

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: March 19, 1998
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Gilbert N. Smith, Chairman
Arnett Bodenhamer
James Lawson
William Manier
Ann Nielson
Marilyn Warren

Absent:

Mayor Philip Bredesen
William Harbison
Tim Garrett, Councilmember
Stephen Smith

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
Theresa Carrington
John Reid, Planner II
Doug Delaney, Planner I
Jeff Stuncard, 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:

John Boyle, Planning Division Manager
Jeff Lawrence, Planner III
Mike Calleja, Planner III
Preston Elliott, Planner II
April Alperin, Planner I

Jacqueline Blue, Planner I
Michelle Kubant, Planner I
Paige Watson, Planner I
Josh Rechkemmer, Planning Technician 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 approve the agenda.

ANNOUNCEMENT OF DEFERRED ITEMS

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

94-71-G Deferred two weeks, by applicant.
79-81-U 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 regular meeting of March 5, 1998.

RECOGNITION OF COUNCILMEMBERS

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

ADOPTION OF CONSENT AGENDA

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

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 98Z-037G

Map 181, Parcel 26
Subarea 12 (1997)
District 31 (Alexander)

A request to change from AR2a to RS10 District property located at 14307 Old Hickory Boulevard, approximately 2,200 feet south of Barnes Road (2.64 acres), requested by William K. Brittain et ux, appellant/owners.

Resolution No. 98-175

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-037G is **APPROVED (6-0)**:

This property falls within the Subarea 12 Plan's Residential Low Medium (RLM) policy, calling for densities up to 4 units per acre. The RS10 district will implement the RLM policy and is consistent with the single-family development pattern emerging in the area."

Zone Change Proposal No. 98Z-038G

Map 15, Parcel 12
Subarea 1 (1997)
District 1 (Patton)

A request to change from R40 to CL District property located at 6410 Eatons Creek Road, on the south margin of Interstate 24 and Eatons Creek Road (1 acre), requested by Joe Smith, appellant, for Alma and W. N. Smith, owners.

Resolution No. 98-176

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-038G is **APPROVED (6-0)**:

This property falls within the Subarea 1 Plan's Retail Concentration Community (RCC) policy, calling for retail, office, and commercial service uses for area residents and interstate-oriented uses (motel/hotel, gas stations, restaurants) around the Whites Creek Pike/I-24 interchange. The CL district is consistent with RCC policy."

Zone Change Proposal No. 98Z-039G

Map 142, Parcels 117 (5.5 acres), 249 (1.51 acres)
and 250 (1.5 acres)
Subarea 6 (1996)
District 35 (Lineweaver)

A request to change from RS15 to R15 District property located at 103 and 107 Bellevue Road, opposite Hicks Road (8.51 acres), requested by Sandy Haury, appellant, for Pear Tree Farm, owner.

Resolution No. 98-177

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-039G is **APPROVED (6-0)**:

This property falls within the Subarea 6 Plan's Residential Low Medium (RLM) policy, calling for densities up to 4 units per acre. The R15 district will implement RLM policy at the high end of the density range, consistent with the mixed single-family/multi-family development pattern in the area."

Zone Change Proposal No. 98Z-042U

Map 103-2, Parcel 6

Subarea 7 (1994)

District 24 (Johns)

A request to change from OR20 to CL District property located at 213 Ocoola Avenue, approximately 400 feet north of Burgess Avenue on the east margin of Bellmore Avenue (3 acres), requested by Southeast Venture, LLC, appellant, for Tom D. Robinson, owner.

Resolution No. 98-178

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-042U is **APPROVED (6-0)**:

This property falls within the Subarea 7 Plan's Commercial Mixed Concentration (CMC) policy, calling for a mixture of retail, commercial, office and multi-family uses. The CL district is consistent with CMC policy."

Zone Change Proposal No. 98Z-044G

Map 50, Parcel 3 (1.17 acres) and

Part of Parcel 5 (.65 acres)

Subarea 3 (1992)

District 3 (Nollner)

A request to change from R10 to IWD District property located at 501 Brick Church Lane, and a portion of property abutting the northwest margin of I-24 and Brick Church Lane (1.82 acres), requested by Jo Anne Mitteldorf, appellant, for Secretary of HUD and Ronald E. Sweeney et ux, owners.

Resolution No. 98-179

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-044G is **APPROVED (6-0)**:

This property falls within the Subarea 3 Plan's industrial (IND) policy which the IWD district implements."

Zone Change Proposal No. 98Z-047U

Map 161, Parcels 29 (3.57 acres) and 30 (3.2 acres)

Subarea 12 (1997)

District 32 (Jenkins)

A request to change from R10 to RM4 District property located at 5453 and 5501 Edmondson Pike, approximately 500 feet north of Old Hickory Boulevard (6.77 acres), requested by ManorCare Health Services, appellant, for Edward R. Cunningham et ux, owners.

Resolution No. 98-180

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-047U is **APPROVED (6-0)**:

This property falls within the Subarea 12 Plan's Residential Medium (RM) policy in, calling for densities between 4 and 9 units per acre. The RM4 district implements RM policy at the low end of

that density range (4 units per acre). With the consolidated development pattern of multi-family units, the RM4 district is appropriate to help preserve the Seven Mile Creek floodplain.”

Zone Change Proposal No. 98Z-048G

Map 181, Parcel 36
Subarea 12 (1997)
District 31 (Alexander)

A request to change from AR2a to RS10 District property located at 6079 Culbertson Road, approximately 1,600 feet west of Old Hickory Boulevard (43.35 acres), requested by Anderson-Delk and Associates, appellant, for Ellis S. Martin et ux, owners.

Resolution No. 98-181

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-048G is **APPROVED (6-0)**:

This property falls within the Subarea 12 Plan’s Residential Low Medium (RLM) policy, calling for densities up to 4 units per acre. The RS10 district is consistent with this policy and the single-family development pattern emerging in the area.”

Zone Change Proposal No. 98Z-050G

Map 151, Parcels 40 (48.12 acres), 41 (11.02 acres)
and 79 (1.85 acres)
Subarea 13 (1996)
District 29 (Holloway)

A request to change from AR2a to R15 District properties abutting the north and south margins of Hobson Pike, approximately 1.8 miles south of Couchville Pike (60.99 acres), requested by JCH Development Company, Inc., appellant/owner.

