

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: January 21, 1999
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Gilbert N. Smith, Chairman
Tim Garrett, Councilmember
James Lawson
William Manier
Douglas Small
Stephen Smith
Marilyn Warren

Absent:

Mayor Philip Bredesen
Ann Nielson
Pat Tatum

Others Present:

Executive Office:

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

Current Planning & Design Division:

Theresa Carrington, Planner III
Jennifer Regen, Planner III
John Reid, Planner II
Robert Leeman, Planner I
Bobby Akin, Planning Technician II
James Russ, Planning Technician I

Community Plans Division:

Jerry Fawcett, Planning Division Manager
Bob Eadler, Planner II
Debbie Frank, Planner I

Advance Planning & Research:

John Boyle, Planning Division Manager

Others Present:

Jim Armstrong, Public Works
Nicole Rodrigue, Legal Department

Chairman Smith called the meeting to order.

ADOPTION OF AGENDA

Ms. Carrington announced Zone Change Proposal No. 98Z-190G and 98P-008G, Cane Ridge Farms, should be added to the agenda as addendum items.

Mr. Lawson moved and Mr. Small seconded the motion, which unanimously passed, to approve the agenda with the addendum.

ANNOUNCEMENT OF DEFERRED ITEMS

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

- 8-68-G Deferred two weeks, by applicant.
 - 103-79-G Deferred indefinitely, by applicant.
 - 107-81-G Deferred indefinitely, by applicant.
 - 97P-030G Deferred indefinitely, by applicant.
 - 99S-002U Deferred indefinitely, by applicant.
 - 99S-011U Deferred two weeks, by applicant.
 - 99S-029U Deferred two weeks, by applicant.
 - 99S-036U Deferred indefinitely, by applicant.
 - 99S-040U Deferred two weeks, by applicant.
 - 99M-130U Deferred indefinitely, by applicant.
 - 99M-003U Deferred indefinitely, by applicant.
- Other Business, Item 1 Road extension from Maryland Farms to Old Hickory Boulevard: Deferred two weeks, by applicant.

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

APPROVAL OF MINUTES

Mr. Lawson moved and Mr. Manier seconded the motion, which unanimously passed, to approve the minutes of the regular meeting of January 7, 1999.

RECOGNITION OF COUNCILMEMBERS

Councilmember Regina Patton spoke regarding Zone Change No. 99Z-011U, Mandatory Referral No. 99M-011U and the Subarea 3 Plan amendment. She stated the developers have held several community meetings regarding these items. At the first meeting many community members were opposed to the development but as more meetings were held and community members visited a similar site opposition decreased. This property is currently zoned residential. A light industrial warehouse park with trucks going from the warehouses directly to Briley Parkway would have much less negative impact on the community than would houses and people adding more traffic problems to an already congested area. The bottom line is that the

property owners are going to sell this property and this proposal is probably one of the least impactful proposals.

Councilmember Melvin Black stated he too supported the amendment.

Councilmember Norma Hand spoke in opposition to Subdivision No. 99S-032U because of community concerns regarding an operating mulch company on Vernon Avenue and the possibility of expansion by this subdivision.

ADOPTION OF CONSENT AGENDA

Mr. Small requested Zone Change Proposal No. 99Z-007U be removed from the consent agenda and that staff make a full presentation.

Mr. Lawson moved and Mr. Manier seconded the motion, which unanimously carried, with Mr. Stephen Smith abstaining on item 99S-017G, to approve the following items on the consent agenda:

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 99Z-009U

Map 150, Parcels 83 (9.10 acres), 139 (18.9 acres), 190 (20.02 acres),
210 (9.10 acres) and 247 (5 acres)
Subarea 13 (1996)
District 29 (Holloway)

A request to change from AR2a to RS10 District properties located at 6187 Mt. View Road, 3416 Hamilton Church Road and Hamilton Church Road (unnumbered) (62.12 acres), requested by Jilly Butler, appellant/optionee, for Gilbert Brandon, Jr. et ux, Owen H. Painter et ux, John F. Painter (LE), O. H. Painter, et ux, Albert H. Clark, Sr., trustee, and Charles E. Richardson, Jr. et ux, owners.

