

**MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION**

Date: July 9, 1998
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Tim Garrett, Councilmember
William Harbison
William Manier
Ann Nielson
Douglas Small
Marilyn Warren

Absent:

Mayor Philip Bredesen
Gilbert N. Smith, Chairman
James Lawson
Stephen Smith

Others Present:

Executive Office:

T. Jeff Browning, Executive Director
Dolores Watson, Secretary I

Current Planning & Design Division:

Ed Owens, Planning Division Manager
Jennifer Regen, Planner III
Doug Delaney, Planner II
John Reid, Planner II
Jeff Stuncard, Planner I
James Russ Planning Technician II

Community Plans Division:

Jerry Fawcett, Planning Division Manager
Chris Hall, Planner I

Advance Planning & Design:

John Boyle, Planning Division Manager

Others Present:

Jim Armstrong, Public Works
Leslie Shechter, Legal Department

Ms. Nielson called the meeting to order.

ADOPTION OF AGENDA

Mr. Owens announced Zone Change Proposal No. 98Z-007T is a Council Bill that has been deferred indefinitely and should be removed from the agenda. Proposal No. 102-85-P should be changed to 102-86P and Subdivision No. 98S-212U should be referred to as Park at Hillside.

Mr. Manier moved and Mr. Small seconded the motion, which unanimously passed, to approve the agenda with the listed changes.

ANNOUNCEMENT OF DEFERRED ITEMS

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

75-87-P	Deferred until August 6, 1998, by applicant.
97P-030G	Deferred two weeks, by applicant.
98S-024U	Deferred two weeks, by applicant.
98S-123G	Deferred two weeks, by applicant.
98S-214U	Deferred two weeks, by applicant.
28-87-P	Deferred two weeks, by applicant.

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

APPROVAL OF MINUTES

Mr. Manier moved and Ms. Warren seconded the motion, which unanimously passed to approve the minutes of the regular meeting of June 25, 1998.

RECOGNITION OF COUNCILMEMBERS

Councilmember James Dillard spoke regarding Subdivision No. 96S-139G and stated he had spoke to the property owner and engineer and they have asked for an indefinite deferral. He asked the Commission to defer action and leave the public hearing open on that item.

Councilmember Dillard requested the Commission consider the changes in the Subarea 4 Plan that have been presented by staff concerning the heavy traffic at Myatt Drive and also requested that the land use policy remain office type zoning at Randy Road and Queen Ann on Old Hickory Boulevard.

ADOPTION OF CONSENT AGENDA

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

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 98Z-106G

Map 155, Parcels 59 (127.27 acres), 60 (32.09 acres),
and 61 (51.5 acres)
Subarea 6 (1996)
District 35 (Lineweaver)

A request to change from AR2a to RS20 District properties located at 8360 Collins Road, 8722 McCrory Lane, and 8269 Poplar Creek Road, approximately 1,200 feet north of Indian Hills Drive (210.86 acres), requested by Steven J. Snoddy, appellant, for Herndon Family Partners, L.P., owners. (Deferred from meeting of 6/25/98).

Resolution No. 98-490

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-106G is **APPROVED (6-0)**:

This property falls within the Subarea 6 Plan's Natural Conservation (NC) policy, calling for protection of the steep hillsides by clustering low intensity residential development (up to 4 units per acre) on the flatter hilltops and valleys in the area. The RS20 district is consistent with this policy and the predominant single-family development pattern in this developing area of the county along McCrory Lane, a major arterial road."

Zone Change Proposal No. 98Z-111U

Map 162, Parcels 85 (.32 acres) and 86 (.14 acres)
Subarea 12 (1997)
District 31 (Alexander)

A request to change from AR2a and R10 Districts to OR20 District property located at 14907 and 14897 Old Hickory Boulevard, south of Bell Road, requested by Leon Hampton, appellant for Robert B. Beck et ux and Luther and Claudie Battle, owners.

Resolution No. 98-491

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-111U is **APPROVED (6-0)**:

These properties fall within the Subarea 12 Plan's unmapped neighborhood commercial policy around the Old Hickory Boulevard/Bell Road intersection. The land uses permitted within the OR20 district are consistent with those anticipated by the unmapped neighborhood commercial policy, and the district provides a transitional zoning pattern to the nearby residential area."

Zone Change Proposal No. 98Z-113G

Map 155, Part of Parcel 224 (12.8 acres)
Subarea 6 (1996)
District 35 (Lineweaver)

A request to change from AR2a District to RS20 District property located on McCrory Lane (unnumbered), opposite Indian Hills Drive (12.8 acres), requested by A. W. Chaffin, appellant/owner.

Resolution No. 98-492

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-113G is **APPROVED (6-0)**:

This property falls within the Subarea 6 Plan’s Natural Conservation (NC) policy, calling for protection of the steep hillsides by clustering low intensity residential development (up to 4 units per acre) on the flatter hilltops and valleys in the area. The RS20 district is consistent with this policy and the predominant single-family development pattern in this developing area of the county along McCrory Lane, a major arterial road.”

Zone Change Proposal No. 98Z-115U

Map 104-2, Parcels 232 (.25 acres) and 233 (.17 acres)

Subarea 10 (1994)

District 21 (McCallister)

A request to change from RM20 District to ORI District property located at 305 and 307 29th Avenue North, 200 feet north of Burch Avenue, requested by Carl R. Tatz, appellant for Carl R. Tatz and Treg Warner, owners.

Resolution No. 98-493

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-115U is **APPROVED (6-0)**:

These properties fall within the Subarea 10 Plan’s Office Concentration (OC) policy, calling for higher intensity office uses. The ORI district is consistent with this policy and the more intensive office uses in this area between 31st Avenue North, 29th Avenue North and West End Avenue.”

Zone Change Proposal No. 98Z-116U

Map 96-1, Parcel 156 (4.4 acres)

Subarea 14 (1996)

District 15 (Dale)

A request to change from R10 District to CS District property located at 104 Donelson Pike, 175 feet south of Lebanon Pike (4.4 acres), requested by Charles Z. Moore, appellant for Donelson Homestead, Ltd., Inc., owner.

Resolution No. 98-494

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-116U is **APPROVED (6-0)**:

This property falls within the Subarea 14 Plan’s Commercial Arterial Existing (CAE) policy along Donelson Pike, calling for office, commercial, and higher density residential uses. The CS district is consistent with this policy and the surrounding zoning pattern.”