Resolution No. 98-182

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-050G is **APPROVED (6-0)**:

This property falls within the Subarea 13 Plan’s Residential Low Medium (RLM) policy, calling for densities up to 4 units per acre. The R15 district will implement the high end of this density range, consistent with the emerging zoning pattern in this developing area of the county.”

Zone Change Proposal No. 98Z-052U

Map 81-16, Various Parcels
Map 82-13, Various Parcels
Map 92-4, Various Parcels
Subarea 9 (1997)
District 20 (Haddox)

A proposal to change from the RM20 and IR Districts to the RS3.75 District 291 properties within the Hope Gardens neighborhood which is generally bounded by Jefferson Street to the north, Eighth Avenue to the east, Interstate 40 to the west and Herman Street to the south, requested by the staff of the Metropolitan Planning Commission.

Resolution No. 98-183

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-052U is **APPROVED (6-0)**:

These properties fall within the Subarea 9 Plan’s Residential Medium (RM) policy in calling for densities between 4 and 9 units per acre. The RS3.75 district is consistent with RM policy, and will help to reduce the number of non-conforming lot sizes which exist today in the Hope Gardens neighborhood. It will also implement the Subarea 9 master plan as well as the Hope Gardens Neighborhood Plan which intended to retain the single-family character of the area.”

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 116-74-G
Oak Highlands
Map 173, Parcel 165
Subarea 12 (1997)
District 31 (Alexander)

A request to revise a portion of the approved preliminary site development plan of the Residential Planned Unit Development District abutting the west margin of Blue Hole Road, approximately 850 feet south of West Oak Highland Drive (56.52 acres), classified R15, to permit the development of 197 single-family lots, requested by MEC, Inc., for Simon Sedek, owner.

Resolution No. 98-184

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 116-74-G is given **CONDITIONAL APPROVAL OF REVISION TO PRELIMINARY (6-0)**. 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 a request for final approval the recording of a final subdivision plat and the bonding of all required improvements.”

Proposal No. 83-85-P
Ransom Place - Lot 4
Map 135-14, Parcel 92
Subarea 13 (1996)
District 27 (Sontany)

A request for final approval for a portion of the Commercial (General) Planned Unit Development District abutting the southwest quadrant of Murfreesboro Pike and Ransom Place (1.53 acres), classified SCC, to permit the development of a 3,730 square foot car wash and a 1,280 square foot automotive detail building, requested by Donald E. Collins, P.E., for Ransom Place Homes, Inc., owner.

Resolution No. 98-185

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 83-85-P is given **CONDITIONAL FINAL APPROVAL (6-0)**. 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. 16-86-P
Hermitage Market Place (Fazolis and Tumbleweed)
Map 75, Parcels 165 and 166

Subarea 14 (1996)
District 12 (Ponder)

A request for final approval for a portion of the Commercial (General) Planned Unit Development District located abutting the east margin of Old Hickory Boulevard, opposite Juarez Drive (2.67 acres), to permit the development of 3,250 and 5,400 square foot restaurants, requested by Wamble and Associates, PLLC, for Spartan Food Group, owner.

Resolution No. 98-186

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 16-86-P is given **CONDITIONAL FINAL APPROVAL (6-0)**. 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. 88P-038G
Longhunter Chase
Map 151, Part of Parcels 17 and 82
Subarea 13 (1996)
District 29 (Holloway)

A request to amend the Residential Planned Unit Development District abutting the north and south margins of Hobson Pike (107.96 acres), classified RS15, to revise Phase 2 to permit the development of 61 single-family lots and remove a portion of the open space, requested by JCH Development Company, Inc., applicant/owner.

Resolution No. 98-187

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 88P-038G is given **CONDITIONAL APPROVAL OF AN AMENDMENT TO THE PUD MASTER PLAN REQUIRING COUNCIL CONCURRENCE (6-0)**. 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-024G
Pear Tree Farm
Map 142, Parcels 117, 249 and 250
Subarea 6 (1996)
District 35 (Lineweaver)

A request to grant preliminary approval for a Planned Unit Development District located between Bellevue Road and the CSX Railroad, opposite Hicks Road (8.95 acres), classified RS15 and proposed for R15, to permit the development of 30 single-family lots, requested by Wamble and Associates, PLLC, for South Harpeth Construction, owner.

Resolution No. 98-188

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-024G is given **CONDITIONAL PRELIMINARY APPROVAL (6-0)**. 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 Stormwater Management Section of the Metropolitan Department of Public Works is contingent on the applicant providing an acceptable drainage plan along with offsite drainage easements with any request for final approval.
3. Prior to construction the recording of a final subdivision plat and the posting of any required bonds.”

Proposal No. 98P-002G
 Longhunter Chase, Phase 4
 Map 151, Parcels 40, 41 and
 Part of Parcels 17 and 82
 Subarea 13 (1996)
 District 29 (Holloway)

A request to grant preliminary approval for a Planned Unit Development District abutting the south margin of Hobson Pike, opposite Derbyshire Drive (71.28 acres), classified AR2a and proposed for R15, to permit the development of 251 single-family lots, requested by JCH Development Company, Inc., applicant/owner. (See also Zone Change Proposal No. 98Z-050G, page 5).

Resolution No. 98-189

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98P-002G is given **CONDITIONAL APPROVAL OF A NEW PRELIMINARY MASTER PLAN REQUIRING COUNCIL CONCURRENCE (6-0)**. 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.”

SUBDIVISIONS:

Final Plats:

Subdivision No. 98S-085U
 Coats Subdivision
 Map 60-4, Parcel 1
 Subarea 5 (1994)
 District 4 (Majors)

A request for final plat approval to subdivide one parcel into two lots abutting the north margin of Homestead Road, approximately 1,022 feet west of Dickerson Pike (.88 acres), classified within the CS District, requested by William M. Coats, owner/developer, A. and A. Engineers, Inc., surveyor.

Resolution No. 98-190

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-085U is **APPROVED SUBJECT TO A BOND OF \$2,500.00 (6-0)**.”