Resolution No. 99-52

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-009U is **APPROVED (7-0)**:

These properties fall within the Subarea 13 Plan's Residential Low Medium (RLM) policy calling for up to 4 units per acre. The RS10 district is consistent with this policy and the predominant development pattern to the east along the north margin of Mt. View Road, averaging slightly over 3 units per acre."

Zone Change Proposal No. 99Z-010U

Map 150, Parcel 119 (6 acres)
Subarea 13 (1996)
District 29 (Holloway)

A request to change from AR2a to RM20 District property located at 3161 Hamilton Church Road (6 acres), requested by Ted Sanders of Houston Ezell Corporation, appellant, for H. L. Harden et ux, owners.

Resolution No. 99-53

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-010U is **APPROVED (7-0)**:

This property falls within the Subarea 13 Plan’s Residential Medium High (RMH) policy calling for 9 to 20 units per acre at the higher end of the density range. The eastern boundary of the RMH policy is the TVA line. While a portion of this property falls on the east side of the TVA line, that portion cannot be built upon since it is small and within the TVA easement. The RM20 district is consistent with RMH policy, and is also appropriate for the remaining properties to the south along Murfreesboro Pike and west of the TVA line.”

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 117-67-G
Belle Forest Shopping Center (Exxon)
Map 142, Parcel 158
Subarea 6 (1996)
District 23 (Crafton)

A request to revise a portion of the approved preliminary, and for final approval of the Commercial (General) Planned Unit Development District located abutting the east margin of Old Hickory Boulevard and the south margin of Memphis Bristol Highway (0.65 acres), classified SCC, to permit the development of a 3,556 square foot convenience market/gas station, replacing the existing 2,496 square foot convenience market/gas station, requested by Ragan-Smith Associates, Inc., for Exxon Corporation, owner. (Deferred from meeting of 1/7/99).

Resolution No. 99-54

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 117-67-G is given **APPROVAL OF REVISION TO PRELIMINARY AND CONDITIONAL FINAL APPROVAL FOR A PORTION OF THE PLANNED UNIT DEVELOPMENT DISTRICT (7-0)**. The following condition applies:

Prior to the issuance of any building permits, written confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.”

Proposal No. 68-87-P
Northside Station (Bordeaux Library)
Map 69, Part of Parcel 37 (Tracts A, B and E)
Subarea 3 (1998)
District 2 (Black)

A request for final approval of a phase of the Commercial (General) Planned Unit Development District located abutting the east margin of Clarksville Pike, opposite Fairview Drive (3.23 acres), classified CL and SCN, to permit a 21,118 square foot public library, requested by the Metropolitan Development and Housing Agency, appellant, for the Metro Government of Nashville-Davidson County, for Kroger Ltd. Partnership and Austell Associates, owners.

Resolution No. 99-55

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 68-87-P is given **CONDITIONAL FINAL APPROVAL FOR A PHASE (7-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, written confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.

2. When a traffic signal is determined to be warranted by the Department of Public Works at the intersection of Clarksville Pike and Fairview Drive, the signal shall be purchased, installed, and tested by the Department of Library, in accordance with the Traffic Impact Study, and in accordance with a letter dated January 12, 1999 signed by the Director of Library.”

Proposal No. 88P-069U
Brentwood East
Map 161, Parcels 84, 84.01 and 84.02
Subarea 12 (1997)
District 31 (Alexander)

A request to cancel a portion and amend a portion of the Commercial (General) Planned Unit Development District located abutting the south margin of Old Hickory Boulevard and the east margin of Edmondson Pike, classified SCC, to delete 37,055 square feet of office, retail and restaurant uses on 4.23 acres, leaving 45,000 square feet of office and retail uses on 4.37 acres, requested by Littlejohn Engineering Associates, Inc., for Harris H. Williams et ux and Jerry M. and Betty A. Turrentine, owners.

Resolution No. 99-56

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 88P-069U is given **CONDITIONAL APPROVAL OF AN AMENDMENT TO THE PRELIMINARY PLAN (7-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, the Metropolitan Council shall have approved the cancellation of a portion (parcels 84.01 and 84.02) and the amendment of a portion (parcel 84) of the existing Commercial PUD.