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 103-79-G

Riverfront Shopping Center

Map 53, Parcel 32

Subarea 14 (1996)

District 11 (Wooden)

A request for final approval for a phase of the Commercial (General) Planned Unit Development District abutting the southwest margin of Robinson Road, opposite Martingale Drive (0.96 acres), classified R10, to permit the development of a 3,500 square foot bank facility, requested by Barge, Cauthen and Associates, for First American Center, owner.

Resolution No. 98-495

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 103-79-G is given **CONDITIONAL FINAL APPROVAL (6-0)**. The following condition applies:

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

SUBDIVISIONS:

Final Plats:

Subdivision No. 97S-286U
Britt Place (formerly Canby Court Property)
Map 92-7, Parcels 167, 168 and 169
Subarea 8 (1995)
District 21 (McCallister)

A request for final plat approval to subdivide three parcels into three lots abutting the northwest corner of Britt Place and 19th Avenue North (.36 acres), classified within the RS3.75 District, requested by The Resource Foundation, owner/developer, Wamble and Associates, surveyor.

Resolution No. 98-496

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 97S-286U, is **APPROVED (6-0)**.”

Subdivision No. 98S-143U
Maple Park, Resubdivision of Lot 2
Map 61, Parcel 75
Subarea 5 (1994)
District 4 (Majors)

A request for final plat approval to subdivide one lot into two lots abutting the northeast corner of Ben Allen Road and Ellington Parkway (18.29 acres), classified within the RM9 Residential Planned Unit Development District, requested by The Heritage Construction Company, owner/developer, Ragan-Smith and Associates, Inc, surveyor.

Resolution No. 98-497

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-143U, is **APPROVED SUBJECT TO A BOND OF \$42,500.00 (6-0)**.”

Subdivision No. 98S-212U
Park at Hillside
Map 105-5, Parcels 449, 458, 459, 508-512 and 552

Map 105-6, Parcels 18, 24 and 333
Subarea 10 (1994)
District 17 (Douglas)

A request for final plat approval to consolidate 13 lots into three lots abutting the south margin of Edgehill Avenue and both margins of Hillside Avenue (21.21 acres), classified within the RM20 Residential Planned Unit Development District, requested by The Park at Hillside, LLC, owner/developer, Crawford Land Surveyors, surveyor.

Resolution No. 98-498

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-212U, is **APPROVED (6-0).”**

Subdivision No. 98S-218U
Sunset View, Section 8, Resubdivision Reserve Parcel A
Map 73-11, Parcel 115
Subarea 14 (1996)
District 15 (Dale)

A request for final plat approval to remove the reserve status from one parcel abutting the northwest margin of Ridgeland Drive, approximately 180 feet southwest of Cabin Hill Road (2.13 acres), classified within the RS30 District, requested by B. N. and Barry Oakley, owners/developers, Post, Buckley, Schuh and Jernigan, surveyors.

Resolution No. 98-499

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-218U, is **APPROVED WITH CONDITIONS (6-0).”**

Subdivision No. 98S-221U
Ashley Park
Map 161, Parcels 111, 120, 139, 238
and Part of Parcel 66
Subarea 12 (1997)
District 32 (Jenkins)

A request for final plat approval to create 14 lots abutting the northwest corner of Old Hickory Boulevard and Barton Vale Drive (5.6 acres), classified within the R20 Residential Planned Unit Development District, requested by Brent Sellers, owner/developer, MEC, Inc., surveyor.

Resolution No. 98-500

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-221U, is **APPROVED SUBJECT TO A BOND OF \$170,200.00 (6-0).”**

Subdivision No. 98S-222U
Townhomes of Fredericksburg, Phase 2, Section 6
Map 171, Part of Parcel 89
Subarea 12 (1997)
District 32 (Jenkins)

A request to record 40 condominium units abutting the south margin of Old Hickory Boulevard, approximately 325 feet east and opposite of Hearthstone Lane (12.14 acres), classified within the R20

Residential Planned Unit Development District, requested by Radnor Development Corporation, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Resolution No. 98-501

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-222U, is **APPROVED SUBJECT TO A BOND OF \$77,500.00 (6-0).”**

Subdivision No. 98S-223U
Sidco-Armory Oaks
Map 118-15, Parcel 13
Map 118-16, Part of Parcel 77
Map 132-4, Parcels 2 and 3
Subarea 11 (1993)
District 33 (Turner)

A request for final plat approval to consolidate part of two lots and one deeded parcel into one lot abutting the south margin of Hailey Drive and the north margin of Armory Drive (23.65 acres), classified within the IR District, requested by H. G. Hill Realty Company, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Resolution No. 98-502

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-223U, is **APPROVED SUBJECT TO A BOND OF \$1,500.00 (6-0).”**

Subdivision No. 98S-224U
MetroCenter, Tract 18 Resubdivision
Map 70-16, Parcel 11
Subarea 8 (1995)
District 20 (Haddox)

A request for final plat approval to subdivide one lot into three lots abutting the southwest corner of Great Circle Road and Athens Way (38.0 acres), classified within the IWD District, requested by MetroCenter Holdings, Inc., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Resolution No. 98-503

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-224U, is **APPROVED (6-0).”**

Subdivision No. 98S-226U
Capitol Mall Redevelopment Plan, Part of Tract 76A
Map 93-6-2, Parcels 34-39
Subarea 9 (1997)
District 19 (Sloss)

A request for final plat approval to reconfigure a portion of two lots abutting the east margin of Third Avenue North, between Broadway and Commerce Street (.81 acres), classified within the CC District, requested by RCM Interest, L.P., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor

Resolution No. 98-504

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-226U, is **APPROVED (6-0).”**

Subdivision No. 98S-227G
Hickory Woods East, Section 1,
Resubdivision of Lots 100-102
Map 176-5, Parcels 23-25
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to reconfigure three lots abutting the southwest margin of Hickory Woods East, approximately 168 feet southeast of Hickory Way (.86 acres), classified within the R10 District, requested by Holigan Homes, owner/developer, Wamble and Associates, surveyor.