Subdivision No. 98S-090G
 Sugar Valley, Section 1
 Map 181, Part of Parcel 20
 Subarea 12 (1997)
 District 31 (Alexander)

A request for final plat approval to create 80 lots abutting the northeast margin of Nolensville Pike, north of Culbertson Road (30.31 acres), classified within the R20 Residential Planned Unit Development District, requested by Hurley-Y L.P., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Resolution No. 98-191

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-090G is **APPROVED SUBJECT TO A BOND OF \$1,147,500.00 (6-0).”**

Subdivision No. 98S-092U
Burton Hills, Village of Cherry Glen, Phase 4
Map 131-6-A, Part of Parcel 16
Subarea 10 (1994)
District 33 (Turner)

A request for final plat approval to create 30 lots abutting the west margin of Compton Trace and the east margin of Cumberland Place (5.55 acres), classified within the R15 Residential Planned Unit Development District, requested by Cherry Glen Partners, L.P., owner/developer, Crawford Land Surveyors, surveyor.

Resolution No. 98-192

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-092U is **APPROVED SUBJECT TO A BOND OF \$178,000.00 (6-0).”**

Request for Bond Release:

Subdivision No. 96S-448G
Interchange City, Tract 210A
Interchange City Associates, Ltd., L.P.

Located abutting the north margin of Firestone Parkway, opposite Gould Boulevard.

Resolution No. 98-193

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the release of a performance bond for the Subdivision No. 96S-448G, Bond No. 96BD-059, Interchange City. Tract 210-A in the amount of \$25,000.”

MANDATORY REFERRALS:

Proposal No. 98M-026U
Sewer Easement Acquisition on Trails End Lane
Map 108-12, Parcels 187 and 188
Map 108, Parcels 143, 144 and 145
Subarea 13 (1996)
District 13 (French)

A request submitted by the Department of Water and Sewerage Services to acquire a temporary and permanent easement for the construction of an additional sewer service line.

Resolution No. 98-194

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 98M-026U.

Proposal No. 98M-027U
Fairgrounds Trunk Sewer Rehabilitation
Easement Acquisition
Map 105-8, Parcel 246.01
Subarea 11 (1993)
District 19 (Sloss)

A mandatory referral submitted by the Department of Water and Sewerage Services to acquire a temporary access easement for the replacement of a trunk sewer line.

Resolution No. 98-195

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 98M-027U.

Proposal No. 98M-028U
Council Bill No. O98-1129
Sale of Real Property - Century
Boulevard at Marriott Drive
Map 107, Parcel 9
Subarea 14 (1996)
District 15 (Dale)

A council bill authorizing the Director of Public Property Administration to sell certain property located at Century Boulevard and Marriott Drive.

Resolution No. 98-196

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 98M-028U.

Proposal No. 98M-030U
Council Bill No. O98-1122
Funding and Easement Acceptance
from the M. G. Foster Estate
Map 103-8, Parcels 88 and 291
Subarea 7 (1994)
District 24 (Johns)

A council bill authorizing the acceptance of \$5,000 from the M. G. Foster Estate and the easements necessary to relocate the sewer line at 4111 Murphy Road.

Resolution No. 98-197

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 98M-030U.

Proposal No. 98M-031G
Stone Creek Park Easement Abandonment
Map 180-3, Parcels 34, 35 and 36
Subarea 12 (1997)
District 31 (Alexander)

A request submitted by the Department of Public Works to abandon three easements on property located in the Stone Creek Park subdivision for the purposes of parcel consolidation and the construction of an amenity center and swimming pool, requested by Littlejohn Engineering Associates, Inc., on behalf of Zaring Homes.

Resolution No. 98-198

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 98M-031G.

This Concluded the items on the consent agenda.

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 98Z-034U
Map 96-5, Parcel 201
Subarea 14 (1996)
District 14 (Stanley)

A request to change from CL to IWD District certain property located on the north margin of McCampbell Avenue, approximately 800 feet east of Donelson Pike (.91 acres), requested by Leonard D. Liddle, appellant/owner. (Deferred from meeting of 3/5/98).

Ms. Regen stated staff was recommending disapproval as contrary to the General Plan because there is no industrial policy anywhere in this area to support IWD zoning. The property falls at the border between commercial policy along Donelson and McCampbell and residential policy, which supports the current CL zoning. Staff feels that rezoning this property to IWD would be a spot zone, and that the property should remain CL which would be consistent with the zoning along McCampbell and with the commercial policy along Donelson Pike.

Chairman Smith stated he was familiar with this property and that he would rescue himself from voting. However, he stated this is a family business that has existed for three generations and this rezoning would allow them to continue doing the same type of business.

Ms. Regen stated that the Department of Codes was not able to find if this use on this particular piece of property actually operated before the 1974 zoning ordinance.

Chairman Smith stated he thought the applicant had been there for a while.

Mr. Regen stated that her understanding was that the applicant wants to enclose the existing construction supply business inside an industrial metal warehouse building, and they need industrial zoning in order to do that. Staff is advising there is no industrial policy in that area to provide for the IWD district.

Mr. Bodenhamer asked what this change would do to the traffic in the area.

Ms. Regen stated there should be no difference in the traffic because the company is already operating on the property.

Councilmember Bruce Stanley stated he was uncertain what the impact of this rezoning might have but that it was contrary to the Subarea 14 Plan. It is important to understand that McCampbell Avenue is primarily a two lane winding corridor between Donelson Pike and Stewarts Ferry Pike and is heavily traveled. To the south of McCampbell Avenue there is a massive residential development that includes Donelson Heights, Clover Hill, Hickory Bend and Twin Lawn subdivision. Unlike the present zoning of CL an industrial type zoning of this type could have contrary, if not incompatible, impacts on the existing residential structures in the area. These are single family homes and is not a multi-family development.

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

Resolution No. 199

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-034U is **DISAPPROVED as contrary to the General Plan (5-0-1)**:

This property straddles two policy areas within Subarea 14, Residential Low Medium (RLM) (which calls for residential uses at 2 to 4 units per acre) and Commercial Arterial Existing (CAE) (which calls for commercial, retail and office uses). Rezoning this property to IWD, an industrial district, would constitute a spot zone since neither of these two policies permit industrial zoning. The existing CL zoning is consistent with the zoning pattern on adjacent commercially zoned parcels."