2. Prior to the issuance of any building permits, a revised PUD boundary plat shall be recorded.”

Proposal No. 95P-017G
Smith Springs Corner
Map 136, Parcel 39
Subarea 13 (1996)
District 27 (Sontany)

A request to amend the Commercial (General) Planned Unit Development District located abutting the north margin of Smith Springs Road and the west margin of Bell Road (1.50 acres), classified R10, to permit a 4,400 square foot convenience market/gas station, replacing a 3,200 square foot convenience market/gas station and to construct a new access drive off Bell Road, requested by Ragan-Smith and Associates, for Billy R. Dean, owner.

Resolution No. 99-57

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 95P-017G is given **CONDITIONAL APPROVAL OF AN AMENMENT TO THE EXISTING COMMERCIAL PUD (7-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, the Metropolitan Council shall approve this amended preliminary PUD.
2. Prior to the issuance of any building permits, the applicant shall submit a mandatory referral application, and the Metropolitan Council shall have approved that application , for the relocation of Old Bell Road's southern terminus, as shown on the amended preliminary PUD plan. The relocation of the Old Bell Road's existing cul-de-sac is necessary to accommodate the private drive off of Bell Road shown on that PUD plan.
3. Prior to the issuance of any building permits, a final plat shall be recorded showing the proposed new southern terminus of Old Bell Road as a cul-de-sac, including any right-of-way dedication necessary for that improvement."

Proposal No. 97P-029G

Grande View
 Map 114, Parcel 211 (.55 acres)
 and Part of Parcel 326 (.8 acres)
 Subarea 6 (1996)
 District 23 (Crafton)

A request to amend the Residential Planned Unit Development District located abutting the southeastern margin of Interstate 40, 1,300 feet northeast of Old Hickory Boulevard, classified R10, R40 and RM6, to permit a boundary adjustment to remove a 0.8 acre portion of parcel 326 and add parcel 211 which contains 0.55 acres, requested by Littlejohn Engineering Associates, appellant, for Mid-America Apartments, L. P., owner.

Resolution No. 99-58

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-029G is given **CONDITIONAL APPROVAL TO AMEND AND CANCEL A PORTION OF PRELIMINARY PUD (7-0)**. The following condition applies:

1. Prior to the issuance of any building permits, the Metropolitan Council shall have approved the cancellation of a portion (.8 acre portion of parcel 326) and the addition of parcel 211 (.55 acres) to the existing Residential PUD.
2. Prior to the issuance of any building permits, a revised PUD boundary plat shall be recorded."

SUBDIVISIONS:

Final Plats:

Subdivision No. 99S-017G
 River Plantation, Phase 4, Section 11
 (Condominium Apartments)
 Map 142, Part of Parcel 124

Subarea 6 (1996)
District 35 (Lineweaver)

A request for final plat approval to record 20 condominium units located on the southwest margin of Sawyer Brown Road, opposite General George Patton Road (4.02 acres), classified within the R15 Residential Planned Unit Development District, requested by Haury and Smith Contractors, Inc., owner/developer, Ragan-Smith and Associates, Inc., surveyor.

Resolution No. 99-59

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-017G, is **APPROVED SUBJECT TO A BOND OF \$66,000.00 (6-0-1).”**

Subdivision No. 99S-030U
Hickory Commercial Park, Section 1,
Resubdivision of Lot 2
Map 161, Parcel 243
Subarea 12 (1997)
District 31 (Alexander)

A request for final plat approval to subdivide one lot into two lots abutting the south margin of Swiss Avenue, approximately 410 feet west of Nolensville Pike (10.65 acres), classified within the CS Commercial Planned Unit Development District, requested by Silo Storage, LLC, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Resolution No. 99-60

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-030U, is **APPROVED (7-0).”**

Subdivision No. 99S-031G
Andrew Jackson Business Park, Phase 1,
Resubdivision of Lots 22-26
Map 64-16, Parcels 47-51
Subarea 14 (1996)
District 11 (Wooden)

A request for final plat approval to consolidate five lots into one lot abutting the northwest corner of Jackson Meadows Drive and Andrew Jackson Parkway (2.23 acres), classified within the CS District, requested by Wilson Bank and Trust, owner/developer, Couch Enterprises, surveyor.

