

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

Date: November 13, 1997  
Time: 1:00 p.m.  
Place: Howard Auditorium

**Roll Call**

**Present:**

Gilbert N. Smith, Chairman  
Arnett Bodenhamer  
Tim Garrett, Councilmember  
William Harbison  
William Manier  
Stephen Smith  
Marilyn Warren

**Absent:**

Mayor Philip Bredesen  
James Lawson  
Ann Nielson

**Others Present:**

**Executive Office:**

T. Jeff Browning, Executive Director  
Carolyn Perry, Secretary II

**Current Planning & Design Division:**

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

**Community Plans Division:**

Jerry Fawcett, Planning Division Manager  
Cynthia Lehmbeck, Planner III  
Chris Hall, Planner I

**Advance Planning & Design:**

Michelle Kubant, Planner I

**Others Present:**

Rachel Allen, Legal Department  
Jim Armstrong, Public Works

Chairman Smith called the meeting to order.

### **ADOPTION OF AGENDA**

Mr. Bodenhamer moved and Mr. Manier seconded the motion, which unanimously passed, to approve the agenda.

### **ANNOUNCEMENT OF DEFERRED ITEMS**

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

18-84-U	Deferred until 12/11/97, by applicant.
96P-017G	Deferred two weeks, by applicant.
97S-418A	Deferred indefinitely, by applicant.
97S-431U	Deferred two weeks, by applicant.

Mr. Bodenhamer moved and Mr. Harbison seconded the motion, which unanimously passed, to defer the items listed above.

### **APPROVAL OF MINUTES**

Mr. Manier moved and Mr. Harbison seconded the motion, which unanimously passed to approve the minutes of the regular meeting of October 30, 1997.

### **RECOGNITION OF COUNCILMEMBERS**

Councilmember Durward Hall spoke in favor of Proposal No. 1-74-G, Hickory Hollow (Mega Market property).

He also spoke in opposition to Proposal 68-79-U, Laidlaw Environmental. This proposal involves a hazardous waste treatment facility where hazardous waste is treated, which is permitted by the State of Tennessee. The public in and around that facility has never had the opportunity to address any local body regarding the location of the site or what is done at the site and there are many concerned citizens around this facility. Because of the "Grandfather Clause" this waste treatment facility is sitting in a Commercial PUD. As stated in the preliminary disapproval recommendation of staff, this is a preliminary master plan Commercial PUD approved for general retail and office development and that is what exists on every parcel in the PUD except for this treatment facility. Their application to the Commission is for revision in the preliminary PUD and the application states the revision is for a new access and for parking of trucks on this site. 17.108.215 of the Code states the introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access in a planned unit development constitutes an amendment, not a revision. An amendment would allow the public and the Council to be involved in this process and it would be prudent for the Commission look at that opportunity.

This application designates this for the staging of trucks until they can get into the facility to process the material. For the public safety issue, stacking of these trucks should not be allowed in an area that is

basically residential. In June 1994, there were four violations with the Water Department on their discharges, which were cyanide.

Councilmember Charles French spoke in favor of Subdivision No. 97S-401U for Vultee Church of Christ.

Councilmember Ron Turner spoke in favor of Zone Change Proposal 97Z-105G and stated this involved three small houses that are surrounded by Maryland Farms and commercial development and the change would make this property more consistent with the adjoining property.

### **ADOPTION OF CONSENT AGENDA**

Mr. Manier requested Zone Change Proposal No. 97Z-108G be removed from the consent agenda because of the school problem.

Ms. Warren moved and Mr. Bodenhamer seconded the motion, which unanimously carried with Mr. Stephen Smith abstaining on Subdivision No. 97S-426G, to remove Zone Change 97Z-108G and to approve the following items on the consent agenda:

### **PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:**

**Proposal No. 98-73-G**  
Dairy Queen (Hickory Hills Commercial PUD)  
Map 40, Part of Parcel 36  
Subarea 2 (1995)  
District 10 (Garrett)

A request for final approval for a portion of the Commercial (General) Planned Unit Development District abutting the northwest margin of Hickory Hills Boulevard and Westcap Road (1.72 acres), classified OP, to permit the development of a 4,298 square foot mini-market and restaurant, requested by Walter Davidson and Associates, for Associated Ventures, owner. (Deferred from meeting of 10/30/97).

### **Resolution No. 97-921**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98-73-G is given **CONDITIONAL APPROVED (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 a final subdivision plat upon the posting of a bond for off site improvements to Wescap Road as required by the Metropolitan Department of Public Works.”

**Proposal No. 1-74-G**  
Hickory Hollow (Mega Market)  
Map 163, Parcel 229  
Subarea 13 (1996)  
District 28 (Hall)

A request to revise the final site development plan for a portion of the Commercial Planned Unit Development District located north of Hickory Hollow Parkway at Mt. View Parkway (11.59 acres), to expand the range of uses to include financial and administrative offices and accessory uses as well as retail, requested by Hickerson Fowlkes Architects, for Shop at Home, Inc., owner.

### **Resolution No. 97-922**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 1-74-G is given **APPROVAL (7-0)**.

**Proposal No. 38-79-G**  
Rivergate Mall PUD  
Map 26-14, Part of Parcel 46  
Subarea 4 (1993)  
District 10 (Garrett)

A request to revise a portion of the approved preliminary site development plan for a portion of the Commercial (General) Planned Unit Development District located abutting the west margin of Conference Drive, south of Vietnam Veterans Parkway, to permit the development of a 7,065 square foot restaurant, requested by Wolfgang Sauerma, owner.

**Resolution No. 97-923**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 38-79-G is given **CONDITIONAL 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. Written confirmation of preliminary approval from the City of Goodlettsville.”

**Proposal No. 16-86-P**  
Hermitage Market Place PUD  
Map 75, Parcels 165, 166 and 167  
Subarea 14 (1996)  
District 12 (Ponder)

A request to revise the approved preliminary site development plan of the Commercial (General) Planned Unit Development District located abutting the east margin of Old Hickory Boulevard opposite Juarez Drive (5.27 acres), to permit the re-configuration of three out parcels to create four restaurant/retail out parcels with a 1,504 square foot increase in floor area, requested by Alley and Associates for First Tennessee Bank, owner.

**Resolution No. 97-924**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 16-86-P is given **CONDITIONAL 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. The recording of a revised subdivision plat with the relocated 30 foot R.O.W. easement from the main drive to the Wal-Mart property.”

**Proposal No. 80-87-P**  
Council Bill No. 097-980  
Hickory Woods, Tract 5  
Map 176-1, Parcel 16  
Subarea 13 (1996)  
District 29 (Holloway)

A referral from Metro Council of a modified preliminary master plan for the Residential Planned Unit Development District located at the southeast quadrant of Maxwell Road and Lavergne-Couchville Pike (33.22 acres), classified R20, to permit the development of 110 single-family lots, requested by Wamble and Associates, PLLC, for Taylor Duncan Interests, owner. (Re-referred from the Metro Council 11/4/97). (Disapproved by Planning Commission 10/2/97).

**Resolution No. 97-925**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 80-87-P is given **CONDITIONAL 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. Submittal to and approval by the Department of Public Works of detailed grading and drainage plans consistent with the findings of the recommendations of a geotechnical study of the sinkholes that exist on this site, prior to any final approval by the Metropolitan Planning Commission.”

**Proposal No. 88P-069U**  
Brentwood East  
Map 161, Parcels 84, 84.1 and 84.2  
Subarea 12 (1997)  
District 31 (Alexander)

A request to revise the approved preliminary site development plan of the Commercial (General) Planned Unit Development District located abutting the southeast margin of Old Hickory Boulevard and Edmonson Pike, classified R20, (8.60 acres), to permit the addition of 7,017 square feet of floor area to the existing plan for the development of an 83,592 square foot retail, office, restaurant, bank facility, requested by Littlejohn Engineering Associates for Mark McDonald, owner.

**Resolution No. 97-926**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 88P-069U is given **CONDITIONAL 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. The recording of a boundary plat.
3. Any plans submitted for final approval shall include the recommendations of the Traffic Impact Study dated October, 1997.”

**SUBDIVISIONS:**

**Final Plats:**

**Subdivision No. 97S-354G**  
Crestwood Suites, Resubdivision  
Map 34-6, Parcel 25  
Subarea 4 (1993)

District 10 (Garrett)

A request to subdivide one parcel into two lots abutting the northeast margin of Myatt Drive, approximately 220 feet southeast of Spring Branch Drive (2.72 acres), classified within the CS District, requested by Burson and Simpson Lodge Development, Inc., owner/developer, Cherry Land Surveying, surveyor. (Deferred from meeting of 10/30/97).