Resolution No. 98-505

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-227G, is **APPROVED (6-0).”**

Request for Bond Extension:

Subdivision No. 90P-008G
Magnolia Hills
J & J Development, Inc.
[Buildout is at 66%]

Located abutting the north margin of Old Harding Pike, approximately 1,000 feet east of Collins Road.

Resolution No. 98-506

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 90P-008G, Bond No. 94BD-070, Magnolia Hills, in the amount of \$40,000 to 12/15/98 subject to submittal of an amendment to the present Letter of Credit by **8/9/98** which extends its expiration date to 6/15/99. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.”**

Subdivision No. 91P-007G
Sunset Oaks, Section 4
B & P Developments, Inc., principal
[Buildout is at 0%]

Located abutting the east margin of Tulip Grove Road, approximately 80 feet north of Tulip Grove Lane.

Resolution No. 98-507

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 91P-007G, Bond No. 98BD-023, Sunset Oaks, Section 4, in the amount of \$161,000 to 7/15/99 subject to submittal of an amendment to the present Letter

of Credit by **8/9/98** which extends its expiration date to 1/15/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**

Subdivision No. 91P-011U
River Crest
River Crest LLC, principal
[Buildout is at 25%]

Located abutting the northwest margin of Lebanon Pike, approximately 273 feet northeast of Gill Court.

Resolution No. 98-508

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 91P-011U, Bond No. 97BD-090, River Crest, in the amount of \$411,200 to 7/15/99 subject to submittal of an amendment to the present Letter of Credit by **8/9/98** which extends its expiration date to 1/15/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification**”

Subdivision No. 94P-017G
October Woods, Phase 2, Section 4
October Woods, L.P., principal
[Buildout is at 36%]

Located abutting both margins of October Woods Drive, approximately 90 feet west of Colo Trail.

Resolution No. 98-509

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 94P-017G, Bond No. 97BD-085, October Woods, Phase 2, Section 4, in the amount of \$180,700 to 7/1/99 subject to submittal of an amendment to the present Letter of Credit by **8/9/98** which extends its expiration date to 1/2/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 94P-017G
October Woods, Phase 2, Section 5
October Woods, L.P., principal
[Buildout is at 38%]

Located abutting both margins of Catspaw Drive, approximately 115 feet northwest of October Woods Drive.

Resolution No. 98-510

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 94P-017G, Bond No. 97BD-086, October Woods, Phase 2, Section 5, in the amount of \$97,600 to 7/1/99 subject to submittal of an amendment to the present Letter of Credit by **8/9/98** which extends its expiration date to 1/2/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 96S-138G
Oakhaven, Phase 1
C & C Building and Development Company, principal
[Buildout is at 60%]

Located abutting the west margin of Sawyer Brown Road, approximately 1,710 feet south of Old Charlotte Pike.

Resolution No. 98-511

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96S-138G, Bond No. 96BD-042, Oakhaven, Phase 1 in the amount of \$40,000 to 12/15/98.”

Subdivision No. 96S-396G
Oakhaven, Phase 2
C & C Development and Construction
Company, Inc., principal
[Buildout is at 40%]

Located abutting the west margin of Sawyer Brown Road, approximately 1,710 feet south of Old Charlotte Pike.

Resolution No. 98-512

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96S-396G, Bond No. 97BD-017, Oakhaven, Phase 2 in the amount of \$115,000 to 12/15/98.”

Subdivision No. 97S-079G
Lake Park, Section 12
Lake Park, Section 12, LLC, principal
[Buildout is at 0%]

Southeast terminus of Helena Bay Court, approximately 200 feet southeast of Bayside Lane.

Resolution No. 98-513

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-079G, Bond No. 97BD-056, Lake Park, Section 12, in the amount of \$56,500 to 11/1/98.”

Request for Bond Replacement:

Subdivision No. 96S-382G
Chase Creek
Chase Creek LLC, principal

Located abutting the east margin of Temple Road, approximately 1,000 feet south of State Route 100.

Resolution No. 98-514

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for replacement of a performance bond for Subdivision No. 96S-382G, Bond No. 98BD-001, Chase Creek.”

MANDATORY REFERRALS:

Proposal No. 98M-069U

Alley 1034 Closure

Map 70-8

Subarea 3 (1998)

District 2 (Black)

A proposal to close a segment of Alley 1034 between the northwest corner of Parcel 99 on Map 70-8 and its eastern terminus, requested by Councilmember Melvin Black for James Dennis, adjacent property owner. (Easements are to be retained).

Resolution No. 98-515

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 98M-069U.

Proposal No. 98M-070G

Easement Acquisition for the Owl Creek

Trunk Sewer Line Extension

Map 180, Parcel 63

Subarea 12 (1997)

District 31 (Alexander)

A mandatory referral from the Department of Water Services for the acquisition of an easement to accommodate an extension of a sewer line into Raintree subdivision in Williamson County (Project No. 97-SG-139, 97-SL-153). This extension will tie into the trunk sewer line which runs from Owl Creek subdivision to Southern Woods subdivision. This project is included as a miscellaneous collection system improvement in the CIBP, No. 96-SG-0002.

Resolution No. 98-516

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 98M-070G.

This concluded the items on the consent agenda.

PUBLIC HEARING: THE SUBAREA 4 PLAN: 1998 UPDATE DRAFT:

Mr. Hall stated this is a public hearing to consider adoption of the Subarea 4 Plan: 1998 Update. This is the eighth subarea plan to be updated and , if adopted, it replaces the original Subarea 4 Plan, and becomes part of the General Plan for Nashville/Davidson County. The original Subarea 4 plan was adopted on March 25, 1993.

Level 2 Citizen participation was used to carry out the update. We held community workshop-style meetings and presented a preliminary draft of Chapter 3, the Land Use Policy Plan, to the community for consideration. We also advertised the community meetings in the Tennessean and the Messenger, a local paper serving the Madison area. The public hearing was advertised in the same newspapers. A mailing list of roughly 145 people was maintained during the update process. Each person on the mailing list was sent background information, meeting notes, the preliminary draft of Chapter 3, and notification of this public hearing. Roughly two weeks prior to this public hearing , copies of the complete draft plan were made available for public viewing at the Madison and Goodlettsville Branch libraries as well as Ben West Library downtown and our library at the Planning Commission.