Resolution No. 99-61

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-031G, is **APPROVED (7-0).”**

Subdivision No. 99S-033G
D. M. Moore Land, Resubdivision of Lot 1
Map 33, Parcel 256
Subarea 2 (1995)
District 10 (Garrett)

A request for final plat approval to subdivide one lot into eight lots abutting the south margin of Campbell Road and the northwest margin of Dickerson Pike (3.12 acres), classified within the CS and RS10 Districts, requested by Joe L. Wall, owner/developer, Tommy E. Walker, surveyor.

Resolution No. 99-62

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-033G, is **APPROVED SUBJECT TO A BOND OF \$34,000.00 (7-0).”**

Subdivision No. 99S-037U
Centrum/Argyle, L.P.
Map 105-10, Parcels 93-99
Subarea 10 (1994)
District 17 (Douglas)

A request for final plat approval to consolidate four lots into one lot abutting the south margin of Argyle Avenue, approximately 120 feet west of Ridley Boulevard (2.08 acres), classified within the ORI District, requested by Centrum/Argyle, L.P., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Resolution No. 99-63

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-037U, is **APPROVED SUBJECT TO A BOND OF \$21,000.00 (7-0).”**

Subdivision No. 99S-041G
Rippetoe Subdivision, Lot 1
Map 41-12, Parcels 141-144
Subarea 2 (1995)
District 3 (Nollner)

A request for final plat approval to consolidate four lots into one lot abutting the southwest corner of Darbytown Drive and Dickerson Pike (2.36 acres), classified within the CS District, requested by Mike Rippetoe and Charles Evilgizer, owners/developers, Crawford Land Surveyors, surveyor.

Resolution No. 99-64

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-041G, is **APPROVED (7-0).”**

Subdivision No. 99S-044G
The Peninsula, Phase 3, Section 2
Map 97, Parcel 138
Subarea 14 (1996)
District 12 (Ponder)

A request for final plat approval to create 30 lots abutting the west terminus of Peninsula Point Drive, approximately 125 feet west of John Hager Road (7.54 acres), classified within the RS15 Residential Planned Unit Development District, requested by Jerry Butler, owner/developer, MEC, Inc., surveyor.

Resolution No. 99-65

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-044G, is **APPROVED SUBJECT TO A BOND OF \$154,250.00 (7-0).”**

Request for Bond Extension:

Subdivision No. 88S-404U
Nocturne Forest, Phase 1
Chateau Associates Ltd., principal
(Buildout is at 66%)

Located between the northwest margin of Old Buena Vista Road and the west terminus of Nocturne Drive.

Resolution No. 99-66

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** request for extension of a performance bond for No. 88S-404U, Bond No. 89BD-008, Nocturne Forest, Phase 1 in the amount Subdivision of \$117,550 to 9/1/99 subject to submittal of a letter from the Reliance Insurance Company by **2/21/99** agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 96S-411U
Cambridge Forest, Section 1
Double M Partners, principal
(Buildout is at 95%)

Located abutting the west margin of Rural Hill Road, approximately 1,300 south of Rice Road.

Resolution No. 99-67

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96S-411U, Bond No. 97BD-022, Cambridge Forest, Section 1 in the amount of \$39,000 to 12/15/99 subject to submittal of an amendment to the present Letter of Credit by **2/21/99** which extends its expiration date to 6/15/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Request for Bond Release:

Subdivision No. 93P-016G
Traceside, Section 7
Centex Real Estate Corporation, principal

Located abutting the east termini of Cloverland Drive and Frontier Drive and the west terminus of Woodland Hills.

Resolution No. 99-68

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 93P-016G, Bond No. 97BD-059, Traceside, Section 7 in the amount of \$80,500.”

MANDATORY REFERRALS:

Proposal No. 99M-006U
Ruskin Avenue
Map 61
Subarea 5 (1994)
District 8 (Hart)

A request from the Director of Public Works to rename Ruskin Avenue between Tanglewood Drive and Brush Hill Road (south of Briley Parkway) to "Ruskin Court" to enable the Enhanced 911 System to operate more efficiently. (Deferred from meeting of 1/7/99).

Resolution No. 99-69

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-006U."

This concluded the items on the consent agenda.