**Resolution No. 97-927**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-354G is given **APPROVAL SUBJECT TO A BOND IN THE AMOUNT OF \$30,500.00 (7-0).**”

**Subdivision No. 97S-401U**  
Vultee Church of Christ Subdivision  
Map 106, Part of Parcel 28  
Subarea 11 (1993)  
District 13 (French)

A request to create two lots abutting the southwest corner of Murfreesboro Pike and Foothill Drive (1.71 acres), classified within the RM6 District, requested by Vultee Church of Christ, owner/developer, John Kohl and Company, surveyor.

**Resolution No. 97-928**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-401U is **APPROVED SUBJECT TO A BOND IN THE AMOUNT OF \$42,300.00 (7-0).**”

**Subdivision No. 97S-402U**  
Mini/USA Ventures, Inc., Subdivision  
Map 91-13, Parcels 315-318 and 323  
Map 103-1, Parcels 51, 57 and 58  
Subarea 7 (1994)  
District 24 (Johns)

A request to consolidate eight parcels into two lots abutting the southeast margin of Charlotte Pike, approximately 135 feet southwest of Balmy Avenue (4.16 acres), classified within the CS and OP Districts, requested by R.D.R., L.P. et al, owners/developers, Thornton and Associates, Inc., surveyor. (Deferred from meeting of 10/30/97).

**Resolution No. 97-929**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-402U, is **APPROVED (7-0).**”

**Subdivision No. 97S-408G**  
Interchange City Industrial Park, Lot 1  
Map 175, Part of Parcel 100  
Subarea 13 (1996)  
District 29 (Holloway)

A request to create one lot and a public street terminus abutting the west terminus of Teledyne Place, approximately 1,075 feet west of Heil Quaker Boulevard (17.51 acres), classified within the IR District,

requested by Interchange City Associates, Ltd., owner/developer, Ragan-Smith Associates, Inc., surveyor. (Deferred from meeting of 10/30/97).

**Resolution No. 97-930**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-408G is **APPROVED SUBJECT TO A BOND IN THE AMOUNT OF \$186,000.00 (7-0).**”

**Subdivision No. 97S-413G**  
Wallace Mitchell Lots, Resubdivision  
Map 33, Parcels 97, 98 and 252  
Subarea 2 (1995)  
District 3 (Nollner)

A request to consolidate three lots into two 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.

**Resolution No. 97-931**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-413G is **APPROVED (7-0).**”

**Subdivision No. 97S-421U**  
Village of Cherry Glen, Phase 3,  
Resubdivision of Lots 49-53  
Map 131-6-H, Parcels 45-50  
Subarea 10 (1994)  
District 33 (Turner)

A request to reconfigure six lots abutting the west margin of Compton Trace and both margins of Cumberland Place (.83 acres), classified within the R15 Residential Planned Unit Development District, requested by David Weekley Homes, owner/developer, Crawford Land Surveyors, surveyor.

**Resolution No. 97-932**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-421U is **APPROVED (7-0).**”

**Subdivision No. 97S-422G**  
Heron Walk, Phase 1, Section 3  
Map 52-8, Part of Parcel 196  
Subarea 4 (1993)  
District 9 (Dillard)

A request to create 27 lots abutting both margins of Shawnee Road, approximately 65 feet southwest of Santa Rosa Court (5.34 acres), classified within the R10 Residential Planned Unit Development District, requested by Allen Earps, owner/developer, MEC, Inc., surveyor.

**Resolution No. 97-933**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-422G is **APPROVED SUBJECT TO A BOND IN THE AMOUNT OF \$40,500.00 (7-0).**”

**Subdivision No. 97S-426G**

River Plantation, Phase 1A, Section 11  
(Condo. Apartments)  
Map 142, Part of Parcel 124  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to record a phase abutting the south margin of Sawyer Brown Road, approximately 867 feet northwest of Old Harding Pike (3.42 acres), classified within the R15 Residential Planned Unit Development District, requested by Haury and Smith Contractors, Inc., owner/developer, Ragan-Smith Associates, Inc., surveyor.

**Resolution No. 97-934**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-426G is **APPROVED SUBJECT TO A BOND IN THE AMOUNT OF \$75,600.00 (6-0-1).**”

**Subdivision No. 97S-428G**  
Wexford Downs, Section 2  
Map 172, Part of Parcel 74  
Subarea 12 (1997)  
District 31 (Alexander)

A request to create 52 lots abutting the southeast corner of Mt. Pisgah Road and Edmondson Pike (21.1 acres), classified within the R10 Residential Planned Unit Development District, requested by Wexford Downs, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

**Resolution No. 97-935**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-428G is **APPROVED SUBJECT TO A BOND IN THE AMOUNT OF \$391,000.00 (7-0).**”

**Subdivision No. 97S-434U**  
Charlotte-Midland  
Map 91-14, Parcels 76, 78-80, 95-98 and 100  
Subarea 7 (1994)  
District 22 (Holt)

A request to consolidate nine parcels into one lot abutting the northwest corner of Charlotte Pike and Robertson Avenue (1.81 acres), classified within the CS District, requested by West Bay Investments, developer, Littlejohn Engineering Associates, Inc., surveyor.

**Resolution No. 97-936**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-434U is **APPROVED (7-0).**”

**Subdivision No. 97S-440U**  
Inglewood Retail Center  
Map 72-2, Parcels 140 and 141  
Subarea 5 (1994)  
District 8 (Hart)



A request to reconfigure four lots and one parcel into two lots abutting the northwest corner of Home Road and Gallatin Pike (2.35 acres), classified within the CS District, requested by Realmark Equities Corporation, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

**Resolution No. 97-937**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-440U is **APPROVED (7-0).**”

**Request for Bond Extension:**

Subdivision No. 88S-433U  
Wrightwood Estates, Section 1, Revised  
John K. Wright, principal

Located abutting the east terminus of Fairmeade Court, approximately 252 feet east of Fairmeade Court.

**Resolution No. 97-938**

BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 88S-433U, Bond No. 89BD-019, Wrightwood Estates, Section 1, Revised, in the amount of \$20,000 to 5/13/98 subject to submittal of an amendment to the present Letter of Credit by **11/20/97** which extends its expiration date to 11/13/98. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Release:**

**Subdivision No. 312-84-G**  
Poplar Creek Estates, Phase 3-B  
Poplar Creek Development Corporation, principal

Located abutting the northeast terminus of Forest Oaks Drive, approximately 100 feet northwest of Forest Oaks Court North.

**Resolution No. 97-939**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 312-84-G, Bond No. 94BD-048, Poplar Creek Estates, Phase 3-B in the amount of \$10,000.”

**Subdivision No. 87-51-G**  
Hickory Woods, Section One  
T & T Partners I, principal

Located abutting the west side of Lavergne-Couchville Pike and both sides of Hickory Way.

**Resolution No. 97-940**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 87-51-G, Bond No. 87BD-028, Hickory Woods, Section 1 in the amount of \$10,000.”

**Subdivision No. 74-87-P**

The Peninsula, Phase 1  
Jerry Butler Construction, Inc.

Located abutting the south margin of John Hager Road, approximately 1,310 feet southwest of New Hope Road.

**Resolution No. 97-941**

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 74-87-P, Bond No. 95BD-072, Peninsula, Phase 1 in the amount of \$75,000."

**Subdivision No. 87-341-G**  
Hickory Woods, Section C  
T & T Partners I, principal

Located on the east side of Murfreesboro Road, approximately 610 feet south of Lavergne-Couchville Pike.

**Resolution No. 97-942**

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 87-341-G, Bond No. 89BD-027, Hickory Woods, Section C in the amount of \$177,500.

**Subdivision No. 87-371-G**  
Hickory Woods, Section A  
T & T Partners I, principal

Located abutting the southwest corner of Maxwell Road and Lavergne-Couchville Pike.

**Resolution No. 97-943**

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 87-371-G, Bond No. 89BD-029, Hickory Woods, Section A in the amount of \$27,500."