Subarea 4 is located in the northeast quadrant of Davidson County. Subarea 4 contains an estimated 16645 acres of land or about 26 square miles. It comprises about 5.2 % of the county's land area. Subarea 4 is bounded by Briley Parkway and the Cumberland River on the south and east, the county line on the north, and the western boundary of the City of Goodlettsville and I-65 on the west.

The predominant land use in Subarea 4 is residential. It is clearly a place where people live and the existing land use pattern is evidence of that. Residential development accounts for 57.6% of the total land use activities and single family developments alone are found on 87% of those acres. Single family developments are represented in yellow. Vacant land is the second most predominant land use in the Subarea, representing 23 percent of the total land. Commercial and office represent 8.0%. Industrial represent 3.85 and community facilities and parks account for 7%.

If you compare the existing land use activities in the subarea to the land use policies proposed to guide development, you see that the development pattern is quite consistent with the land use policy plan. During this update, the original plan was found to be still valid. However, due to changes that occurred since the original plan was adopted, staff identified seven areas that needed to be reviewed during the update process.

- Area 1 is the northwest quadrant of the Briley Parkway/Ellington Parkway intersection.
- Area 2 is the site along Due West Avenue where the Nashville Memorial Hospital is currently located.
- Area 3 is the Regional Activity Center which includes the Rivergate Mall.
- Area 4 is the site off Neelys Bend Road where the Tennessee Christian Medical Center is located.
- Area 5 is the floodplain of the Cumberland River in Neelys Bend.
- Area 6 is located on the Southeast side of Gallatin Pike in the vicinity of Northside Drive.
- Area 7 involves the properties on the east side of Gallatin Pike from State Route 45 to just south of Neelys Bend Road.
- An additional area was identified later in the process. However, it involves the properties located along Myatt Drive between Anderson Lane and State Route 45.
- Since the final draft plan was made available, staff has met with Councilman Dillard and he expressed an interest in changing the Commercial Arterial Existing policy applied along the north side of Old Hickory Boulevard between Randy Road and Queen Ann Boulevard to Office Concentration Policy. This change is not reflected in the text or the Land Use Policy Map in the draft plan. Copies of the proposed text change have been distributed to the Commission and, later in the presentation, the proposal will be discussed in greater detail.

Area 1 is located in the northwest quadrant of the Briley Parkway/Ellington Parkway interchange.

At the community meetings staff recommended that OC policy not be continued in this location. The existing road network would not support future office development and, at this time, no improvements to the current access system are planned or budgeted. Staff also believes there is no demand for offices at this location. Staff is suggesting that the residential medium density policy, which calls for development between 4 and 9 units per acre, be extended southward to replace the current Office Concentration policy. Due to the planned relocation of Nashville Memorial Hospital from its present site on Due West Avenue between I-65 and Graycroft Avenue, staff identified the need to evaluate the land use policy at this location. The site is presently located in Residential low density policy, which allows residential development up to 2 units per acre. Although the policy is residential, the hospital site and other properties along Due West Avenue between I-65 and South Graycroft Avenue are zoned for office use. Staff is recommending that Residential Medium density policy be applied in this location to guide the redevelopment of any properties that are currently being used for office activities. To preserve the residential character of the surrounding neighborhoods, the plan also includes language discouraging the territorial expansion of office zoning beyond its current boundaries.

The boundary of the RM policy area should extend a little farther north on the proposed policy map. The majority of the undeveloped land to the north in the Residential low density policy area is owned by

Columbia/HCA. Councilman Nollner and Metro are negotiating to acquire many of these undeveloped parcels in order to establish a public park.

Area 3 involves the design plan for the Regional Activity Center Policy which includes the Rivergate Mall. When the original Subarea 4 Plan was adopted, a light rail corridor was anticipated along the existing Seaboard Systems Rail line. Since then, it has been determined that commuter rail would better serve the future needs of Subarea 4 and the county as a whole. The existing design plan for the Rivergate Activity Center reflects a light rail station along the spur of the CSX rail line that runs adjacent to I-65. The updated design plan has been modified to illustrate a commuter rail stop in the vicinity of Myatt Drive which was identified as a possible station location in the Nashville Regional Commuter Rail Evaluation Study. The update process provided staff the opportunity to review the land use policy applied to the Tennessee Christian Medical Center. The plan recognizes that the Tennessee Christian Medical Center meets the criteria for the unmaped Community Uses Limited Policy.

In the original plan Interim non urban policy was applied to the southern portion of Neelys Bend. During the update process staff is suggesting that Natural Conservation policy be applied to the substantially undeveloped portions of the Cumberland River floodplain, where a greenway is also planned. Retail Concentration Supercommunity policy and Commercial Mixed Concentration policy are applied along Gallatin Pike at or near Northside Drive. South of the commercial frontage on Gallatin Road, there is a Residential Medium High density policy, which calls for development between 9 and 20 units per acre, that was applied to act as a transition or buffer between the commercial frontage on Gallatin Pike and the Residential Low density policy area to the southeast.

During the original planning process, there was little community acceptance for this policy and since then zoning decisions have been made that established a direct relationship between the residential and commercial land uses in this area. In addition the recently adopted zoning code contains provisions for improved buffering between residential and commercial land uses which in some cases can reduce the need for land use transitions. Staff is recommending that the Residential Medium High Density Policy be removed from this location.

The portion of Gallatin Pike that stretches from State Route 45 to just south of Due West Avenue was also evaluated during the update process. In the original plan Commercial Mixed Concentration policy was applied to a portion of the west side of Gallatin Pike and Commercial Arterial Existing was applied to the east side of Gallatin Pike and to both sides of Gallatin Pike in the Madison Historic Business District.

Commercial Arterial existing policy was applied to limit the intensity of new development in the Madison Historic Business and to discourage the encroachment of commercial uses into the surrounding neighborhoods. In the update, staff is suggesting that Commercial Mixed Concentration policy be applied to both sides of Gallatin Pike from State Route 45 to south of Neelys Bend Road and that the text of the plan address the issues of the appropriate intensity of development and commercial encroachment into residential neighborhoods. In the original planning process, the community expressed concern about the image of Madison as a commercial strip and also expressed a desire to see this area revitalized. In response to the community's desire to see this area revitalized, the Planning Commission staff are currently working with community representatives, The Metropolitan Development and Housing Agency, and the Madison Chamber of Commerce to develop a plan to revitalize the business district. The Subarea plan recommends that an Urban Design Overlay district be considered as a means of achieving the goals and objectives set forth in the plan for the Madison Historic Business District.