Zone Change Proposal No. 98Z-040U
Map 162, Parcel 66
Subarea 12 (1997)
District 31 (Alexander)

A request to change from AR2a to CS District property located at 1451 Bell Road, approximately 3,600 feet west of Blue Hole Road (2.87 acres), requested by Farokh Fani, appellant, for Farokh Fani, owner.

Ms. Regen stated staff was recommending disapproval of this zone change as contrary to the General Plan. This property actually falls within a residential medium high policy which permits between 9 and 20 units per acres. It does not fall within a commercial policy. As pointed out in the staff report, this area is intended for multi-family uses.

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

Resolution No. 98-200

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-040U is **DISAPPROVED as contrary to the General Plan (6-0)**:

The property lies within the Subarea 12 Plan's Residential Medium High (RMH) policy, calling for densities between 9 and 20 units per acre. Rezoning this property to CS would constitute a spot zone

and would be in violation of the RMH policy. RMH policy is not intended for commercial, office and retail uses such as the CS district would permit.”

Zone Change Proposal No. 98Z-041U

Map 104-2, Parcel 101
Subarea 10 (1994)
District 21 (McCallister)

A request to change from RM20 to RM40 District property located at 3140 Long Boulevard, approximately 200 feet south of Oman Street (.57 acres), requested by William K. Terry, appellant, for William K. and Monica Terry, owners.

Ms. Regen stated staff was recommending disapproval of this request as contrary to the General Plan. When the Commission considered the adoption of the Subarea 10 Plan the Commission deliberately decided that high density residential uses should be located in the residential high density policy area to the south nearer to West End Avenue. This property is in an area that is policed for residential medium high density allowing up to 20 units per acre.

Mr. W. R. Terry stated he purchased this property in August of 1997, and it was zoned RM8, which is slightly higher density than the current RM20. It was bought to build 12 units, which would be acceptable at that time. At that time he was involved in some serious family illness which prolonged the start of construction. When the new zoning ordinance went into effect, he was able to build only 11 units and was informed the new zoning law also prohibited any kind of density variance.

Mr. Manier stated the orderly way to do this, if a change is contemplated, would be to revisit the plan. Staff should be asked to check into the degree of variance with the plan that exists in the area now.

Mr. Manier moved and Mr. Bodenhamer seconded the motion, which carried unanimously, to defer this matter and have staff review the Subarea 10 Plan in that area.

Zone Change Proposal No. 98Z-043U

Map 108-1, Parcels 59 (1.72 acres)
and 61 (.08 acres)
Subarea 14 (1996)
District 14 (Stanley)

A request to change from CS to MUL District property located at 555 Donelson Pike, approximately 300 feet south of Royal Parkway (1.80 acres), requested by Ragan-Smith Associates, appellant, for Smith Cemetery and William A. Smith et ux, owners.

Ms. Regen stated staff was recommending disapproval of this request. The request is to rezone property from Commercial Services to Mixed Use Limited, a district intended for residential, commercial, retail and office uses. Staff is recommending disapproval because the MUL district would permit twice the amount of floor area that the existing CS would permit in this area and would introduce a new zoning district along Donelson Pike.

This area falls within a Commercial Mixed Concentration policy within the Subarea 14 Plan and to implement that policy the CS and CL districts have been used. Staff is also concerned about the level of intensification by rezoning this property to MUL that would result at the Donelson/I-40 interchange and that the additional traffic could cause additional congestion in this area. The applicant is present and the Commission is likely to hear from him that his client wants to construct a hotel/motel use on this property. The CS and CL districts both permit hotel/motel uses. The issue is not whether the use is allowed in the district but the intensity of the use.

Mr. Joe Pierless, vice president of development for the Drury Inns, a St. Louis based hotel company, stated that as the applicant before him he had also run into a time problem. This piece of property has been under contract since August 1996 and were supposed to close on this property last February of 1997. He stated that the company was so confident they were going to close on it that it was printed in their hotel directory that they would have a new hotel open in 1998. Unfortunately, when it came time to close, there was a problem with the sellers and ended up in a law suit. Since that time the FAR has been changed from 1.0 to .5. The FAR proposed on their plans is .7.

Randy Caldwell stated this entire piece of property was surrounded by PUD's and asked the Commission for approval of the application.

Mr. Owens stated that the old code was overly permissive with some uses and CS was one of them. It used to allow an FAR of 1.0 and very few developments tried to or could achieve that intensity. There is also a spot zoning concern because of introducing a zoning district that allows so much floor area that it could begin to spread and take hold in the area and have an effect on the infrastructure such as the transportation system.

Councilmember Bruce Stanley stated this was a difficult decision to make. The applicant was involved in litigation that prevented any construction and the original 140 unit development was reduced to 108 units when the new zoning code was approved. The petitioner wants to construct approximately 152 units with the new zoning of MUL and the primary issue is long range planning. Mr. Stanley expressed concern that approval of this rezoning would give rise to additional requests for the more intensive MUL zoning on nearby large vacant parcels of land. He stated additional MUL zoning would mean greater congestion along this corridor. Perhaps everyone involved can continue to discuss this and find a compromise. This is an extremely sensitive area and everyone needs to take a strong hard look at how this area should be recommended for development.

Mr. Lawson stated he was concerned because the applicant negotiated for a piece of property and does so under an existing zoning and planning strategy and because of a legal court, he finds himself owning a piece of property with a new zoning application on it. It is our changes in the Zoning Code that have now forced him into a business situation that is certainly undesirable and he would also be handicapped trying to sell this property if he cannot get a zoning change or some sort of relief.

Mr. Manier suggested that the petitioner might have a contingency clause in the contract for purchase of the property which would condition the purchase on receiving zoning to accommodate the number of rooms originally expected.

Chairman Smith stated that might be true in most instances. However, this petitioner was acquiring the property at a point in time when the zoning actually allowed the number of rooms desired.