**MANDATORY REFERRALS:**

**Proposal No. 97M-126U**  
Alley 1175 Closure  
Map 91-15, Parcel 155  
Subarea 7 (1994)  
District 24 (Johns)

A proposal to close a segment of Alley No. 1175 between the north property line of Parcel No. 155 on Map 091-15 and its northern terminus, requested by Andy Work for St. Ann Catholic Church, adjacent property owner. (Easements are to be abandoned).

**Resolution No. 97-944**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 97M-126U.

**Proposal No. 97M-127U**  
Adoption of Amended Street and Alley Map

A mandatory referral from the Department of Public Works proposing the adoption of the amended Official Street and Alley Acceptance and Maintenance Map for calendar year 1997.

**Resolution No. 97-945**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 97M-127U.

**Proposal No. 97M-128G**  
Owl Creek Trunk Sewer Easement  
Map 181, Parcels 125 and 159  
Subarea 12 (1997)  
District 31 (Alexander)

A request from the Department of Water Services to acquire 20' temporary easements and 20' permanent easements on two properties within Davidson County abutting Owl Creek for the construction of the Owl Creek Trunk Sewer line.

**Resolution No. 97-946**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 97M-128G:

This concluded the items on the consent agenda.

**SUBAREA 9 PUBLIC HEARING CONTINUATION:**

Mr. Chris Hall stated this is a continuation of the July 24<sup>th</sup> public hearing to consider the adoption of the *Subarea 9/Center City Plan: 1997 update*. If adopted, it replaces the original Subarea 9/Center City Plan which was adopted on November 7, 1991 and becomes part of the General Plan for Nashville. Subarea 9 includes the area of the inner loop south of Jefferson Street. It serves as the governmental, financial, and support service center for the region as well as a major tourist destination. As such, it plays a significant role in shaping the image of Nashville. Due to the unique character of Subarea 9, the update, like the original plan, is a joint effort between the Metro Planning Commission, the Metropolitan Development and Housing Agency and a consultant team led by Everton, Ogelsby, Askew Architects. A 26 member Citizens Advisory Committee was also appointed and consulted throughout the planning process. The final plan is intended to serve the purposes of both agencies. The proposed update contains a land use policy element as well as a final concept plan with specific recommendations aimed at attracting public and private investment.

At the July 24<sup>th</sup> meeting, the Planning Commission supported the majority of the plan's provisions, but recommended that additional work be done to refine the Franklin Street continuous corridor concept and to strengthen the section on implementation strategies. Since the July 24<sup>th</sup> meeting, the Everton, Ogelsby and Askew Planning team has worked with staff members from MDHA, the Planning Commission and Public Works to develop a set of design features for the continuous corridor concept which would ensure that it is inviting to pedestrians, while also providing for an efficient route into and out of downtown. These recommendations will be submitted to TDOT for review. The Subarea 9 update supports these recommendations. The Planning team has also worked with MDHA and the Planning Commission to strengthen the section on implementation strategies.

The General Plan recognizes Subarea 9 and the Central Business District as unique from other subareas and outlines a number of goals and objectives for downtown which are reinforced in the recommendations of this update. Some of the General Plan policies related to downtown are:

- the maintenance of a relatively high intensity,
- the need for a strong residential, retail, and entertainment activity component to provide for 24 hour activity,
- a focus on transportation issues such as improving mass transit and pedestrian systems,
- the avoidance of scattered development patterns and the need to reinforce the core,
- the encouragement of the preservation and reuse of historic structures,
- the need to ensure adequate accessibility to and within the CBD.

The Land Use Policies generally reflect the future vision for the subarea and will serve as a guide to the Planning Commission as it makes land use and zoning decisions in the downtown area. As shown on the map, a Commercial Arterial Existing Policy is applied along Jefferson Street. Commercial Mixed Concentration Policies are applied on the East Bank and in the western portion of the subarea between the railroad Gulch and I-40 and extending around to 3<sup>rd</sup> Avenue South. Mixed Use policies are applied to the Rutledge Hill and Bicentennial Mall areas. A Residential Medium policy is applied to Hope Gardens and the CBD policy recognizes the higher density downtown area.

**Hope Gardens** is an established urban residential neighborhood located in the northwest corner of the subarea. It represents an excellent opportunity to continue building on urban housing which is already in place and is supported by services and amenities such as the new Kroger store, the Farmers Market, and the Bicentennial Mall. The update recommends a continuation of current efforts aimed at preserving and enhancing the residential character and scale of this neighborhood. Development and redevelopment should occur at residential densities between 4 to 9 dwelling units/acre. The Planning Commission has completed a neighborhood plan for the area and MDHA has prepared design guidelines which address architectural, pedestrian, open space, traffic, and safety issues. The area immediately to the south of Hope Gardens near the railroad tracks and Harrison Street is located in the Commercial Mixed Concentration area and is characterized by moderate intensity manufacturing. The industrial uses are viable operations that are likely to remain for a long period of time. However, if they should ever leave these sites, the plan recommends continued industrial use should not be promoted and consideration should be given to the adaptive reuse of these structures for higher density residential development.

The area bounded by Jefferson Street, the Cumberland River, James Robertson Parkway, and 8<sup>th</sup> Avenue has recently been the subject of a master plan effort contracted by the State of Tennessee. The update supports the state's vision of a mixed use area characterized by cultural, historical, and educational uses which will support the planned activities along the mall. In addition, the area's proximity to support services and amenities provides an opportunity for additional urban housing. Both the state plan and the update support extending the proposed greenway west along the French Lick to the Bicentennial Mall and the utilization of existing rail lines for commuter rail service.

Given its proximity to downtown and commanding river views, **Rutledge Hill** is envisioned as a viable mixed use neighborhood containing office, residential, as well as small scale retail and commercial uses along

Hermitage Avenue. Supporting this concept are the existing pockets of residential development, the planned redevelopment of the General Hospital site, and the fact that Metro is a landowner in the area and possesses the power to initiate redevelopment activities.

The area to the west of 3<sup>rd</sup> Avenue is characterized by larger businesses with newer structures and is oriented more towards commercial users with less of an emphasis on residential development. The land use policy for this area is CMC (Commercial Mixed Concentration) which, although it allows residential development, it does not emphasize residential and related retail and commercial establishments as the predominant land uses. Generally speaking, the area east of 3<sup>rd</sup> Avenue where there is a higher presence of residential is a better setting in which to pursue the mixed use concept. The recommendations for the Gulch and the area to the west are consistent with the original plan. The update calls for the **Gulch** to be a linear greenway with parking lots to provide commuter parking for the CBD. Some parking lots have been located there including a large surface lot beneath the Union Station shed. At present, however, there still exists large areas of underutilized land. Efforts should be made to continue and expand on the activity associated with the renovation of the old Cummins station and the success of small entertainment and restaurant venues, such as 12<sup>th</sup> and Porter

The construction of the new stadium and the relocation of industrial uses will accelerate land use changes on the **East Bank**. The update acknowledges that a number of viable industrial uses exist north of Woodland Street and south of Shelby Avenue. However a long term transition of these areas away from industrial use to a broad range of commercial, office, and possibly residential uses is envisioned. Current greenway plans incorporate the east bank into the greenway system and are supported by the update along with desire to maintain the Shelby Street Bridge as a pedestrian, bicycle and trolley link between both sides of the river.

Consistent with the 1991 Plan, the intensification of activities in the **central core** is a major goal and recommendation of the update. This idea is supported in the General Plan which stresses the importance of an intensity and variety of uses including entertainment and retail uses, employment functions, and higher density residential.

In view of the goal of higher intensity in the CBD, development should be encouraged to occur contiguously from the center rather than leapfrogging to its outer limits. Future development **south of Broadway** should compliment and reinforce activities of the central core. The area between Broadway and Franklin Street is envisioned as an expansion zone for both the entertainment and tourist uses in the district and the office development of the CBD. A park, a hotel, and the Country Music Hall of Fame are all planned for this area. The Entertainment uses around the arena should remain north of Franklin Street and extend west towards Union Station and Music Row to solidify the connection with the new Country Music Hall of Fame.

Mr. Gary Everton stated much of Nashville's self-image is based upon the reflection of its center city. Our city is blessed to have a downtown with an excellent collection of historic structures mixed with notable contemporary structures, an emerging riverfront focus and an extensive transportation system due to Nashville's location at the crossroads of three Interstate highways.