PUBLIC HEARING: SUBAREA 3 PLAN AMENDMENT REQUEST

Ms. Debbie Frank stated this is a public hearing to consider amending the Subarea 3 Plan along the north side of County Hospital Road east of Briley Parkway opposite the Bordeaux Hospital. The current land use policies for the area were adopted in April of last year. The amendment request is to change portions of the Residential Low-Medium density policy, the Residential Medium density policy and the Natural Conservation policy to Industrial and Distribution policy. Along with this proposed amendment request, there are two associated items on today's agenda, a zoning change request and a mandatory referral to authorize Metro to sell a right-of-way to the petitioner to connect his property to County Hospital Road. The area is constrained by TVA lines, the Nashville-Ashland City railroad, poor accessibility and the floodplain of Whites Creek. There is a proposed greenway along Whites Creek.

This area was heavily debated during the Subarea 3 Plan Update process. It was acknowledged by some nearby residents in the area that the undeveloped Residential Low-Medium density and Residential Medium density policy areas were a potentially appropriate location for industrial activities. However, concerns were expressed about the lack of adequate access and the possible incompatibility with the existing residential areas. The community as a whole could not reach a consensus on whether the merits of continuing the residential policies outweighed the merits of applying industrial policy. As a result language which was supported by the community was included in the Subarea 3 Plan Update that would provide for consideration of a plan amendment of portions of the residential policies to Industrial and Distribution policy if direct access is acquired to County Hospital Road. The plan does not propose consideration of amending the Natural Conservation policy area to Industrial and Distribution policy.

Staff concludes that either retaining the current policies or amending portions of the residential policies to the industrial policy is appropriate. If the Commission elects to amend portions of the Residential Low-Medium density and Residential Medium density policies to Industrial and Distribution policy, staff recommends extending that Industrial and Distribution policy southward to include Metro's property north of County Hospital Road. Staff also recommends including Metro's property in any rezoning from the R10 District to the IWD District to better provide consistency of the zoning and the land use policy. Staff does not recommend amending the Natural Conservation policy to the Industrial and Distribution policy.

The area meets the locational criteria for both residential and industrial developments. The amendment request proposes to meet the condition of acquiring direct access to County Hospital Road by purchasing property from Metro. With regard to the community's concerns about the possible incompatibility of land uses, the Zoning Regulations stipulate that certain buffer yard requirements must be met at the interface of incompatible land uses. In this case, the Standard-D Landscape Buffer Yard Requirements would apply with a maximum buffer yard requirement of 60 feet and a minimum buffer yard requirement of 30 feet.

Mr. Browning stated that even if the policy stays Natural Conservation the policy category would support an IWD zoning and if it were applied there the Zoning Ordinance has provisions about what must be done in any flood prone area.

Ms. Brenda Gilmore and Mr. Joe Ingle, spoke in opposition to the plan amendment and expressed concerns regarding litter, toxic material dumps in the area, flooding, traffic, the impact of the project on the proposed greenway and the environmental impact on Whites Creek

Mr. Mack Pritchard, state Naturalist for the Department of Conservation, explained the plans for the proposed greenway and the need and importance of greenways.

Ms. Penny Brooks, of Ashland City, stated they had several years ago started a Rails to Trails park along the railroad that comes all the way to Nashville through this area. This was done with an understanding that the rail bed would be part of a greenways system from Stones River in Murfreesboro to Land Between the Lakes. She asked the Commission to leave a corridor, including the railroad, intact. She stated she was not against industry but that it does not belong on beautiful land.

Mr. Lawson moved and Ms. Warren seconded the motion, which carried unanimously, to close the public hearing.

Mr. Lawson stated he agreed with staff's recommendation to maintain the Natural Conservation policy.

Councilmember Garrett stated that from what he understood from the area councilmember the people that have bought this property are going to develop it. It is not a choice of being developed or not because it can be developed as homes, and homes are a lot more reckless on the property than the proposed type of industrial. Industrial forces do not work on the weekends and they do not create the same amount of traffic.

The nicest greenway that is located in Tennessee is in Chattanooga along the river which runs by nothing but industrial development. The greenway will get much more cooperation from industry than from homes because no one wants people walking through their backyard.

Mr. Manier stated the Commission should preserve the integrity of the Natural Conservation area as far as the General Plan and should stop the industrial zoning at the edge of the floodplain/Natural Conservation area. On paper and mathematically one can develop in a floodplain but common sense wisdom is questioning whether this is an appropriate thing to do. There may not be any regulations against it but the trend is against it and eventually there will be regulations to leave the sensitive area alone. The Zoning Ordinance provides sufficient protection such as screening but there is still concern in the General Plan and Zoning if the Natural Conservation area is invaded.