Area 8 is located on the north side of Old Hickory Boulevard from roughly Randy Road to Queen Ann Boulevard. In the original plan Commercial Arterial Existing Policy was applied in recognition that this area was not expected to be residential in the future but the plan did not specify the appropriate types of uses for this area. As mentioned earlier staff has received comments from the Councilmember and from the community to apply an office concentration policy in this location to limit the expansion of strip commercial activities. Staff believes there is a reasonable basis for this policy change. The majority of the Old Hickory Boulevard frontage in this area is zoned for office uses and applying office policy would

simply reinforce the concept that office uses, not additional commercial uses, are appropriate for this location.

Although not a policy change, an additional design plan has been included in the final draft plan. The design plan addresses the section of Myatt Drive between Anderson Lane and State Route 45. Concerns were expressed in the update process about the impacts that heavy truck traffic travelling south on Myatt Drive was having on the existing homes and the quality of life in this residential area. Widening Myatt Drive would not improve the access to existing properties and there would be increased pressure to use these properties for commercial purposes. The likely result would be a commercial strip which is not consistent with the policies of the General Plan. To improve the long term stability of this area, the design plan recommends the realignment of Myatt Drive to the west and the construction of a new frontage road to the east. Under this scenario, Metro would have to acquire properties that currently have frontage on Myatt Drive realign the existing road so that it generally follows the rear lot lines of properties oriented towards MacArthur Drive.

The realignment would allow a new frontage road to be constructed on a portion of the existing right-of-way. The access road would service properties which currently have frontage on the East side of Myatt Drive. Properties to the west would gain access from MacArthur Drive. No properties would have frontage on Myatt Drive and some of the impacts of heavy truck traffic could be minimized.

Mr. Harris Gilbert spoke in opposition to the recommendations made by staff for changes in Area 1. He stated he owned five acres around Shearon Drive and Briley Parkway and that Tuesday night Council had rezoned the property next to his to RM40 and to OR40. Obviously there will be nonresidential development on that property. He asked the Commission to leave that section of Area 1 as is and look at each portion individually as changes needed to be made.

Mr. Bill Geyger stated he owned the property that had recently been rezoned by Council. This property was a part of a 66.6 acre PUD 10 years ago and there will still be a need for office space in this area. The best solution would be to leave office concentration policy for 15 to 20 acres around Shearon Road/Briarville Road and the access road off of Briley Parkway.

Mr. Bill Terry, Planning Director for the City of Goodlettsville, stated the portion of the plan around the periphery of Goodlettsville had not been changed but asked that when the commuter rail station was built that some kind of consideration be given for mass transit connection from the rail station to the mall area. The City of Goodlettsville is presently working on a new General Plan and one of the things they will be looking at in the long range planning process is asking the MPO to look at corridor studies for the remainder of Two Mile Parkway from Gallatin Road over to Dickerson Road and to complete a loop from Two Mile Parkway to Dickerson Road, Long Hollow Pike, Conference Drive and back to Gallatin Road.

Mr. Manier moved and Mr. Harbison seconded the motion, which carried unanimously, to leave the public hearing open and defer this matter for two weeks.

HISTORIC PRESERVATION FUNCTIONAL PLAN ADOPTION. (DEFERRED FROM MEETING OF 6/25/98):

Subsequent to the June 25th Planning Commission meeting, some questions were raised regarding the intent of the historic preservation functional plan. In particular, whether the respective roles of the Planning Commission and the Historical Commission will change upon adoption of the plan and whether policy recommendations are incentive or regulatory in nature and to what degree.

To answer the first question, the Planning Commission and the Historical Commission will work closely together to implement the plan's policies; however, the duties and composition of each agency --as set forth in the Metro Charter--will not change.

In response to the second question regarding the nature of recommended policies, this plan advocates the promotion of financial and development incentives as the primary method of preserving Nashville's historic resources -- including its structures, landscapes, and archaeological sites. Our intent is to incorporate additional incentives into the recently adopted zoning code, which is also incentive-based.

With respect to historic structures, for example, the plan's adoption will encourage better utilization of the tools already in place -- in particular, historic zoning overlays—with the creation of incentives at the local level that make the use of these mechanisms more attractive to property owners.

In order to protect Nashville's landscapes, incentives can be coupled with the adoption of a design overlay for significant areas such as the terminus of the Natchez Trace Parkway, which is an historic gateway into Nashville. Although the zoning in the area is not of high intensity, future development could threaten the integrity of the Trace without the application of a design overlay.

The plan also addresses archaeology, again with the intent to identify incentives to promote the preservation of our archaeological resources. Nashville claims the distinction of being one of the major prehistoric settlement sites in the nation; however, the zoning code currently offers development bonuses for the dedication of archaeological sites only for proposed Planned Unit Developments. Upon adoption of this plan, the creation of additional incentives will be pursued in order to encourage-- but not mandate- the incorporation of archaeological sites into other kinds of development, as well.

Mr. Manier stated he would endorse the concept that puts strength in the preservation of certain significant thing whether they be archeological or historical in the community. Strengthening of a plan is a step by step process and anything that moves to a better platform and a better treatment of these sort of resources he would endorse.

Councilmember Garrett urged staff to come up incentives to help encourage renovation and saving buildings.

Mr. Nick Fielder, State archeologist, stated some of his most successful projects were when he knew early in the planning process that an archeological site was under development and worked with the developer to leave it as green space and in one case the state actually purchased the green space from the developer and he re-cooped his cost and then worked out a long term agreement to where he could use that area as a park within the development.

Ms. Ann Reynolds stated of all of the features that are included within this plan, this task force is the most exciting. We have felt very limited in Tennessee because of some state constitutional issues and also because of the taxing system. North Carolina has a very good tax credit system. They have a state income tax that allows them to do that. This year they have put in a 30% tax credit for people who renovate old houses that are National Register in Districts. Nashville has not had the ability to do that and in 1976 a bill was passed in the State Legislature and pushed through by preservationist to allow property tax abatement for a period of time and it was promptly declared unconstitutional but perhaps that could be tried again and there are other creative ways of giving credit.