The Subarea 9 Plan represents a comprehensive plan and set of guidelines that were developed through the participation of an active Citizens' Advisory Committee. Citizen involvement has been a very important component of this subarea planning effort. "The local citizens possess a familiarity with the area and the issues facing it. They also have insights regarding the impacts of changing land uses. Members of the CAC have a personal stake in the outcome of the subarea planning, so they could be expected to have an active interest in new planning decisions made."

Consistent with this precept the CAC derived and prioritized a list of goals and objectives for this subarea. In order to realize the goals, the Planning Team chose to take a "hands on" approach with the involvement

of the key stakeholders and Citizens Advisory Committee (CAC) members. Interviews were held and active participation was sought by CAC members.

Numerous opportunities and constraints were considered in developing this plan and the growth management tools that will guide it over the next twenty years. Although many alternatives and design options were discussed and explored, the Final Concept Plan represents the culmination of the planning process including review by various Metro agencies.

## **PLANNING METHODOLOGY**

The plans and policies found in this report are the result of a coordinated planning process conducted by the Planning Team with members of the Citizens Advisory Committee (CAC), Metropolitan Development and Housing Authority (MDHA) and the Metropolitan Planning Commission (MPC). The process consisted of four phases that has concluded in the production of this report.

An important aspect of this process included periodic review meetings with the CAC, MDHA and MPC to gain their input and evaluation. The purpose of these meetings with the Planning Team was for local citizens to have an active role in shaping the evolving plan and its recommendations.

### **Phase I - Orientation/Research**

Phase I included inventory and data collection identifying and documenting all aspects of the study area's physical and market conditions. Near the end of this phase, the findings were presented at the first CAC meeting. Along with the Planning Team, members of the CAC surfaced concerns, opportunities and other issues regarding Subarea 9.

### **Phase II - Analysis and Charrette**

The purpose of Phase II was to analyze the collected data, prioritize the goals and objectives for Subarea 9 and to establish general guidelines for innovative and feasible development programs to achieve them.

The Planning Team accomplished this by means of a "charrette" (or brainstorming session) in which the CAC, MDHA and the Metro Planning Commission were brought together for a full day of intense discussion concerning the highest and best use of Subarea 9. The goal of the session was to come to a consensus on certain planning concepts and to generate alternative concepts for the development of the study area. As with any public planning process, there were spirited discussions that involved weighing the advantages and disadvantages of one idea or approach against those of another. This was evidenced during the committee's deliberations on the alignment and design of the Franklin Street Corridor, the location of a new main library, and other foreseeable projects that will have as significant an impact on the character and function of our downtown as the Arena or Bicentennial Mall are having now.

### **Phase III - Concept Planning**

Several consensus items and additional concepts were generated during the charrette. During this phase of the work, these were tested, validated and modified by the Planning Team to be consistent with the goals and objectives previously determined and prioritized by the CAC. These concepts were presented to the CAC, MDHA and MPC. As a part of developing a preliminary concept, the Subarea 9 Planning Team offered various solutions and alternatives for the committee's consideration. This plan was refined and a more detailed study was developed for four priority development areas, the Avenue of the Arts along Fifth Avenue, Franklin Boulevard, Church Street and Rutledge Hill.

A set of Urban Design Guidelines was developed to illustrate possible ways in which the proposed plan could be designed and the overall image of Subarea 9 enhanced. The Planning Team also specified areas needing future urban design overlays. The final document draft was presented to the CAC, MDHA and MPC for their review and comment.

#### **Phase IV - Project Closure**

The Planning Team presented the refined plan to the CAC, MDHA and MPC at a final meeting. This presentation summarized the design process, the goals and objectives of the planning effort, the plan themes and concepts, the development program and the assessment of the economic potential. The plan recommendations were then prioritized by the CAC, MDHA, MPC and other Subarea 9 Planning Team participants. Subsequent to this meeting the Planning Team continued to refine the plan recommendations through meetings with MPC, MDHA and other Metro agencies. The Final Concept Plan evolved from that process.

#### **MAJOR GOALS**

The plan is not meant to be static; rather, it is designed to accommodate change while maintaining the basic policies of the plan. The following major recommendations have been offered:

##### **Urban Residential Neighborhoods**

Downtown residents support downtown retail, cultural and entertainment facilities. They also use the downtown after normal working hours and on weekends helping create a 24-hour city. This, in turn, enhances the perception of security, utilizes more fully the costly infrastructure already in place, provides multiple use of commuter parking facilities after hours and attracts more visitors. Another attendant benefit of increasing the number of downtown residents is the reduction of the number of transit trips commuting to downtown, effectively increasing the capacities of the city's transportation system.

A combination of strategies is recommended within the Subarea 9 Plan. Strengthening existing downtown neighborhoods, creating new residential neighborhoods and adding appropriate mixed-use support services for neighborhoods are identified as high priority goals. Reinforcement of current residential efforts such as the Hope Gardens Bicentennial Neighborhood, the Cumberland on Church Street and the Rolling Mill Hill Neighborhood Masterplan is an immediate positive step. Encouraging residential use of upper floors in existing buildings and infill of more residential units throughout SoBro are mid-term strategies to employ.

##### **Pedestrian-Friendly Public Space**

Adequately sized tree-lined sidewalks, the Cumberland River's edge, urban plazas, greenways, neighborhood parks and even bridges and viaducts are important elements in our city's public space network. The quality of these spaces is as important to our city life as where we live, work, attend school or play. Much of the impression that is given to our city's visitors derives from the aesthetic standards of these critical public spaces.

Encouraging a continuous, attractive and interesting street-level pedestrian environment that is perceived as both clean and safe is another high priority goal of this plan. Recommendations for urban design standards, as well as specific improvements for current public initiatives such as the Franklin Corridor, are contained herein. Renewed efforts toward trash removal and new emphasis on bicycle routes are also relevant recommendations. Surface parking lots create serious breaks in the pedestrian environment and should be discouraged. Plazas and open spaces should be designed as extensions of the sidewalks and blank building walls at street level should be aggressively discouraged.

## **Franklin Street Corridor**

This new public amenity is envisioned in the Subarea 9 Plan as a tree-lined boulevard that is very pedestrian friendly with on-street parking along the boulevard, pedestrian bulbs at the intersection corners and a wide enough median to establish a double row of street trees. An Urban Design Overlay is recommended along Franklin Boulevard to establish a scale and character necessary to make this new urban amenity a "great street."

The concept plan recommends that the Demonbreun viaduct either be retained to solidify the desired connection between Music Row and the new downtown location of the Country Music Hall of Fame. It has been suggested that this portion of Demonbreun could become known as Music Row Extended to further cement the connection between the two areas. A feature such as a traffic circle is recommended and currently is being explored at the juncture of Fifth and Franklin rather than the bubble diagram depicted in this slide at Eighth.

## **Mass Transit Options**

Public mass transit and the future economic success of the downtown appear to be inextricably linked. A good system enables the city's core to be compact, dense and more efficient. A poor system or a lack thereof leads to traffic congestion, overdependence on the automobile for commuting, an ever-increasing need for parking and ultimately fosters continued flight of development activity to the suburban "edge city" conditions such as Brentwood and Goodlettsville. Given the fact that there is a finite amount of land area in the downtown core and the existing street grid is incapable of being widened due to existing buildings throughout, the conclusion is easily foreseeable. At some point in the future, our growth in the downtown will be stymied by the number of cars we can feed into the existing street system and the remaining available downtown land area being taken up with garage space instead of commercial, retail, residential or tourist activities. Clearly, a balance must be maintained between providing enough parking for people who need to drive downtown and providing so much that it becomes easier and cheaper to drive than to use mass transit.

Recommendations within this Subarea 9 Plan include development of a commuter rail system utilizing existing rail lines with three downtown transportation nodes that would link directly to convenient, frequent trolley service in two different loop systems that will knit together both residential areas and commercial/entertainment destinations. The ability to parlay these transportation nodes into development activity opportunities for the surrounding adjacent areas adds even more credence to the concept. Eventually the ability to provide game day trains from other cities in Tennessee seems consistent with the desire to market our new NFL team as Tennessee's team. Dense development should be directed toward the areas where mass transit will exist and can best serve the commuting needs.

## **The Cumberland River**

This natural resource is a unique regional attraction that should be considered a true amenity to our downtown and should be incorporated into the public realm and the identifiable character of our city. Both sides of the river should be utilized as open public space, linear parks with a rich collection of public event spaces, activity zones for public uses and contemplative river overlooks along the greenway. Linkages between the downtown urban environment and the river should be incorporated. Boat docks, amphitheaters, restaurants and other entertainment venues that complement the linear park function should be encouraged. Connections to mixed-use residential projects overlooking the river add life and activity to both sides of the equation. This plan also recommends incorporation of the Nashville Downtown Partnership's Invisible River Subcommittee recommendations from their report of June 1997.