Ms. Warren asked if the Commission could amend what is being proposed in the zone change or would it have to be disapproved because it includes going into the Natural Conservation area.

Mr. Browning stated the Commission was free to recommend a limitation to the Council.

Ms. Warren agreed that keeping the Natural Conservation should be kept separate and the zone should be changed even though it would be protected by the floodplain restrictions.

Mr. Small stated the Commission continues to search for good industrially developable property around town and there have been many proposals before the Commission to try to find those. In addition to maintaining the greenways it provides an area in the community that was not accessible until this package was put together and that adds to the favorability of this concept.

Chairman Smith stated the motion would include the Subarea 3 Plan Amendment request, the zoning of Metro's property from the R10 District to the IWD District, the related zone changes and the mandatory referral.

Zone Change Proposal No. 99Z-011U

Map 69, Parcels 80 (30.96 acres) and 81 (21.63 acres)
Map 80, Parcels 19.01 (16.93 acres), 22 (20.56 acres),
27 (32.25 acres), 28 (23.4 acres) and 53 (57 acres)
Subarea 3 (1998)
District 1 (Patton)

A request to change from RS15, RS10, R10, and AR2a districts to IWD district properties at East Stewarts Lane (unnumbered), Stewarts Lane (unnumbered), and County Hospital Road (unnumbered), along both margins of the Cheatham-Davidson County Railroad and the north margin of County Hospital Road (202.73 acres), requested by Randy Caldwell, appellant, for Gus Richards Jr., Georgia Mai Richards, James M. Wilson, and Ben Jack Odom, owners.

Proposal No. 99M-011U

County Hospital Road Property Sale
Map 80, Part of Parcel 72
Subarea 3 (1998)
District 1 (Patton)

A request from the Public Property Administrator to approve the sale of a 1.48 acre portion of Metro property located north of County Hospital Road near Whites Creek.

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

Resolution No. 99-70

“WHEREAS, the Metropolitan Planning Commission adopted the *Subarea 3 Plan: 1997 Update* on April 16, 1998; and

WHEREAS, Chapter 3 Section 3.42 D.2 on Page 65 of this plan contains a Residential Low-Medium density land use policy for Area 5D which calls for residential development at a density of two to four dwelling units per acre; and

WHEREAS, Chapter 3 Section 3.42 D.2 on Page 67 of this plan contains a Residential Medium density land use policy for Area 6C which calls for residential development at a density of four to nine dwelling units per acre; and

WHEREAS, Chapter 3 Section 3.42 D.3 on Page 77 of the plan contains an Industrial and Distribution land use policy for Area 12E which calls for industrial, distribution and warehousing development; and

WHEREAS, a public hearing was held on January 21, 1999 to consider the merits of changing portions of the Residential Low Medium density and Residential Medium density land use policy Areas 5D and 6C to Industrial and Distribution and including them within the adjacent Industrial and Distribution policy Area 12E; and

WHEREAS, the Metropolitan Planning Commission finds that these changes are warranted so as to provide additional opportunities for industrial, distribution, and warehousing uses in proximity to County Hospital Road and Briley Parkway;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS** Amendment No.1 to the *Subarea 3 Plan: 1997 Update* as set forth in “Attachment A” to this resolution and incorporates this amendment into the *Subarea 3 Plan: 1997 Update*.”

“Attachment A” to Resolution

AMENDMENT NO. 1 TO THE SUBAREA 3 PLAN: 1997 UPDATE

The *Subarea 3 Plan: 1997 Update* is amended as follows:

- a) by deleting the second paragraph of the text for Area 5D on pages 65-66 of Chapter 3, Section 3.42 D.2.
- b) by changing the first sentence of the text for Area 6C, on pages 67-68 of Chapter 3, Section 3.42 D.2 to read, “...and stretching from the Cumberland River to the IND policy area (12E) north and south of County Hospital Road.”
- c) by deleting the third paragraph of the text for Area 6C on pages 67-68 of Chapter 3, Section 3.42 D.2.
- d) by replacing the last sentence of the text for Area 12E, on page 77 of Chapter 3, Section 3.42 D.3 with the following:

“A portion of this IND area is separated from the larger area by Whites Creek and its floodplain along the north and south sides of County Hospital Road. The area abuts RLM and RM policy areas to the east. The portion of the area south of County Hospital Road is the site of the Whites Creek pumping station.”