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

Resolution No. 98-517

Whereas, the Metropolitan Planning Commission directed staff to undertake the development of a Historic Preservation Functional Plan to guide the preservation of Nashville and Davidson County's historical heritage;

Whereas, Concept 2010, A General Plan for Nashville and Davidson County, sets the vision (goals and objectives) for the long term preservation of Nashville and Davidson County's historical heritage;

Whereas, the Historic Preservation Functional Plan was established to implement Concept 2010 by pursuing strategies to achieve the vision; and,

Whereas, the Historic Preservation Functional Plan was developed in cooperation with the Metropolitan Historical Commission staff;

Therefore, Be It Resolved, that the Metropolitan Planning Commission hereby **Adopts** a plan entitled “Historic Preservation Functional Plan” as a part of the General Plan in accordance with Sections 11.504 (e), (j) and 18.02 of the Charter of the Metropolitan Planning Commission of Nashville Davidson County, Tennessee.

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 98Z-114G
Map 155, Part of Parcel 267 (.61 acres)
Subarea 6 (1996)
District 35 (Lineweaver)

A request to change from AR2a District to CL District a portion of property located at 8291 Collins Road, 600 feet north of Highway 100 (.61 acres), requested by A. W. Chaffin, appellant/owner.

Ms. Regen stated staff was recommending disapproval on this proposal to go from Agricultural to Commercial. This property is a portion of a larger parcel. This area is part of an unmapped neighborhood commercial policy in the Subarea 6 Plan. That policy intends for there to be a maximum of a 100,000 square feet of commercial uses. Last year the Commission approved a PUD for a large grocery store in this area as well as a rezoning for a retail nursery. Staff is recommending disapproval because the node already contains 31 acres of land in which 50% of it is vacant, not all which is commercially zoned but could be in the future. If all that land is developed within the node as commercial it will well exceed the 100,000 square feet called for in policy. Collinswood Drive is a good boundary and the area is intended to remain residential.

Councilmember Vic Lineweaver stated the portion of property near Collinswood Drive will remain residential. He asked if the Kroger tract was counted in the 100,000 square feet referred to in the Subarea 6 Plan.

Ms. Regen stated it was counted as part of the 100,000 square feet as being developed.

Councilmember Lineweaver stated Mr. Chaffin owns a tract with a dilapidated old building on it. He is going to tear down that old building and build the new one in the same area. He asked the Commission for approval.

Councilmember Garrett stated he understood where staff was coming from but that piece of property was buffered better than any other property in the area.

Ms. Regen stated her concern was that Mr. Chaffin was before the Commission last year asking for the rezoning on parcel 108 last year and now he is coming back and wanting to go a little bit deeper.

Councilmember Garrett stated the area residents probably knew exactly what was going on and this is only about a half acre and looks like a natural situation.

Mr. Small stated he agreed with Councilmember Garrett.

Mr. Harbison stated any time there is a node like this it becomes a hard call to make because when the Kroger store goes in there will be pressure at this node and this is a boundary call.

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

Resolution No. 98-518

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-114G is **APPROVED (5-1)**:

This property falls at the boundary of the Subarea 6 Plan’s unmapped neighborhood commercial policy around the Old Harding Pike/Highway 100 intersection and Residential Low Medium (RLM) policy (up to 4 units per acre) to the north. Extending commercial zoning onto a portion of this property is a minor boundary adjustment to this commercial node.”

Councilmember Lineweaver asked if he could speak to the Commission regarding 98Z-106G and 98Z-113G.

Ms. Nielson said he could but those items had already been passed on the consent agenda.

Councilmember Lineweaver stated that in regards to Zone Change No. 98Z-106G, the residents on Collins Road did not want the road opened up and that he just wanted that on the record. Zone Change No. 98Z-113G was on consent for RS20 but Mr. Wamble and Mr. Chaffin are looking to moving that up to RS40 because the lots are so large and that he just wanted the Commission to know that.

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 102-86-P
Riverside, Phase 4B
Map 142-13-B, Part of Parcel 1
Subarea 6 (1996)
District 35 (Lineweaver)

A request for final approval for a portion of the Residential Planned Unit Development District abutting the west margin of Old Harding Pike and the south margin of Morton Mill Road (9.30 acres), classified RS20, to permit the development of 28 single-family lots, requested by Walter Davidson and Associates, for Rochford Construction Company, owner. (Also requesting final plat approval).

Subdivision No. 102-86-P
Riverside, Phase 1
Rochford Realty and Construction
Company, Inc., principal
[Buildout is at 100%]

Located abutting the southwest corner of Old Harding Pike and Morton Mill Road.

Mr. Delaney stated this was a complicated project with a long history. What is being requested today is final PUD approval for 28 single-family lots as well as, in return for that, the developer is agreeing to construct a new Morton Mill Road. The New Morton Mill Road was part of the original PUD from 1986. Old Morton Mill Road is located in the floodplain of the Harpeth River. So part of this overall master plan was to relocate old Morton Mill out of the floodplain. In 1993, a number of phases of this development

has been approved, lots were beginning to develop, homes were being put in and nothing had been done about the relocation of Morton Mill Road. So with the approval of Phase 4, the Commission basically drew a line and said no more development until New Morton Mill Road is reconstructed in its new location. A written agreement between the developer, the Planning Commission and Department of Public Works was entered into.

A temporary bypass is needed to divert traffic off of the existing Morton Mill Road because the area where New Morton Mill Road is planned to connect to the existing Morton Mill Road needs to be raised out of the floodplain. Staff is recommending approval of the final PUD for 28 single family lots and in return the developer has agreed to complete the road in a five month period.

The bond extension is being requested and Public Works has revised that bond amount to \$250,000 amount that will cover the extension of New Morton Mill Road. Staff is recommending extension of that bond to December 9, 1998.

The applicant is also requesting final plat approval but because of some issues with the bond from Harpeth Valley the applicant is requesting a two week deferral for the final plat on the 28 lots.

Mr. Browning stated staff felt comfortable with this approval only if the Commission was advised that after the 5 month period, if the work was not done, the bond would not be recommended for extension but for collection of the bond to complete all work.

Councilmember Vic Lineweaver spoke in favor of the proposal and thanked Planning staff and Public Works staff for their work on this project.