Mr. Browning stated he was concerned, as the Councilmember pointed out, this is the second request in that area. Mr. Browning stated if the commission begins approving any requests for mixed use zoning without clear policy reasons for doing so, the commission will be without reason to deny other requests. The area could become very much intensified with mixed use zoning without any policy justification for this zoning.

Mr. Bodenhamer asked if he understood that some legality prevented the applicant from developing this sooner.

Mr. Pierless stated they were set to close last February and the sellers backed out and they had to sue the sellers in order to purchase the property and prevailed. Subsequent to that the zoning code did change the FAR. If it were not for the law suit the hotel would be about ready to open up.

Mr. Manier asked when the judgement was handed down.

Mr. Pierless stated the judgement was handed down the first part of this year.

Mr. Manier asked if it was after the first of the year.

Mr. Pierless stated it was.

Mr. Owens stated it was staff's understanding the property had not been purchased yet. The purchase is contingent upon the rezoning of this property. There has not been anything said by the applicant today that they actually own the property. All they have said is that the law suit has been settled. It is our understanding that the property has not been purchased yet.

Chairman Smith stated that they could not come before the Commission with that law suit over their heads.

Mr. Owens stated that there was some discussion here as if they already own the property and it is staff's understanding that is not the case.

Mr. Manier asked Mr. Pierless if they had closed.

Mr. Pierless stated no they had not.

Mr. Manier asked if there were any contingencies in the closing.

Mr. Pierless stated the contingency right now was to get the property rezoned.

Mr. Manier moved to disapprove and Mr. Bodenhamer seconded the motion. The motion carried with Mr. Manier, Ms. Nielson, Ms. Warren and Mr. Bodenhamer in favor of the motion and with Chairman Smith and Mr. Lawson in opposition to the motion.

Resolution No. 98-201

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-043U is **DISAPPROVED (4-2)**:

This property falls within the Subarea 14 Plan's Commercial Mixed Concentration (CMC) policy, calling for retail, office, and commercial uses around the Donelson Pike/I-40 interchange. The MUL district permits twice the intensity of the existing CS and CL districts in this area. Introduction of the more intensive MUL district in this general area would place greater demands on the existing street network, and is therefore not recommended."

Zone Change Proposal No. 98Z-045G

Map 142, Parcel 16

Subarea 6 (1996)

District 23 (Crafton)

A request to change from RS15 to RM40 District property located along the north margin of Highway 70 South, approximately 900 feet west of Hicks Road (2.81 acres), requested by Craighead Development LLC, appellant, for Doris E. Ryan, owner.

Ms. Regen stated staff was recommending disapproval of this request as contrary to the General Plan because the applicant is requesting up to 40 multi-family units on this property. This property actually falls not within a residential high policy but rather at the border of a residential medium-high policy with a residential low-medium policy area to the west. Staff suggest residential medium-high policy would be the appropriate policy to apply to this area and based on the policy the best zoning would be RM9, which would permit up to 9 units per acre to implement the low end of the policy and would be consistent with the RM9 zoning pattern that has been established along Highway 70.

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

Resolution No. 98-202

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-045G is **DISAPPROVED (6-0) as contrary to the General Plan:**

This property falls within the Subarea 6 Plan’s Residential Medium High (RMH) density policy around the north and southwest margins of the Hicks Road/Highway 70 intersection, calling for densities between 9 and 20 units per acre. The RM40 district is a spot zone since it permits residential development at twice the density (40 units per acre) permitted by the RMH policy.”

Zone Change Proposal No. 98Z-046U
Map 70-8, Parcels 98 (.06 acres) and 99 (.06 acres)
Subarea 3 (1992)
District 2 (Black)

A request to change from CL to CS District property located at 2121 Gains Street, approximately 500 feet east of Free Silver Road (.12 acres), requested by James Davis, appellant/owner.

Ms. Regen stated staff was recommending disapproval of this request because the applicant is wanting to go from CL to CS. The Commercial Services District is a more intensive commercial district and is intended for such things as light manufacturing, automobile sales and repair, appliance repair and self storage facilities. This policy falls within a Retail Community Concentration policy within the Subarea 5 Plan, which intends for this area to be for consumer shopping for the immediate community resident needs. This property previously had been zoned CS and the intent with the adoption of the new Zoning Ordinance was to bring it more in conformance with the Subarea 5 Plan and so this area was rezoned to CL. By reintroducing this CS zoning right in the middle of this area staff feels it would likely break apart the uniform zoning pattern that has been established as CL and could lead to a spotty zoning pattern further fragmenting the subarea plan’s goals.

Chairman Smith said people kept getting caught up in the new Zoning Ordinance that had certain zoning on their property and now they do not have it anymore.

Mr. Owens stated it was also true that the new Zoning Ordinance consideration and adoption was not a fast process. The bill itself was in front of the Council for ten and a half months before they took their final action and the maps went through two public hearings last year. There was plenty of opportunity for property owners to see where their properties were heading.

Ms. Warren asked if there were properties in this area now that are doing business under CS.

Mr. Owens stated there were. The zoning has been limited from expand on additional surrounding properties.

Chairman Smith stated it was very difficult to sell what you have got and go buy another piece of property when the expansion is right there and you don’t have all those other costs associated with it. This is within the Commission’s ability to do and that he was in favor of it.

Mr. Manier stated this area had not really developed a pattern on the ground and is kind of undeveloped.

Mr. Owens stated the area had not developed a pattern and that it was a mixture of residential and commercial. One of the real challenges for the Commission to implement the plan is the ability for somebody to come and begin to consolidate. There are lots of small parcels in the area and one of staff’s

primary concerns is that it is going to be difficult enough to redevelop this area for shopping as it is. If the zoning becomes fragmented, development will never occur in a planned manner.

Mr. Bodenhamer stated he did not feel there was a need for that intense of an amount for commercial growth in that area.

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

Resolution No. 98-203

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-046U is **DISAPPROVED (4-2)**:

This property falls within the Subarea 3 Plan's Retail Concentration Community (RCC) policy, intended to serve the local community's shopping needs. CS is intended for more intensive commercial uses such as light manufacturing, automobile sales and repair, appliance repair and self-storage facilities. CS could create a spotty zoning pattern in the middle of this area, fragmenting the existing CL zoning and possibly jeopardizing the area's RCC policy goals for consumer shopping."