The new NFL Stadium project will totally change the character of the majority of the East Bank area of our downtown. As a part of that project, a riverfront drive is included along the site as it abuts the river. Our Subarea 9 Plan indicates this concept being extended both north and south of the stadium site reinforcing the concept of using the river's edge for public functions and enlivening the linear park.

### **CBD Core Reinforcement**

The Central Business District Core is the "heart" of our city in that is the financial, governmental and cultural center of Nashville. Our city's origins began along the banks of the Cumberland River and grew in a radial pattern from this center. The overriding planning theme for Subarea 9 is to reinforce the downtown core district. The loss of numerous existing buildings and business functions downtown along with sprawling of development activity has caused gaps along the street and breaks in the continuity of street activity. Our city's CBD core could be much more dense and the addition of new buildings that are appropriate architecturally and respect the existing fabric should be encouraged.

This Subarea 9 Plan recommends a focus on directing high-density development to the existing CBD core and encouraging a diversity of medium to low-scale uses surrounding the high-density core. The 1998 zoning ordinance contains many features that are consistent with this emphasis on CBD core reinforcement, including some new mixed-use zoning categories such as MUI that align with the concept plan for the land surrounding and supporting the CBD core.

### **Public Art**

Another indelible aspect of our city's image involves incorporation of public art. Strong signals are conveyed to both our citizens and our visitors about who we are and how much we care about things of beauty in our city when public art is included throughout our downtown. While there are several good examples existing, there could certainly be more opportunities for incorporating significant pieces of art into the fabric of our city.

A strong consensus item of this plan is the depiction of Fifth Avenue as the "Avenue of the Arts" with recommendations for including additional art pieces and arts-related functions along this major north/south city street. Our major street gateways into downtown provide another opportunity for inclusion of public art. A recommendation for holding a design competition to implement a series of gateway objects of art is put forth within the plan. Also featured in the concept plan are potential locations for significant art pieces at public green spaces.

### **The East Bank**

Acknowledging the major impact that the new NFL stadium will have on the East Bank area, this plan articulates the future vision of that area and its surroundings. Encouraging dense mixed-use development surrounding the stadium is a strategy suggested to add life and activity to this area beyond game and event days. Complementary uses to the stadium such as hotel, restaurant, retail and even other major public uses are recommended with inclusion of the number of parking spaces already negotiated in the stadium deal. Parking garages combined with people-intensive uses at street level could, over time, bring this area a density and diversity that would be a healthy supportive atmosphere to this major public investment.

The concept plan highlights the need to encourage significant street frontage mixed uses along the streets that will serve as gateways to this area - Shelby Street, Woodland Street and James Robertson Parkway. Eventually, when the existing industrial land uses to the north and south of the stadium site transition to uses that are more complementary and supportive of this emerging activity zone, a concept of repairing the existing street grid system to a more ordered city grid pattern could be a mechanism for encouraging the type and scale of mixed-use development envisioned for this area.

## **Downtown Library**

Along with the NFL stadium and the Franklin Corridor, the location of the downtown library is another foreseeable project that will significantly change the character of our city. Potential sites being discussed during our Subarea 9 planning process were given much thought and consideration. A consensus for the location was not reached during our charrette.

The pros and cons of a number of sites engendered lively public dialogue. While the Subarea 9 Plan does not include a specific site recommendation, it does recognize the importance of having the library serve as a catalyst for future development.

## **Downtown Retail**

A diverse mix of uses is vital to a healthy, vibrant, growing downtown. The unfortunate trend of major retail leaving downtown for the suburbs is a negative factor in stark contrast to the other positive aspects seen in our downtown. Many theories have been offered for the cause of this decline and, arguably, the loss of traditional customer base to the suburbs with the resultant loss of concentrations of retail businesses is one of the most plausible. When our downtown held Cain-Sloan, Harvey's, Castner Knott and numerous other retailers, everyone did well. The decline of the downtown retail began as the market segment that supported these retailers chose to go to the suburban malls rather than come downtown. The combination of greater convenience to their homes with the fact that there were no longer unique shopping opportunities in downtown (ie: the same stores were now building out in the suburbs) lead to a steady decline in market share draw to downtown. As the downward spiral began, the critical mass deflated to the point that few could survive. This trend needs to be reversed to breathe new life into this necessary portion of a well balanced functional mix for our downtown.

## **Tourism/Entertainment**

Certainly, tourism/entertainment is the primary economic engine that our downtown has thrived upon for the past few years, this aspect of our downtown needs room for growth. The concept plan recommends expansion of the area typically known as the DISTRICT to include the area around the Arena south to Franklin and from the river to Sixth Avenue. A smaller emerging entertainment zone between Church Street and Broadway west of the Railroad Gulch area should also be encouraged as a viable choice for new entertainment venues.

## **Implementation**

In order to accomplish these goals, the public and private sector must work together to maintain what is good about downtown and to bring about the desired changes. Creative avenues of development must be pursued that will retain and expand existing uses and attract new ones.

No one was present to speak at the public hearing.

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

### **Resolution No. 97-947**

“WHEREAS, the Metropolitan Planning Commission created a Citizen Advisory Committee to assist with the review and update of the *Subarea 9 Plan* that was adopted on December 9, 1991; and,

WHEREAS, this Citizen Advisory Committee developed such a subarea plan in conjunction with the staff of the Metropolitan Planning Commission, the Metropolitan Development and Housing Agency, and a planning consultant team; and,

WHEREAS substantial efforts were made to obtain public input into development of this plan , including public work sessions and a public hearing before the Metropolitan Planning Commission on November 13, 1997; and,

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the Charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans and plans for smaller areas of the County.

NOW, THEREFORE, BE IT RESOLVED, that the Metropolitan Planning Commission hereby ADOPTS the *Subarea 9 Masterplan: 1997 Update 9* (Subarea Plan) in accordance with sections 11.504(e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commissions development in that area of the county. The *Subarea 9 Masterplan: 1997 Update* is also adopted as part of the General Plan”

**APPEAL CASES:**

**Appeal Case No. 97B-234U**  
Map 81-10, Parcel 153  
Subarea 8 (1995)  
District 20 (Haddox)

A request for a conditional use permit under the provisions of Section 17.124.120 (Community Assembly) and under the provisions of Section 17.24.030 to install two (2) trailers (8' x 40' and 8' x 30') for storage and office supplies and a carport for The Village Cultural Arts Center in the R6 District, on property located at 2515 Finland Street, approximately 200 feet west of 25th Avenue North (.69 acres), requested by Village Cultural Arts Center, appellant, for Thomas L. Smith, owner.

Ms. Regen stated the surrounding land uses in this area are residential as well as the nearby Kenrock Minerals operation which is a legally nonconforming use that began operating in 1974. The applicant is proposing an agricultural learning center to bring 10 to 20 children twice a week by van to study growing agricultural crops on this property. He is requesting to have two trailers on the property for office and storage space and also to construct a carport next to the trailers. Staff is recommending the Commission advise the Board of Zoning Appeals that this property of .69 acres does not meet the minimum lot size requirements in the zoning ordinance, which is 4 acres for an outdoor community assembly activity.

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

**Resolution No. 97-948**

"BE IT RESOLVED that the Metropolitan Planning Commission offers the following recommendation for Appeal Case No. 97B-234U to the Board of Zoning Appeals:

**Advise the Board of Zoning Appeals that the site (.69 acres) does not meet the Zoning Regulation's minimum lot size requirements for an outdoor Community Assembly activity (4.0 acres) (7-0)."**

**ZONE CHANGE PROPOSALS:**

**Zone Change Proposal No. 97Z-103U**

Map 92-4, Parcel 14

Subarea 8 (1995)

District 19 (Sloss)

A request to change from RM8 to OR20 District certain property located at 1018 16th Avenue North, approximately 150 feet north of Phillips Street (.13 acres), requested by Mike Hampton, appellant, for John Edwards Jordan, III, owner. (Deferred from meeting of 10/30/97).