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

Resolution No. 98-519

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 102-86-P is given **CONDITIONAL FINAL PUD APPROVAL; FINAL PLAT DEFERRED FOR TWO WEEKS (6-0)**. The following conditions apply:

1. Written confirmation of final approval from the Stormwater Management and Traffic Engineering sections of the Metropolitan Department of Public Works.
2. Recording of a final plat as well as the posting of bonds as may be required for any necessary public improvements prior to the issuance of any building permits.”
3. Adherence to the conditions of the Amendment to the 1993 Memorandum of Understanding.”

“BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 102-86-P, Bond No. 87BD-016, Riverside, Phase 1, in the amount of \$250,000 to 12/9/98 subject to submittal of an amendment to the present Letter of Credit by **8/9/98** which extends its expiration date to 6/9/99. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

SUBDIVISIONS:

Preliminary Plats:

Subdivision No. 96S-139G (Public Hearing)
Canton Pass Subdivision

Map 53, Parcel 21
Subarea 4 (1993)
District 9 (Dillard)

A request for preliminary approval for 133 lots abutting the east terminus of Canton Pass, approximately 360 feet east of Cheyenne Boulevard (95.16 acres), classified within the RS15 District, requested by Alvin R. Hawkins, owner/developer, Cherry Land Surveying, surveyor.

Ms. Carrington stated the applicant was requesting an indefinite deferral of this item and staff supports that. A similar plat was approved in 1996 and that approval has expired and at this time there were 5 conditions placed on the plat. One was the extension of two roads but since that time a subdivision has been approved adjacent to this property. None of the conditions have been met from that approval two years ago and there were several variances; the 4 to 1 lot depth to width ratio, the maximum lot size provision and the maximum length of a dead end street that were approved at that time and would also be a part of this application. The applicant has indicated they need more time and may be willing to work out some of these items.

Councilmember Garrett stated the applicant also wanted to leave the public hearing open.

Mr. Anthony Etheridge expressed concerns regarding dumping on the property and safety.

Mr. Manier moved and Mr. Small seconded the motion, which carried unanimously, to leave the public hearing open and defer this matter indefinitely.

Subdivision No. 98S-128G (Public Hearing)
Rockwood Estates (Revision)
Map 86, Parcel 102
Subarea 14 (1996)
District 12 (Ponder)

A request for preliminary approval for 26 lots located approximately 65 feet north of Rockwood Drive and approximately 450 feet northwest of Tulip Grove Road (5.93 acres), classified within the RS7.5 District, requested by Universal Builders, owner/developer, MEC, Inc., surveyor.

Ms. Carrington stated this applicant was requesting a deferral until the July 23, 1998 meeting to work out some design issues and staff supports that deferral request.

No one was present to speak at the public hearing.

Mr. Harbison moved and Councilmember Garrett seconded the motion, which carried unanimously, to defer this matter until July 23, 1998.

Subdivision No. 98S-134G (Public Hearing)
Cleveland Hall
Map 64, Parcels 106, 107 and 108
Subarea 14 (1996)
District 11 (Wooden)

A request for preliminary approval for 173 lots abutting the west margin of Old Hickory Boulevard, between Hadleys Bend Boulevard and Nashville and Eastern Railroad (99.12 acres), classified within the RS15 District, requested by Cleveland Hall, LLC, owner/developer, Ragan-Smith and Associates, Inc., surveyor. (Deferred indefinitely from meeting of 4/30/98).

Ms. Carrington stated staff was recommending conditional approval subject to approval of a variance to the maximum length of a 3,500 foot dead end street in the Subdivision Regulations and approval by the Public Works Department including that the right turn lane on Old Hickory Boulevard will be provided at the beginning of the development. This same subdivision was approved in 1988 but that approval has expired and also indefinitely deferred from the April 30, 1998 agenda so the ten year old traffic study could be updated.

Ms. Allison Garrett, Regan-Smith Associates, agreed with staff comments and spoke in favor of the project.

Mr. Small asked why there was only one access to the property.

Ms. Carrington stated the developer would have to build an overpass over the railroad tracks to have another access.

Mr. Manier stated this property had difficult access and it seemed it would be a logical extension for the two roads to the north to at least the dedicated right-of-way to the property boundary as a possibility that might come at some point in the future.

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

Final Plats:

Subdivision No. 98S-217A

Jocelyn Manor, Second Revision, Lot 1
Map 116-13-D, Parcel 1
Subarea 7 (1994)
District 24 (Johns)

A request to amend the rear setback line from 60 feet to 48 feet on a lot abutting the southeast margin of Cargile Lane and the west margin of Sedberry Road (.41 acres), classified within the RS20 District, requested by Stanley J. and Jeanette W. Rabold, owners/developers.

Ms. Carrington stated staff was recommending disapproval because it would be out of character with the established setbacks. This PUD was established in 1986 with the present setback lines. The owner is doing an addition to the rear of the house.

Mr. Stan Rabold, owner, stated the reason he was asking for this extension is to add a bedroom for a live in person to take care of himself. The adjoining lot has 18 foot hedge and the subject lot has an 8 foot brick wall with 30 foot pine and pear trees in it and it is completely isolated to where anyone in the adjoining lot could not see the yard. Mr. Rabold read a letter from Mr. Chuck Cochran, owner of the adjoining lot stating that he had no problem with the setback amendment.

Mr. Owens stated the Commission is dealing with the simple issue of trying to protect the neighborhood character.

Mr. Rabold said the homeowners association had approved the design but that the setback reduction was up to the Commission.

Mr. Small stated he would like to defer this for two weeks so Mr. Rabold could bring the letter of approval from the homeowners association along with the letter from the neighbor.

Mr. Rabold said the homeowners association would only approve the building and design.

Mr. Browning told Mr. Rabold that the Commission would like to have a letter from the homeowners association saying they would agree with the Commission's approval of the setback.

Ms. Carrington stated staff had a letter from the association indicating they approved the addition subject to conformance of any and all setback restrictions and regulations of codes.

Mr. Browning stated staff needed to contact the association and notify them this addition is requiring a variance or an encroachment of 12 feet and in considering that the Commission wants to know if they have any position on the Commission granting that setback reduction.