Zone Change Proposal No. 98Z-049U

Map 72, Parcels 2 (2.13 acres), 23 (4.79 acres),

24 (3.9 acres) and 26 (6.78 acres)

Subarea 5 (1994)

District 4 (Majors)

A request to change from IR to OG District properties located at 2034 Pittway Drive and on the northeast margin of Oakwood Avenue, approximately 100 feet west of Ellington Parkway (17.6 acres), requested by Dale and Associates, appellant, for Mike Archbold, owner.

Ms. Regen stated staff was recommending disapproval of this request. The applicant is requesting the OG District and that would permit mid rise office buildings which would be similar to those at White Bridge Road and Harding Pike and at Woodmont Boulevard and Harding Pike. Staff feels that type of office development is too intense for this area, which is bounded by residential on two sides and also has poor access for traffic.

Staff supports rezoning this property from industrial to something else that is more compatible with the adjacent single family residential area and the existing street network. Staff also feels rezoning this property would be beneficial. It is staff's understanding the applicant is interested in rezoning this property to office in order to construct a private school on a portion of it. The current industrial zoning doesn't permit schools. Schools are permitted in residential and office districts. As an industrial site the property is poor because of access.

Staff recommends rezoning this area to a single family residential district - RS7.5. That zoning district would permit a school to be built on it. If rezoned, the private school would be eligible only for elementary grades and not for middle or high school due to criteria in the zoning regulations that require high schools to be located on an arterial or at the intersection of two collector streets. It is staff's understanding that this proposed private school would be for elementary through high school. By rezoning to office, as the applicant has suggested, then the applicant would not be required to go through the special exception requirements in the zoning code to meet any of these specific locational criteria.

Of the office districts there are only two that actually allow schools. One is the OG District which the applicant is requesting and the other one is OL District. The OL District, like the OG would generate traffic and would also be serviced by a local residential street. The OL District is similar to what is along 21st Avenue South between I-440 and Blair Avenue. Should the Commission determine that office zoning is appropriate for a transition from the industrial to the residential, staff feels that an ON, known as Office Neighborhood, would be more appropriate. That limits office uses to approximately 2,500 square feet. The ON District does not permit a school within it.

Staff is in agreement with the applicant that the zoning should change on this property and as the applicant is suggesting that it should be more compatible with the neighborhood. Yet, staff feels that given the site's poor access it is more appropriate to rezone this property for single family residential.

Mr. Roy Dale, engineer for the applicant, stated he had met with his client and agreed that the OG would be too intense. The problem with the residential is that they do have middle through high school. This is the Institute for Learning Research and they actually take troubled children out of Metro schools and transport those students to this learning institute. The OL District offers a lot less square footage but may satisfy the requirements of the school. He asked the Commission to defer this matter for two weeks to give him a chance to talk to his client. He stated he would withdraw the request for OG and amend it to OL.

Mr. Lawson moved and Mr. Bodenhamer seconded the motion, which carried unanimously, to defer this matter for two weeks.

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 96P-013G
Pine Forest
Map 128, Part of Parcel 11
Subarea 6 (1996)
District 23 (Crafton)

A request for final approval for a portion of the Residential Planned Unit Development District abutting the northwest margin of George E. Horn Drive, 400 feet east of Dunaway Drive (49.98 acres), classified R40, to permit the development of 68 single-family lots, requested by Anderson-Delk and Associates, Inc., for Phillips Builders, Inc., owners.

Mr. Delaney stated staff was recommending approval of this request with two variances to the Subdivision Regulations. The reason for the need for two variances is that the adjacent subdivision stubbed out a road. Unfortunately, this property is very steep and the stub out is in a steep location on this property. In order to maintain this connection it will require a vertical design variance and a variance for design speed with in the Subdivision Regulations.

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

Resolution No. 98-204

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 96P-013G is given **CONDITIONAL FINAL APPROVAL WITH VARIANCES FOR VERTICAL DESIGN (SECTION 2-6.2.1, PARAGRAPH C) AND DESIGN SPEED (SECTION 2-6.2.1, PARAGRAPH J) 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. Written confirmation of final approval from the Harpeth Valley Utility District.
3. The following lots (27- 30, 35-36, 45-53, 55, 60-64) are classified as critical lots and shall be designated as such on the final plat. A critical lot plan shall be submitted to and approved by the staff of the Metropolitan Planning Commission prior to the issuance of any building permits.”

SUBDIVISIONS:

Preliminary Plats:

Subdivision No. 98S-083G (Public Hearing)

Biltmore Chase
Map 158, Part of Parcel 57
Subarea 10 (1994)
District 33 (Turner)

A request for preliminary approval to create two lots and a public street abutting the south margin of Old Hickory Boulevard, approximately 332 feet west of Bridlewood Lane (2.60 acres), classified within the R40 District, requested by Continental Development and Construction Company, owner/developer, George Anton, surveyor. (Also requesting final plat approval).

Mr. Owens suggested the Commission approve the preliminary portion of this plat and defer the final portion. This property is split by the Davidson County/Williamson County line. This request is to construct a street with five lots. The plan is in order and meets all the requirements of the Subdivision Regulations. The Brentwood Planning Commission staff is comfortable with it. It is scheduled to go to the Brentwood Planning Commission on April 6th. The property will get its water from the north, from Metro and its sewer service from the south through the City of Brentwood. That requires a joint written agreement between the two jurisdictions relinquishing their respective service rights. That agreement has not been reached yet formally, because the City of Brentwood has not acted yet on the preliminary and for that reason the Metro Water Services Department is reluctant to issue bond estimates that would allow staff to carry forward with final plat approval. The conditions would be that the Brentwood Planning Commission approve the reciprocal service agreements, the associated bonding is done at the final stage, and that the final is deferred until the this Commissions April 16th meeting.

Mr. George Anton, engineer, stated the Brentwood Planning Commission had written him a letter saying they are going to consider this application on April 6th, after Metro has given approval. Metro has said get the Brentwood approval and they, Metro, would approve the proposal.