- e) by changing the Land Use Policy Plan identified as Figure 8 to reflect the areas changed from RLM and RM policies to IND policy so as to correctly illustrate Amendment No.1 (see attached Exhibit A).
- f) by deleting the first and second paragraphs of the “Additional Recommendations for Policy Implementation” on page 118 of Chapter 5, Section 5.22.”

Resolution No. 99-71

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-011U is **APPROVED (7-0) with recommendation that industrial zoning be considered on adjacent parcels 29 and 72:**

These properties fall within the Subarea 3 Plan’s industrial (IND) policy calling for a variety of manufacturing, wholesaling, and distribution uses. The IWD district is consistent with IND policy, the proximity of existing industrial uses, and the proposed access to County Hospital Road, a collector road near the Briley Parkway/County Hospital Road interchange. Parcels 29 and 72 along County Hospital Road are also appropriate for IWD zoning since those properties fall within IND policy and are currently zoned residential.”

"BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-011U.”

PUBLIC HEARING: SUBAREA 10 PLAN AMENDMENT

Mr. Robert Eadler stated this amendment involves two types of policy changes to the subarea plan and affects the Hillsboro Village and Music Row areas. One proposal is a change in the land use policies that are applicable to a particular area in Hillsboro Village. The proposal is to make changes from RMH to Mixed Use and to change the boundaries of the RMH and MU policy areas.

Another proposal is to change three particular areas that would be given special urban design treatment through the application of the Urban Design Overlay zoning district. In addition to an area being designated for special design treatment, specific design goals and objectives are established in the subarea plan for the designated areas.

The proposed special design area covers approximately 45 acres in the Music Row area. It is being proposed primarily out of a desire to achieve a distinctive design and urban character that makes this a special place within Music Row and a prominent entry to the larger Music Row area.

The area proposed for urban design overlay designation in the Hillsboro Village area covers approximately 40 acres. Special regulation of design for Hillsboro Village is intended primarily to protect and enhance the established form and character of development in the village, including prevailing building height, setbacks, neighborhood/pedestrian scale of development and the diversity of activities. Community concerns have been expressed regarding parking and there is also community interests to expand commercial development.

The Commission expressed concerns regarding the use of the term “Design Area”, putting restrictions into a plan the may be contrary to or affect the General Plan, placing restrictions on building design and issues of interpretation and enforcement.

Ms. Warren stated she would like to hear the views of Councilmember at Large Leo Waters and Councilmember Stewart Clifton.

Mr. Stephen Smith stated the individual property owners’ rights must be weighed and that it always troubles him to put restrictions on property owners. He stated this is like trying to control something that is none of the government’s business and that he was opposed to any extra regulations.

Councilmember Garrett stated it is very important what staff writes as far as these subareas are concerned because at sometime in the future someone from the public will eventually wind up standing in front of the Commission reading from the plan. Those plans sound very specific in the public opinion.

Mr. Jim Caden, Music Row property owner, spoke in favor of the proposal and stated that MDHA had worked very closely with the property owners and residents in that area to develop a plan and that it is creating a visual destination and everybody would gain.

Mr. Scott Troxell, past president of the Belmont-Hillsboro Neighborhood Association, spoke in favor of the Hillsboro Village portion of the amendment.

Mr. Lawson moved and Ms. Warren seconded the motion, which carried unanimously, to close the public hearing.

Mr. Manier suggested it would be to the Commission’s benefit to defer the amendment and ask Councilmember at Large Waters and Councilmember Clifton to come to the next meeting and give their insight.

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

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 98Z-071U
Map 172, Parcel 6.01
Subarea 12 (1997)
District 32 (Jenkins)

A request to change from R40 to RS15 District property located at 5827 Edmondson Pike, abutting the west margin of Edmondson Pike opposite Frontier Lane (7.38 acres), requested by Randy Caldwell, Ragan-Smith and Associates, Inc., appellant, for Anita S. Broquist, et al, owners.