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

Subdivision No. 98S-220U

Bacon Subdivision
Map 129-12, Parcel 90
Subarea 7 (1994)
District 34 (Fentress)

A request for final plat approval to subdivide one parcel into two lots abutting the northwest margin of Highway 100 and the southeast margin of CSX Railroad (.19 acres), classified within the CS District, requested by Richard Bacon, owner/developer, John Kohl and Company, surveyor.

Ms. Carrington stated staff was recommending disapproval. This is a request to divide a deeded commercial parcel into two lots on Highway 100 and the CSX Railroad. In this case there are two existing buildings on the property. There is an 8 foot separation between the two buildings and they are trying to draw a lot line down the middle. Unfortunately, they do not meet the minimum street frontage requirements in the Subdivision Regulations of 50 feet. The small lot would only have 30 feet of frontage. Staff met with the applicant and he indicated he was going to withdraw the application but staff has not received any formal withdrawal.

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

Resolution No. 98-520

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-220U, is **DISAPPROVED (6-0).”**

Subdivision No. 98S-228G

Hillenglade Subdivision, Phase 1B
Map 41, Parcel 137
Subarea 2 (1995)
District 3 (Nollner)

A request for final plat approval to subdivide one parcel into two lots abutting the southwest corner of Hillenglade Drive (private) and Brick Church Pike (6.8 acres), classified within the RS20 District, requested by Hillenglade Inc., owner/developer, Wamble and Associates, surveyor.

Ms. Carrington stated staff was recommending conditional approval subject to approval of a variance to the maximum lot size in the Subdivision Regulations, submission of a future plan of subdivision and posting of a bond in the amount of \$32,000 for the extension of sewer. The applicant is creating a lot on the frontage of Brick Church Pike and then they will have a larger piece in the back with a 50 foot frontage and access of

Brick Church Pike. The Commission may recall other subdivisions in the past months further south in this area which came in with requests for large lot subdivisions that were disapproved. There are a couple of differences with this plat. This is already a platted lot and the others were not platted properties. This application make the degree of nonconformity lesser. The other issue is that the other developments were not willing to propose a future plan of subdivision with a more urban pattern and this developer has agreed to that but it has not been submitted but they have indicated they can submit a future plan that complies with the RS20 that would meet all the subdivision regulations.

Mr. Browning stated he was not aware the developer had offered to do that and suggested that information should be submitted before action is taken.

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

Request for Bond Extension:

Subdivision No. 78-87-P
Townhomes of Fredericksburg, Phase 1, Section 2
Radnor Homes, Inc., principal
[Buildout is at 100%]

Located abutting the south margin of Old Hickory Boulevard and the northeast margin of Fredericksburg Way West.

Ms. Carrington stated staff was recommending disapproval of the request for the extension and authorization to collect if all final paving and sidewalks are not completed by October 9, 1998.

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

Resolution No. 98-521

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the request for extension and authorizes collection of a performance bond for Subdivision No. 78-87-P, Bond No. 97BD-091, Townhomes of Fredericksburg, Phase 1, Section 2, in the amount of \$252,750 if all final paving and sidewalks are not complete by 10/9/98.”

Request for Bond Release:

Subdivision No. 45-86-P
Chitwood Downs (a.k.a. Hampton Park)
Fox Ridge Homes, Inc., principal

Located abutting the west side of Old Hickory Boulevard, opposite Second Street.

Ms. Carrington stated staff was recommending disapproval of the request for the release of the performance bond in the amount of \$45,000 and approve an extension to October 9, 1998. This is a situation where they have bonded a traffic signal and even though the residential part is a 100% built out there is a commercial component. The bond is covered by the residential developer but the commercial developer has agreed to

participate in the provision of the traffic signal and at this time that agreement has not been worked out but they have indicated they feel it can be within the next 90 days.

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

Resolution No. 98-522

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the request for release and **APPROVES** the request for extension of a performance bond for Subdivision No. 45-86-p, Bond No. 89BD-003, Chitwood Downs (a.k.a. Hampton Park) in the amount of \$45,000 to 10/9/98.”

OTHER BUSINESS:

1. MPO contract with Neel-Schaffer, Inc., for the development of major thoroughfare plan updates for the cities of Portland and Gallatin.

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

Resolution No. 98-523

“BE IT RESOLVED by the Metropolitan Planning Commission that it approves the MPO contract with Neel-Schaffer, Inc., for the development of major thoroughfare plan updates for the cities of Portland and Gallatin.”

2. Road system for development area around Warner Parks.

Mr. Fawcett showed several slides to the Commission illustrating a staff recommended potential public road system to support development of the properties across Highway 100 from the Warner Parks. Mr. Fawcett pointed out that the ridge top portion of the system would be about 3 miles long and could support a little over 400 single family lots similar to those in the Harpeth Trace Estates development nearby. The valley portion of the road system could support about 500 town homes at a density of seven dwelling units per acre of developable land in the valley areas. The overall gross density of development would be just under 2 dwelling units per acre density.

The road system would have from two to four connections to existing public roads, two of which would depend upon acquiring right of way through properties that have already developed. These two, Devon Highlands, and Harpeth Trace Estates would have little or nothing to gain by these public road connections. However, without the support of these developments, acquisition of right of way for the roads would require the use of eminent domain. Neither of these road connections is essential if a direct connection to Highway 100 can be made opposite the leg of Old Hickory Boulevard that divides the Warner Parks. It is the best place to provide a public road because it is a signalized intersection. The Metro Board of Parks and Recreation, which manages the land the road would have to cross at this location, may be opposed to this connection. The last connection is to Highway 70s on property that has both frontage and development potential.

3. Legislative update.

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

PLATS PROCESSED ADMINISTRATIVELY:

June 25, 1998 through July 8, 1998

- 98S-191U** **WESTBELT INDUSTRIAL PARK, Resubdivision of Lots 7 and 8**
Consolidation of two lots
- 98S-194G** **POPLAR RIDGE, Section 6, Revision to Lots 59 and 60**
Reconfigure two platted lots
- 98S-201G** **CURTIS O. BAKER PLAT**
Platted one lot
- 98S-206G** **DOSS SUBDIVISION**
Plats a deeded parcel
- 98S-215G** **WILLIAM WHITE, SR. LOT**
Plats a 2 acre lot out of a large acreage tract

ADJOURNMENT:

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 4:10 p.m.

Chairman

Secretary

Minute Approval:
This 23rd day of July, 1998