would like to entertain this form of subdivision then the applicant should first go the Board of Zoning Appeals to see if they are willing to grant the variance.

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

**Resolution No. 97-559**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-221U, is **DISAPPROVED since this request violated the comparability test with respect to one lot’s frontage (Subdivision Regulation 2-4.7).”**

**Subdivision No. 97S-251A**  
Arlington Green, Phase 1, Lot 6  
Map 142-16-B, Parcel 6  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to amend the side setback line from 10 feet to 7 feet on a lot abutting the south margin of Andover Way, approximately 468 feet west of Arlington Place (.23 acres), classified within the R20 Residential Planned Unit Development District, requested by Fred Yazdian and Jerome Rosenblum, owners/developers, James E. McAleer, Jr., surveyor.

Mr. Stuncard stated this plat was submitted in order to amend a three foot encroachment into a side setback. According to Codes, on 09/06/96, an inspection was made. Approvals to proceed were made by observations based upon soil conditions and the placement of engineer's hubs located as to define the building envelope. There are two issues associated with this amendment. The first is the setback violation, and the second is the easement abandonment. If the Commission approves the reduction of the setback, staff would recommend the plat not be put to record until the Metro Council abandons the easement by ordinance.

Mr. James McAleer stated he staked hundreds of lot lines but this one he just staked incorrectly. He said he had received all required letters from the utility agencies stating they had no problems with the seven foot instead of the ten foot easement.

Councilmember Vic Lineweaver spoke in favor of the revision and stated he had spoken to several of the neighbors and that they had no concerns.

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

**Resolution No. 97-560**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-251A, is granted **CONDITIONAL APPROVAL subject to Council approval of easement abandonment prior to plat recording.**”

**Request for Bond Extension:**

**Subdivision No. 88P-038G**

Long Hunter Chase, Phase One, Section One  
Barry Construction Company, Inc., principal

Located abutting the southeast margin of Mt. View Road and the northwest margin of Hobson Pike. (Deferred from meeting of 6/26/97).

Mr. Owens stated the Commission dealt with the PUD approximately one year ago where the issue was sidewalk construction. This was an ongoing development with some phases approved without the requirement to construct sidewalks. The Commission was finally able to conclude there was some staff oversight in some of the earlier phases and that they should have had a sidewalk requirement attached to them. At that time Phase Three was beginning and clearly the Commission's guidelines for sidewalk construction, following the 1991 Subdivision Regulations, would have required Mr. John Colman Hayes, with a new phase of development, to build sidewalks but he contested that. This particular bond is for Phase One, Section One and Barry Construction has almost completed the development with approximately 87% completion. The streets have been paved and the developer is waiting for final inspection by Public Works and Water Services. The developer is requesting the Commission to extend the bond in order to allow them to finish up the work. Unfortunately, they have not constructed sidewalks. A year ago, when the Commission considered Phase Three, it was ruled that future phases would construct sidewalks and also determined sidewalks should be retrofitted in one already developed area in order to connect to a future commercial area.

In the Commission's action of a year ago, it was indicated this developer was expected to form that linkage. That is approximately 430 feet of sidewalk construction. The developer now is contesting that action of a year ago and the Commission's authority to impose that obligation on him.

The Metro Legal Department believes the Commission acted within their authority to impose the sidewalk obligation on the earlier phase. This development is obligated to provide sidewalks and, in effect, the Planning Commission exempted the majority of the earlier phases from the sidewalk requirement but maintained the sidewalk requirement in this one small area.

At this time there is a phase nearing completion, and there is no reason in staff's view to extend the bond. The remaining work can be completed within the next couple of months. Staff is recommending the Commission disapprove the request for bond extension and require the developer complete the work, including the sidewalks of the action from a year ago, by the September 1, 1997. Otherwise, authorize collection of the bond. September 1, 1997, has been selected because the security document that guarantees the money expires on December 7, 1997, and there needs to be at least 90 days before expiration in the event of collection. September 1, 1997, has been selected as the deadline to complete this work, including sidewalks. Staff's estimate is that sidewalks are 430 feet in length and would cost approximately \$6,500 to install.

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

**Resolution No. 97-561**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the extension and **authorizes the collection** of a performance bond for Subdivision No. 88P-038G, Bond No. 88BD-026, Long Hunter Chase, Phase One, in the amount of \$134,000, if all work (including a portion of sidewalk construction required by the MPC action on May 30, 1996) is not complete by **9/1/97.**”

**Subdivision No. 89P-046G**  
Poplar Ridge, Section Five  
Karl E. Haury, Jr., principal

Located abutting the north and south margins of Poplar Ridge Drive along the east and west margins of Dove Valley Drive.

Mr. Owens stated this project was 100% at build out and the developer has a contract in place to complete the paving but has been delayed, apparently because of the weather. Staff recommends disapproval of the request for extension and authorizing collection if work is not complete by September 15, 1997. The developer feels he can meet that deadline.

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

**Resolution No. 97-562**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No.89P-046G, Bond No. 97BD-044, Poplar Ridge, Section Five, in the amount of \$119,000 to **7/1/98** subject to submittal of an amendment to the present Letter of Credit by **8/10/97** which extends its expiration date to **1/2/99**. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Subdivision No. 93P-021G**  
Holt Woods, Section Nine  
Hurley-Y, L.P., principal

Located abutting both margins of October Street, approximately 80 feet west of Holt Hills Road.