Ms. Regen stated staff recommends the Commission reaffirm its previous disapproval as contrary to the General Plan on this item. The Commission last reviewed this proposal in April of 1997 and at that time found that the residential zoning on this property, which permits multi-family units as well as the residential medium policy of the subarea plan, do not permit office uses in a residential area. The applicant, in the intervening six months, has obtained a letter from Fisk University in support for the rezoning of this property. However, this is not intended to be part of, operated or affiliated with Fisk University. This will continue to remain under private ownership.

Chairman Smith asked what was different about this proposal from when the Commission heard it before.

Ms. Regen stated the only difference was that the applicant now actually has a letter of support from Fisk University. Last time this was heard the Commission asked the applicant to talk with Fisk University and see if there was any ability to perhaps include this as part of their master plan.

Mr. Mike Hampton stated he was hopeful that this property could be used for a minimal health center. This is such a worth while project for the young juveniles that are targeted. Fisk University students and interns will be utilized as part of this practice. He apologized for providing the Commission with enough hard data to support this request and explained that this would be a good project for the area and that it would be hard to find a lender for some of the properties on Jefferson Street.

Mr. Bodenhamer stated he had recently read where Fisk was presently upgrading and renovating property in that area and that he was also aware of the under utilization of Jefferson Street property. With the Hope Gardens redevelopment it seems there is promise and hope for this area without putting OP or other zoning in to congest it in years to come. Perhaps this project should be located on Jefferson street instead of 16<sup>th</sup> Avenue.

Mr. Harbison stated that the subarea plan contains residential policy in this area and if it were changed from that it would be spot zoning. He stated he was very sympathetic to Mr. Hampton's situation but that a change like this may require a subarea amendment and perhaps this should be done through that process.

Councilmember Garrett stated there was not a lot going on in this particular area and this may look like it is against the policy of the subarea but this area is not one you can put down on a piece of paper and figure out what you are going to do five or ten years from now.

Mr. Manier stated this was pure spot zoning and it was something the Commission could not afford to do regardless of whether it was a good cause or not.

Chairman Smith asked Mr. Hampton to refresh the Commission's memory on what would be done with the property.

Mr. Hampton stated this project was for young female juvenile offenders. There is a grant available from the United States Department of Justice to help deal with the problems these young people are dealing with in this city. The site will be used by three licensed clinical psychologist and a receptionist.

Mr. Stephen Smith stated that staff could help walk Mr. Hampton through the process of amending the subarea plan.

Mr. Harbison agreed and stated that if this area around Fisk ought to change in order to encourage redevelopment then the way to do it would be through an amendment to the subarea plan rather than spot zoning.

Mr. Manier stated that if this was contiguous property it may be a different situation but this property is removed from other commercial property. This will rezone or re-policy a significant area and there is no indication there is any demand to do that.

Mr. Stephen Smith argued there was absolutely no demand over the past twenty years for what it is zoned for or it would not look like it does at the present time.

Mr. Stephen Smith moved and Mr. Harbison seconded the motion, which carried unanimously, to defer this matter indefinitely and request staff to prepare an analysis on an amendment and to set the public hearing for January 22, 1998.

**Zone Change Proposal No. 97Z-105G**

Map 159, Parcel 109

Map 159, Part of Parcels 110, 111 and 112

Subarea 10 (1994)

District 33 (Turner)

A request to change from R40 to OL District a portion of certain properties on 5710 Granny White Pike, 1187 and 1177 Old Hickory Boulevard (4.82 acres), requested by Mrs. Paula Choate, appellant, for P. E. Choate, Jack Lawrence, and Clarence Reynolds, Jr. et ux, owners.

Ms. Regen stated the surrounding land uses consisted of the Maryland Farms Office Development, an assisted living facility, a church and some residential. The Davidson County line actually goes through these properties and if the Commission desires to approve this proposal it will only be for a portion of the parcels that are within Davidson County. Staff is recommending approval of this zone change because it is within the office concentration policy of the Subarea 10 Plan. The Traffic Engineer's concern is that currently Old Hickory Boulevard is a two lane arterial and needs to be widened to three lanes. The Transportation Improvement Program, as well as the Capital Improvements Budget both allocate funds for the improvement of this road and is actually going to a cross section of five lanes with two lanes in each direction along with a center turning lane. The City of Brentwood is concerned with having multiple driveway cuts on Old Hickory Boulevard. They are also concerned with compatibility of this office development with the Maryland Farms office development.

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

**Resolution No. 97-949**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-105G is **APPROVED (7-0)**:

**The property falls within the Office Concentration (OC) policy of the Subarea 10 Plan which permits office, multi-family, and retail uses serving office development. The OL District will implement OC**

**policy by permitting office development compatible with adjacent office uses in the Maryland Farms development.**

**Zone Change Proposal No. 97Z-107U**

Map 164, Parcel 28

Subarea 13 (1996)

District 29 (Holloway)

A request to change from AR2a to CS District certain property located at 5876 Mt. View Road, approximately 200 feet west of Murfreesboro Pike (3.34 acres), requested by Steven R. Adams, appellant for Steven R. and Kathy L. Adams, owners.

Ms. Regen stated this property fronts on Mt. View Road and adjacent land uses at the corner of Mt. View Road and Murfreesboro Road is a nursery and the other three corners of this intersection are vacant. Staff is recommending disapproval of this zone change. The property lies at the boundary of the Commercial Arterial Existing policy adjoining residential medium-high policy. There is very little commercial property that has actually been developed in this area.

Mr. Steven Adams, property owner, stated there were no objections from surrounding business and landowners, explained his plans and asked the Commission to approve the zone change.

Mr. Harbison stated this probably should not be approved because the Commission does not tend to expand commercial nodes unless there is a need to do so regardless of what an individual plans to do with a particular piece of property.

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

**Resolution No. 97-950**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-107U is **DISAPPROVED (7-0)**:

**This property falls at the boundary between Commercial Arterial Existing (CAE) policy along Murfreesboro Road and Residential Medium High (RMH) policy to the west in the Subarea 13 Plan. There are ample opportunities for commercial development on vacant parcels within the existing CAE policy. Before expanding CS zoning further, the existing supply of CS zoned properties in the area should be developed."**

**Zone Change Proposal No. 97Z-108G**

Map 172, Parcels 129, 136 and 157

Map 180, Parcels 14, 26, 28, 45, 100 and 127

Subarea 12 (1997)

District 31 (Alexander)

A request to change from AR2a and R20 to RS10 District certain property located at 6524, 6526, 6532, 6534, 6546, 6550, and 6552 Holt Road, on the west margin of Nolensville Pike (64.1 acres), requested by Anderson-Delk and Associates, appellant, for Radnor Development Corporation, optionee and Stephen W. Garton et ux; Dean Freetly et ux; James O. Shannon et ux; Vira M. Honeycutt; Richard A. Nelson et ux; Richard A. Nelson and Christine M. Nelson; and Charles E. Cardwell et ux, owners.

Ms. Regen stated only a portion of this property fronts Nolensville Road and surrounding land uses include single family residential. Staff is recommending approval of this zone change request because the RS10 is consistent with the residential low-medium policy of the Subarea 12 plan, which permits up to 4 dwelling units per acre. There are no traffic or water issues with the zone change. However, this will generate

approximately 50 additional students for Granberry Elementary School. There are no additional funds for Granberry Elementary other than the funds allocated for the 350 additional students but there is still an unmet need and these 50 students will contribute to that unmet need.

Mr. Browning stated the Commission had heard about the overcrowding at Granberry but the shocking information is that as far away as this property is from Granberry, they will still be going to school at that location. There have to be plans under way, which is why the Commission met with members from the School Board several weeks ago, to develop additional elementary capacity closer to this area and more within a neighborhood setting.

Mr. Manier stated he was the one that requested this proposal to be taken off the consent agenda primarily to engage the Commission in a discussion reaching for some form of philosophy. In other words, at this time the Commission should consider schools as much a part of the infrastructure as water and sewer and should be examined just as they are.

Chairman Smith stated the Commission was not in the business of building the schools. The School Board is an independent organization and appeals to the Council for money and their job is to provide for the needs of the citizens and schools are always going to follow development. Schools will never be out in front of development.

Mr. Manier stated it was not following development when you are into the 20 odd portable level. Following development is when you have got 2, 3, 4 or 5 portables and resolve them in the next year and a half or two years.

Mr. Stephen Smith stated that the one thing that makes this a different situation from water and sewer is that with one stroke of the redistrict pen you can change the population of the school zone but you cannot change the water capacity, sewer capacity or traffic.