Chairman Smith stated that preliminary approval was given and if all conditions are met the final approval will be on April 16th.

Mr. Anton asked that Metro coordinate with Brentwood to make sure they get the approval information.

Chairman Smith stated Metro’s letter would be sufficient for the Brentwood Planning Commission.

No one was present to speak at the public hearing.

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

Resolution No. 98-205

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-083G, is given **PRELIMINARY PLAN APPROVAL WITH CONDITIONS; THE FINAL PLAT IS DEFERRED TO APRIL 16, 1998 (6-0).** The preliminary plan of subdivision is approved subject to the following conditions:

1. Approval by the City of Brentwood of that portion of the plan lying within Brentwood’s jurisdiction;
2. Establishment of reciprocal utility service agreements between Metro and the City of Brentwood; and
3. The posting of applicable bonds if final plat approval is requested prior to the construction of streets and utilities.”

Subdivision No. 98S-084G (Public Hearing)
Meadow Woods, Phase 2
Map 164, Parcel 145
Subarea 13 (1996)
District 29 (Holloway)

A request to revise a portion of the preliminary plan of subdivision for 130 lots abutting the north margin of Old Hickory Boulevard, approximately 1,875 feet west of LaVergne Couchville Pike (41.0 acres), classified within the RS10 District, requested by Jerry Butler Builders, owner/developer, MEC, Inc., surveyor.

Mr. Owens stated staff was recommending approval of this application. It is revising a portion of a previously approved large plan of subdivision. The plan is in proper order and all departments are 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. 98-206

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-084G is **APPROVED (6-0).**”

Final Plats:

Subdivision No. 98S-080U
Woodbine Court, Block C, Lot 4 and
Tuggle Heights, Lot 57 (Resubdivide)
Map 119-14, Parcels 120 and 138
Subarea 11 (1993)
District 16 (Graves)

A request to reconfigure a deeded tract and two lots abutting the west margin of Wingate Avenue and the east margin of Dobbs Avenue (1.73 acres), classified within the R10 District, requested by Herman D. Tolbert et ux and William E. Edmondson et ux, owners/developers, H and H Land Surveying, Inc., surveyor.

Mr. Owens stated staff was recommending approval of this subdivision with a slight variance to the Subdivision Regulations. There is an existing land locked parcel that lies between two streets. The idea is

to break that land locked parcel apart and assign a portion of it to another lot that fronts Dobbs Avenue and a lot that fronts Wingate Avenue. That would get rid of the land locked piece of property but as a result the two lots end up being slightly larger than the maximum size allowed by the Subdivision Regulations. Staff feels this is a unique situation and warrants a variance to the three times provision of the Subdivision Regulations.

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

Resolution No. 98-207

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-080U is given **FINAL APPROVAL WITH A VARIANCE TO SECTION 2-4.2D of the subdivision regulations. (6-0).”**

MANDATORY REFERRALS:

Proposal No. 97M-138U

Closure of Alley 68 and an Unnumbered Alley
Map 93-10
Subarea 9 (1997)
District 19 (Sloss)

A proposal to close Alley No. 68 between Alley No. 132 and Franklin Street, and an unnumbered alley segment abutting the west margin of Alley No. 68, approximately 76 feet south of Alley No. 132, requested by Robert H. Chilton, III for adjacent property owners. (Easements are to be retained).

Ms. Regen stated staff was recommending approval of closing the Unnumbered Alley but not recommending approval of the Alley 68 closure. The Unnumbered Alley does not serve a purpose at this time for any public access. The closure of Alley 68 is opposed by both the Planning and Public Works staffs because 30% of the alley would need to be acquired for the future construction of the Franklin Street Corridor. Public Works cited they want to maintain the alley for emergency access and refuse pickup. There is also a 36 inch sewer line that runs down the middle of alley 68 and Public Works wants that alley to remain public so that can maintain that line. Also, if Alley 68 were closed parcel 310 would have no public street frontage.

Chairman Smith asked if the property owners on each side, all the way down, want it closed.

Ms. Regen stated the property owner is Mr. Robert Chilton and he is wanting to close the alley in order to sell the property in the future.

Chairman Smith asked if he owned the whole block.

Ms. Regen stated he did own the whole block.

Chairman Smith asked if the only real concern was the 30 feet Metro would have to re-buy in the future.

Ms. Regen stated it would be 30% approximately 100 feet that would have to be acquired in the future for the Franklin Street Corridor project.

Mr. Manier reminded the Commission the sewer line would also have to be removed.

Ms. Regen stated they were planning on retaining the easements and the sewer line would remain there but Public Works would rather have it left as a public right-of-way as far as access so that they could maintain it since it is such a large sewer line.

Chairman Smith stated arrangements should be worked out where the utilities could be protected through easements, and the alley right-of-way needed to construct Franklin Street could be reacquired at no cost to Metro.

Councilmember Julius Sloss stated he had spoken to Mr. Chilton and he had indicated he was willing to give up the easement for the 36 inch sewer line maintenance and should the sewer line need to be moved in the future he is willing to bear the cost for that. There is also adequate access to the alley at the Alley 132 entrance. The city or the state would not have to repurchase the land for the Franklin Street Corridor project. Mr. Chilton is willing to give that land up for the future expansion.

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

Resolution No. 98-208

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES with conditions (6-0)** Proposal No. 97M-138U.

The Commission recommends approval subject to the Metropolitan Government reserving the right to claim, at no cost to the Metropolitan Government, any portion of the right-of-way of Alley No. 68 which is necessary for the construction of the proposed Franklin Street Corridor, and that any relocation of public utility facilities from the portion of Alley 68 being closed by this request shall be done at the expense of the abutting property owners."

Proposal No. 98M-025U

Alley 136 Closure
Map 91-12
Subarea 10 (1994)
District 19 (Sloss)

A proposal to close Alley No. 136 (Mulloy Alley) between 17th Avenue North and 18th Avenue North, requested by Janet L. Jones for adjacent property owners. (Easements are to be retained).