Mr. Owens stated the developer is at this time installing sidewalks and has indicated that final paving will be applied as soon as that is complete. Staff is recommending denial of bond extension and authorizing collection if work is not done by September 1, 1997.

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

**Resolution No. 97-563**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the extension and **authorizes the collection** of the performance bond for Subdivision No. 93P-021G, Bond No. 95BD-080, Holt Woods, Section Nine, in the amount of \$56,500 if all work is not complete by **9/1/97.**”

**OTHER BUSINESS:**

1. Hope Gardens Neighborhood Annual Progress Report.

Ms. Debbie Frank stated tomorrow will mark the one year anniversary of the Commission’s endorsement of the Hope Gardens Neighborhood Plan. It is the first neighborhood plan developed by the Planning Commission in conjunction with the community and other Metro departments. Hope Gardens, which is located across from Farmer’s Market and the State of Tennessee Bicentennial Mall in Subarea 9, is no doubt becoming a well-known inner city neighborhood in Nashville.

The past year has been a busy year for residents and various Metro departments committed to “bringing back” this neighborhood. The community has formed the Hope Gardens Neighborhood Association, created by-laws and elected officers. Community meetings are held monthly and the attendance has been excellent.

In the area of land use and zoning, staff will recommend to the Commission that the land use policies supported by the community and staff in the neighborhood plan be adopted in the Subarea 9 Plan Update. Also, staff will recommend to the Councilmember representing Hope Gardens that the new zoning codes for the community should reflect the predominant and intended pattern of development.

In the area of housing and public infrastructure, MDHA is committed to developing 50 to 60 homes and improving the infrastructure throughout the community. To date, MDHA has acquired 35 vacant lots for infill housing development; one home has been completed and sold; one home is currently under construction; three homes have been contracted out and four homes are awaiting bids. MDHA has constructed sidewalks for approximately 90% of the neighborhood at an estimated cost of \$300,000.

In Hope Gardens, the Nashville Homestead Corporation has given away 8 lots in a lottery drawing as part of the urban homestead program occurring throughout Nashville’s inner city neighborhoods. Five lots are approaching the actual construction phase. The urban homestead program transfers vacant residential lots owned by Metro to individuals and families who agree to construct a house on the property and live there for seven years. The lots are given away by a drawing. Winners have 90 days to arrange financing and construction must be completed within 12 months. The Nashville Homestead Corporation must approve the design of the house and site plan. The Corporation holds a second deed on the property which is released after seven years. If the property is sold before seven years or if the homesteader moves, the value of the land when transferred to the recipient must be paid.

As part of an effort to attract a mixed group of people into the community, MDHA has held focus group meetings to determine, aside from the proximity of Hope Gardens to downtown, the Farmer's Market, the Bicentennial Mall and Kroger, what would encourage moderate income people to live in the community. Participants, for the most part, expressed concerns about safety, schools, the conditions of existing homes and neighborhood amenities.

**Future Plans for Hope Gardens:**

MDHA will continue with the housing development aspect of the plan, acquiring vacant lots, developing infill housing and providing rehab assistance throughout the neighborhood. Also, MDHA will continue with infrastructure improvements, sidewalks and lighting. It is my understanding that MDHA will be involved with the community for another 3 to 4 years.

The neighborhood association will continue promoting the community and the importance of community involvement and self-help. Also, the neighborhood association will continue neighborhood clean-ups, two per year and begin a neighborhood watch program which is currently in the start-up phase.

A great deal of enthusiasm is being shown by the community. It is quite evident with the number of people attending the monthly community meetings. Staff is pleased to have put together the neighborhood plan that is guiding the revitalization of Hope Gardens.

2. Legislative Update.

Mr. Owens provided an update on the current legislative status of items previous considered by the Commission.

**PLATS PROCESSED ADMINISTRATIVELY**

June 26, 1997 through July 9, 1997

- 97S-165U**      **MAPLEWOOD HEIGHTS, Lot 87**  
One lot into two lots
  
- 97S-202U**      **GRANDVIEW HEIGHTS, Resubdivision of Lot 1**  
One lot into two lots
  
- 97S-217G**      **F. A. HAWKINS SUBDIVISION**  
Creates a 2.0 acre lot from a large tract
  
- 97S-220U**      **GREENLAND TRACT, Resubdivision of Part of Lots 7 and 9**  
One parcel into two lots
  
- 97S-222U**      **STUTTS SUBDIVISION**  
Recording one parcel as one lot
  
- 97S-223U**      **LARCHWOOD, Phase 1B, Section 4**  
Four private element condominiums
  
- 97S-232U**      **METROCENTER, Lot 32**  
One platted lot into two lots

- 97S-244G**      **BAGOLI SUBDIVISION**  
Plats a deeded parcel
- 97S-252G**      **FREDERICKSBURG, Section 7 Resubdivision of Lots 16 and 17**  
Removing one lot to increase open space
- 97S-268G**      **JONES TWO LOT SUBDIVISION**  
One 7 acre parcel into two lots
- 97S-271G**      **LAKERIDGE, Phase 3, First Revision, Resubdivision of Lots 12 & 13**  
Minor shift of interior line between two lots

**ADJOURNMENT.**

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 3:15 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

Minute approval:  
This 24<sup>th</sup> day of July, 1997