Councilmember Garrett stated that every time he sees AR2a he gets scared because everybody is afraid of mobile homes. Anytime a piece of property goes to residential it usually means the community is in favor of that change because they prefer single family homes rather than mobile homes. The money for Granberry and other schools have been approved but through history it will be two years before that problem will be resolved and there will probably always be some portables there.

Ms. Warren agreed with Mr. Manier and stated that at some point someone needs to be responsible because it is irresponsible to keep putting students in schools that are not able to give them a classroom.

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

**Resolution No. 97-951**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-108G is **APPROVED (7-0)**:

**This property falls within an area of Residential Low Medium (RLM) policy calling for densities of up to 4 dwelling units per acre. In this area north of Holt Road and west of Nolensville Pike, residential development has occurred at densities of 2 to 3 dwelling units per acre. The proposed RS10 zoning is consistent with RLM policy and the surrounding single-family zoning pattern.**

**PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:**

**Proposal No. 28-79-G**  
Hickory Highlands

Map 149, Part of Parcel 228  
Map 163, Part of Parcels 30 and 32  
Subarea 13 (1996)  
District 28 (Hall)

A request to revise a portion of the preliminary site development plan of the Residential Planned Unit Development District located abutting the west margin of Rural Hill Road (30.0 acres), classified R15, to permit the development of 71 single-family lots, requested by Barge, Waggoner, Sumner and Cannon for Hickory Highlands Development Company, owner.

Mr. Delaney stated this property is just north of the Hickory Hollow Mall area and this revised preliminary plan would relocate some of the roads and drop the number of lots from the previously approved plan. The original master plan was approved for 109 single family lots and that is now being reduced down to 71 lots with the current proposal. Also on the original plan there was a looped road connecting back to Rural Hill Road which caused some sight distance problems. On the revised plan that road is now being cul-de-saced. The cul-de-sac length is approximately 840 feet which is beyond the 750 foot maximum that is permitted by the Subdivision Regulations. Because of the sight distance concern, both staff and Public Works are in favor of that variance, and therefore are recommending approval.

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

**Resolution No. 97-952**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 28-79-G is given **CONDITIONAL APPROVAL, INCLUDING A VARIANCE TO THE MAXIMUM STREET LENGTH PROVISIONS OF THE SUBDIVISION REGULATIONS (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. With this revision to the preliminary plan the developer has agreed to a \$194.06 per lot contribution for improvements to Rural Hill Road with the recording of any final plat.
3. With any subsequent final approval request, the recording of a subdivision plat upon the posting of all performance bonds as may be required.”

**Proposal No. 68-79-U**  
Laidlaw Environmental  
Map 148-7, Parcels 175, 176 and 177  
Subarea 13 (1996)  
District 28 (Hall)

A request to revise the approved preliminary site development plan and for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the east margin of Antioch Pike opposite Cherokee Place, to permit the development of a new access driveway and parking area for the existing Laidlaw Environmental facility, requested by Dale and Associates for Laidlaw Environmental, owner.

Mr. Delaney stated this proposal is to permit a driveway, a truck cueing area and truck scales in a portion of this Commercial PUD. This PUD runs along the frontage of Antioch Pike; the treatment facility is outside the PUD entirely and is located within the OP District. The staff report recommended disapproval of this proposal. That recommendation was based on an interpretation by the Zoning Administrator regarding the truck cueing area. At that time the Zoning Administrator was stating that would be considered the storage



of trucks, which is not a permitted use within a Commercial PUD. However, on further thought, the Zoning Administrator is now of the opinion that cueing for an average of about 30 minutes is not actually the storage of trucks and is therefore an appropriate and permitted use in the Commercial PUD. Staff is recommending approval.

Mr. Tom White, representing Laidlaw Environmental, stated no truck would be parked in the cueing area overnight. Further, the road access Councilmember Hall referred to as being a violation to 17.108.215, is not in violation of that section, since the treatment plant has always had access to Antioch Pike. The provision referred to by Councilman Hall requires Council consideration as a PUD amendment if access is provided to a street to which the land use never has had access to previously. Not only was access to this street approved previously, there is no other street to provide access to this land use. So, it could not possibly be the subject of an amendment, it clearly would be the subject of a revision.

Mr. Delaney stated the Zoning Administrator had asked him to point out that on the site plan the storage area that is outside the PUD is not something the Commission is looking at today and is not a permitted use within the OP District. What the Commission is looking at is the driveway, the truck cueing area and the truck scales, all located within the Commercial PUD.

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

**Resolution No. 97-953**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 68-79-U is given **CONDITIONAL 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 queing area is to be used only by trucks while waiting to enter the treatment facility and trucks parking over night in this area is prohibited.”

Mr. Stephen Smith left at 3:25, at this point in the agenda.

**Proposal No. 96P-001G**  
Stone Creek Park  
Map 180, Part of Parcel 39  
Subarea 12 (1997)  
District 31 (Alexander)

A request for final approval for a phase of the Residential Planned Unit Development District abutting the west margin of Redmond Lane, approximately 800 feet south of Holt Road (20.6 acres), classified R20, to permit the development of 56 single-family lots, requested by Anderson-Delk, Inc., for John H. Gillespie, owner.

Mr. Delaney stated the proposed site layout is consistent with the preliminary master plan and staff is recommending approval. It is being presented to the Commission today because this proposal requires a variance to the Subdivision Regulations for a 12% street grade. When Phase 1 was approved, Public Works, staff and the Commission all recommended approval for a similar variance for the main road. The main road is being continued and the variance is being requested on it as well as a connecting road.

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

**Resolution No. 97-954**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 96P-001G is given **CONDITIONAL APPROVAL WITH AND A VARIANCE TO THE MAXIMUM STREET GRADE STANDARD OF THE SUBDIVISION REGULATIONS (6-0)**. 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 a final subdivision plat and the posting of any required bonds.”

**SUBDIVISIONS:**

**Preliminary Plats:**

**Subdivision No. 97S-443G (Public Hearing)**

Windchase  
Map 98, Parcel 139  
Subarea 14 (1996)  
District 12 (Ponder)

A request for preliminary approval for seven lots abutting the northeast corner of John Hager Road and New Hope Road (2.83 acres), classified within the R15 District, requested by French River Development Company, LLC, owner/developer, Walter Davidson and Associates, surveyor.

Mr. Owens stated there will be seven lots cut on the corner, 3 fronting New Hope Road and 4 fronting John Hager Road. These lots satisfy all requirements of zoning and the Subdivision Regulations and staff is recommending approval.

No one was present to speak at the public hearing.

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

**Resolution No. 97-955**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-443G is **APPROVED (6-0)**.”

**Subdivision No. 97S-444U (Public Hearing)**

Hickory Highlands Place, Section 2  
Map 163, Part of Parcel 27  
Subarea 13 (1996)  
District 28 (Hall)

A request for preliminary approval for 71 lots located approximately 366 feet south of Moss Road and approximately 410 feet north of Mt. View Road (30.02 acres), classified within the RS8 District, requested by Hickory Highlands, L.L.C., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Mr. Owens stated this was a request to add an additional phase to a previously approved subdivision and create 71 lots. The plan is in order and staff is recommending approval. The Traffic Engineer has recommended that with the addition of these 71 lots this development now needs to provide a protective left

turn storage lane on Mt. View Road. The applicant is still evaluating that requirement and following the public hearing the applicant has requested a two week deferral.

No one was present to speak at the public hearing.

Mr. Bodenhamer moved and Mr. Harbison seconded the motion, which carried unanimously, to close the public hearing and defer this proposal for two weeks.

**Final Plats:**

**Subdivision No. 97S-429G**  
Templegate, Section 3  
Map 156, Parcel 117  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to create 18 lots abutting the southeast terminus of Templegate Drive and the south terminus of Meadow View Drive (14.1 acres), classified within the RS30 District, requested by Jones Land Company, LLC, owner/developer, Ragan-Smith Associates, Inc., surveyor.

Mr. Owens stated this subdivision was originally approved in 1986 and the final is in conformance with the preliminary with the exception that there is an additional street stub into Williamson County. This plat has been coordinated with Williamson County. The issue involves the connection to a residential street, Meadowview. In 1986 there was a petition filed with the Planning Commission asking the Commission not to allow the street connection with Meadowview. The Commission approved this subdivision with the connection in 1986 in order to complete the street pattern and this final plat does exactly that. The plat is in order, all bond estimates are back and Williamson County has reviewed the plat and is scheduled to take it to their Planning Commission sometime in December. Staff is recommending approval of this plat subject to final approval by Williamson County and the posting of a performance bond in the amount of \$464,525.00.