Ms. Regen stated staff was recommending approval of this alley closure. There is no connection for this alley at 17th Avenue and it crosses 18th Avenue but then ends. Public Works is not in support of this closure because they feel it adds to the local street network of alleys but there is not an alley network here. The applicant has purchased all the surrounding property and are consolidating the parcels and have already processed a zone change through the Commission and it was approved by Council on third reading on March 17, 1998.

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

Resolution No. 98-209

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 98M-025U.

OTHER BUSINESS:

1. Employee Contracts for Jackie Blue and Douglas Delaney.

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

Resolution No. 98-210

“BE IT RESOLVED by the Metropolitan Planning Commission that it approves employee contracts for Jacqueline Blue and Douglas Delaney for one year from April 1, 1998 through March 31, 1999.

2. Decide the level of citizen participation for the Subarea 4 Update.

Mr. Hall stated staff is recommending Level 2 participation to carry out the update of the Subarea 4 Plan. As summarized in the memo the Commission received, the plan is fundamentally sound. Staff reached this conclusion by reviewing ten factors to determine unanticipated changes that have occurred in the subarea since the plan was adopted.

Staff has experienced some difficulties when employing **level 2 citizen participation** in the update process. Oftentimes, there is a low turnout at the initial meetings due to a lack of citizen awareness. To publicize the meetings, staff mails out notices to everyone on an extensive mailing list which includes former CAC members, heads of neighborhood organizations and civic groups and business owners. Staff also contacts the local councilman, neighborhood alliance and advertises the meetings in the Tennessean as well as community newspapers. In addition staff is also beginning to advertise meetings on our Web Page. Despite these efforts the turnout is still usually low at the first meetings. Attendance usually picks up at later meetings as word spreads throughout the community. At these later meetings, new issues are raised or old issues are reopened.

To address this problem, staff is attempting to raise the level of citizen awareness and increase the turnout earlier in the process by conducting **pre meetings** in the community. At the pre meetings staff will explain the problems with attendance and encourage people to start spreading the word about the update process to their neighbors and friends. Hopefully if the community is aware of the process before it actually begins we can get better attendance earlier in the process. A second purpose of the pre-meetings is to give the community some exposure to the subarea planning process before it actually begins. Staff explains the background of the subarea planning process and why it is important to communities. The better background and knowledge people have of the process the more productive we hope the meetings will be. This will be the first update where staff has conducted pre meetings and we are hoping that it will improve the process.

Mr. Lawson moved and Ms. Nielson seconded the motion, which carried unanimously to set the level of citizen participation at level 2 for the Subarea 4 Update.

3. Set April 16, 1998 as the public hearing date for the Subarea 3 Plan: 1997 Update.

Mr. Manier moved and Mr. Bodenhamer seconded the motion, which carried unanimously, to set the Subarea 3 Plan 1997 Update for April 16, 1998.

4. Consideration of the outline and draft proposal for the Transportation Plan Update.

Ms. Blue stated Mobility 2010 is a functional component of the general plan. It satisfies the requirements of a street plan as mandated by Tennessee statute and by Metro charter.

The purpose of the plan is to authorize the subdivision of land, to implement zoning regulations and the advance acquisition of right-of-way for future transportation improvements.

Mobility 2010 is a highways only map. Our plan should be more comprehensive. It should include alternative methods for travel. One of Nashville's major traffic problems is congestion. Our solution has always been to widen the roadway or to improve the intersection in an effort to solve the problem.

Nashville is evolving into a greater metropolitan area and improving the roadway may not always be the best solution to addressing all of its traffic problems.

The plan staff will be developing will promote policies and strategies for alternate forms of transportation to handle future needs.

The Planning staff will bring to the commission analysis and findings that include recommendations that are less traditional than widening a road. The planning commission will need to evaluate these alternatives in light of its goal to manage growth.

The plan objective is to implement the multi-modal plan and promote the goals of Concept 2010 and to be a policy document that provides alternatives to widening the highways. Also it will establish policies that start to guide transportation and future land use decisions and to guide future projects for inclusion into the CIBP.

Staff is in the process of compiling the inventory and analysis section and are also in the process of forming a technical committee which will consist of a variety of transportation officials to help establish our goals, objectives and policies.

Staff anticipates distributing a draft plan to the Commission in June with a public hearing and adoption of the plan in July.

5. Legislative Update.

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

Mr. Bodenhamer announced his resignation as the Planning Commission's representative to the Park Board and nominated Mr. Lawson to fill the position. Ms. Nielson seconded the motion, which carried unanimously.

PLATS PROCESSED ADMINISTRATIVELY

March 5, 1998 through March 18, 1998

94S-075U	LINDAWOOD PLACE, Lot 1, Revised Alters boundary of limited common elements
95S-234G	ROOMS TO GO SUBDIVISION, Second Revision Reconfigures two platted lots
97S-479U	GRASSMERE, Section 4, Lots 5 and 8, Second Revision Reconfigures two platted lots
98S-016G	W. P. HUTCHERSON PROPERTY Plats one lot

- 98S-081U GOWDA PROPERTY**
Reconfigures two platted lots
- 98S-086U WHITWORTH, Phase 2, Revision of Lots 13 and 14**
Consolidates two lot into one lot
- 98S-065U LARCHWOOD, Phase 1D, Section 4**
Records four townhome lots
- 98S-069G SCHMIDT SUBDIVISION**
Plats a portion of a deeded parcel
- 98S-076U SIDCO, Section 5**
Reconfigures one platted lot by adding a portion of a deeded parcel
- 98S-079G MOORE FAMILY SUBDIVISION, Lot 2, First Revision**
Revises location of septic fields and building envelope
- 98S-082G ROBERT A. JONES LOT**
Plats two deeded parcels
- 98S-094U MUSIC CITY OUTLET CENTER, Phase 2, Lot 2**
Plats one lot
- 98S-095U FAIRFIELD NASHVILLE at MUSIC CITY USA,
Phase 2, Building 13**
Condominium plat
- 98S-096G DAVIDSON COUNTY METROPOLITAN LIBRARY
BOARD TWO LOT SUBDIVISION**
Reconfigures two deeded parcels

ADJOURNMENT:

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 3:30 p.m.

Chairman

Secretary

Minute Approval:
This 2nd day of April, 1998