Councilmember Vic Lineweaver stated there was a plat somewhere that shows a 20 foot easement going across Meadowview separating it from Templegate Subdivision. This was put in by Sunbelt Construction because at the time the residents did not want the street to go through. Somehow that 20 foot easement has now been made to connect the two subdivisions. The road was closed by Council and Templegate was going to be able to build an access to Temple Road.

Chairman Smith stated Councilmember Lineweaver had pretty much the same philosophical argument as to where subdivisions should be connected.

Councilmember Lineweaver stated he understood that but if it was closed by Council in 1986 it cannot be opened. It is a done thing and it cannot be changed.

Mr. Owens stated staff had not been able to locate a Council bill that actually closed the street.

Mr. Harbison stated he felt this should be deferred until all information is complete.

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

**Consideration of Bond Collection:**

**Subdivision No. 95S-308U**  
River Meadows Estates, Section 1  
Bobby D. Wall Construction Company, co-principal  
St. James Baptist Church, co-principal

Located abutting the southeast margin of Hinkle Drive, approximately 120 feet east of Leawood Drive

Mr. Owens stated staff was recommending collection on this bond. This is a residential subdivision in the Bordeaux area where the developer and St. James Baptist Church developed the subdivision along the Cumberland River. Jointly those two entities comprised the principal of the bond. Wall Construction put the money up, the letter of credit to guarantee the completion of the project. The project is not complete yet. Wall Construction has filed Chapter 13 Bankruptcy and the letter of credit has expired. Metro Legal has looked at this very carefully and has recommended the Commission call this bond. The concern is that Metro position itself to claim adequate funds from the bankruptcy status to complete the subdivision improvements. There are homes in this project already built and the streets are not finished. Staff is recommending collection. The church knows about this recommendation and they are fine with it. They want someone to finish the street so they can get out of the project.

Chairman Smith stated he would abstain at voting time but recommended staff move with all haste.

Mr. Harbison moved and Mr. Bodenhamer seconded the motion, which carried with Chairman Smith abstaining, to approve the following resolution:

**Resolution No. 97-956**

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** collection of a performance bond for Subdivision No. 95S-308U, Bond No. 95BD-092, River Meadows Estates, Section 1, in the amount of \$43,000.

**MANDATORY REFERRALS:**

**Proposal No. 97M-120U**  
Marlborough Avenue Closure  
Map 104-6  
Subarea 10 (1994)  
District 18 (Clifton)

A proposal to close Marlborough Avenue between Love Circle and the north corner of Parcel 145 on Map 104-06, requested by Councilmember Stewart Clifton for adjacent property owners. (Easements are to be retained).

Ms. Regen stated Marlborough Avenue was actually unbuilt between Love Circle and 32<sup>nd</sup> Avenue South. The property owner of parcel 145 is requesting this closure so they may be able to build a driveway within the unbuilt portion of the street. Easements are to be retained. The reason this item was not on the consent agenda is because staff has been contacted by Councilmember Kleinfelter, who is actually representing the client who owns parcel 145.01 and who says this property owner does not concur with the closure. Apparently Councilmember Clifton, in whose district this property falls, is working to get the concurrence from all abutting property owners. At this time they have been unable to get the concurrence of the owner of parcel 145.01 to agree to the closure. That owner has some concerns about what this closure means. He gets access to his property from 32<sup>nd</sup> Avenue South. There are no problems with Public Works on the closure of the street because they do not ever anticipate building it.

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

**Resolution No. 97-957**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 97M-120U.

**With advisement to Council that not all abutting property owners concur."**

**UNIVERSITY CENTER URBAN RENEWAL PLAN EXTENSION:**

Ms. Lehmbeck explained that the Metropolitan Development and Housing Agency (MDHA) had applied for an amendment to the University Center Urban Renewal Plan (URP). This was done at the request of Councilmember Stewart Clifton, who had learned that the URP was scheduled to expire on December 31, 1997. He was interested in using the tools made available in the URP area to continue with its revitalization. In particular, he was interested in assisting small businesses in Hillsboro Village. The amendment would extend the term of the URP to December 31, 2017, and would make tax increment financing (estimated to be about \$5 million) available in the URP area. Staff recommends approval with the condition that conflicting provisions of the University Center Urban Renewal Plan be brought into conformance with the *Subarea 10 Plan* as soon as possible once the extension has been granted.

Ms. Lehmbeck explained that there were two basic questions to be answered in deciding whether to recommend approval of the amendment. One was whether all of the objectives of the URP had been accomplished. The other was whether the URP was consistent with the General Plan, most particularly the *Subarea 10 Plan* component. With respect to the first question, while most of the objectives of the URP have been met, there is clearly some feeling that there is more to be accomplished, particularly in Hillsboro Village. With respect to the second question, there are a few areas of minor conflict between the URP and the *Subarea 10 Plan*. MDHA staff have agreed to work with Planning Commission staff to bring the URP into conformance with the *Subarea 10 Plan*.

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

**Resolution No. 97-958**

"BE IT RESOLVED by the Metropolitan Planning Commission that it approves the University Center Urban Renewal Plan Extension subject to bringing the URP into conformance with the *Subarea 10 Plan*."

**OTHER BUSINESS:**

1. Set December 11, 1997 as the meeting for a public hearing presentation of the updated Subarea 1 Plan.

Mr. Harbison moved and Mr. Manier seconded the motion, which carried unanimously, to set the Subarea 1 Plan public hearing presentation for December 11, 1997."

2. First Quarter FY 1998 Work Program/Budget Status Report.

The Commission reviewed the First Quarter FY 1998 Work Program/Budget Status Report and had no questions.

3. Announcement of Request for Rehearing of Bond for Brandywine Pointe, Phase 11, Section 2.

Mr. Owens stated that in early September there was a bond for a Residential PUD that was up for expiration and there had been some drainage work that had not been completed and no progress was being made on it. At that time staff recommended the Commission not extend the bond and authorize collection and that was the action taken. Since that time the developer has been working with the Legal Department and Public Works in trying to resolve the drainage issue on the next piece of property where that property owner is claiming damages and threatening to sue. Now the Legal Department and Public Works are encouraging the Commission not to collect the bond but to extend it in order to see if this matter can be resolved. In order to get this bond back in front of the Commission a Request for Rehearing must be announced at one meeting and then two weeks later bring it to the Commission on the agenda.

4. Court Opinion Update.

Ms. Rachel Allen explained the court opinion on the Family Golf case.

**PLATS PROCESSED ADMINISTRATIVELY**

October 31, 1997 through November 12, 1997

- |                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| <b>97S-044G</b> | <b>GRADY SUBDIVISION</b><br>Two parcels into one lot                                             |
| <b>97S-147G</b> | <b>RICHARD GLEAVES SUBDIVISION, First Revision</b><br>Revised Health Department note             |
| <b>97S-357U</b> | <b>MAY MILLS PLACE</b><br>One lot into two lots                                                  |
| <b>97S-361G</b> | <b>MATHEW F. STRADER SUBDIVISION</b><br>One lot into two lots                                    |
| <b>97S-394U</b> | <b>JENNINGS SUBDIVISION</b><br>Combines two parcels into one lot                                 |
| <b>97S-405U</b> | <b>FOSTER BUSINESS PARK, Lot 3, First Revision</b><br>Corrects error in boundary of recorded lot |
| <b>97S-406U</b> | <b>O. B. HAYES PLAN of ROKEBY, Lot 46</b><br>Shifts lot line                                     |
| <b>97S-407G</b> | <b>WEST MEADE HEIGHTS, Section 2, Lot 1</b><br>Minor interior lot line shift                     |
| <b>97S-415U</b> | <b>REFLECTIONS EXECUTIVE OFFICE PARK, Resubdivision Lot 3</b><br>One platted lot into two lots   |
| <b>97S-419G</b> | <b>DUNCAN SUBDIVISION</b><br>One parcel as one lot                                               |

97S-435U

**FAIRFIELD NASHVILLE at MUSIC USA, Phase 2 Building 12  
(Condominium Plat)**  
15 unit condominium plat

**ADJOURNMENT:**

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 4:00 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

Minute Approval:  
This 26<sup>th</sup> day of November, 1997