Zone Change Proposal No. 98Z-072U

Map 172, Parcels 2 (7.77 acres) and 4 (7.65 acres)
Subarea 12 (1997)
District 32 (Jenkins)

A request to change from R40 to RS15 District property located at 5801 Edmondson Pike, approximately 900 feet north of and opposite Frontier Lane (15.42 acres), requested by Randy Caldwell, Ragan-Smith and Associates, Inc., appellant, for Anita S. Broquist, et al and Ronald R. Shaw, Jr., owners.

Proposal No. 99P-001U
Edmondson Way
Map 172, Parcels 2, 4 and 6.01
Subarea 12 (1997)
District 32 (Jenkins)

A request for preliminary approval of a Planned Unit Development District located abutting the west margin of Edmondson Pike opposite Frontier Lane (22.8 acres), classified R40 and proposed for RS15, to permit 37 single-family lots, requested by Ragan-Smith and Associates, Inc., for Anita S. Broquist, et al, and Ronald R. Shaw, Jr., owners.

Ms. Regen stated the Commission has had two prior zone changes for these particular properties which were for a higher density. Staff agrees with the applicant that the RS15 is appropriate for this area with the RM boundary being the northern portions of parcels 2 and 4. The RS 15 would be consistent with the development of the Planned Unit Developments in this area which average about 2.7 units per acre.

Staff is not in agreement with the applicant regarding the PUD they are proposing. This development is for 37 single family lots on approximately 22 acres of land. Staff is recommending disapproval of this plan because currently it is showing a road connection to the Sterling Oaks PUD to the south where there is no corresponding road in Sterling Oaks. Before this proposed PUD plan can be approved the connections must be shown in the Sterling Oaks PUD.

Mr. Randy Caldwell asked the Commission to take action on this proposal as presented because they were trying to stay in line for the March public hearing and the proposal could be revised after the action.

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

Resolution No. 99-72

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-071U is **APPROVED (6-0)**:

This property falls within the Subarea 12 Plan's Residential Low Medium (RLM) policy calling for up to 4 units per acre. The RS15 district is consistent with this policy and the area's single-family development pattern averaging 2.7 units per acre. The RS15 district is also appropriate for the remaining area of RLM policy south of the Woodson Chapel Church of Christ."

"BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-072U is **APPROVED (6-0)**:

This property falls within the Subarea 12 Plan's Residential Low Medium (RLM) policy calling for up to 4 units per acre. The RS15 district is consistent with this policy and the area's single-family development pattern averaging 2.7 units per acre. The RS15 district is also appropriate for the remaining area of RLM policy south of the Woodson Chapel Church of Christ."

“BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Proposal No. 99P-001U is given **DISAPPROVAL (6-0).**”

The design of the planned unit development proposes street connections that are not features within, and therefore are not consistent with, adjacent planned unit developments. Either this PUD should be revised to remove the street connections, or the adjacent PUDs should be amended to include the street connections.

Zone Change Proposal No. 99Z-007U

Map 92-10, Parcel 391 (3.05 acres)

Map 92-14, Parcel 82 (6.39 acres)

Subarea 10 (1994)

District 21 (McCallister)

A request to change from IR to ORI District properties located at 350 28th Avenue North and Charlotte Avenue (unnumbered) (9.44 acres), requested by Robert Gates, Jr., President of Horace Small Apparel Company, appellant, for Industrial Development Board of Metro Government and Horace Small Apparel Company, owners.

Ms. Regen stated staff is recommending approval of the ORI zoning because it falls within a mixed use policy of the Subarea 10 Plan

Chairman Smith questioned changing industrial land to Office/Residential in the middle of an industrial area.

Ms. Regen stated the Subarea 10 Plan is looking for this property to go to Mixed Use and retain the industrial in the adjacent portion.

Mr. Small stated taking the industrial property out was his one concern about this whole issue. This basically is an industrial complex. There is only one way in and one way out, and it is bounded by the railroad and the office concentration of HCA on the other side.

Mr. Chip Christenson stated the reason for this zone change is to put an office building on the three acre parcel that fronts Charlotte. This property, at least on two sides, has office uses and across the railroad track is HCA, which is the same zoning which is being requested for this property.

Councilmember Garrett moved and Ms. Warren seconded the motion, which carried with Mr. Small abstaining, to approve the following resolution:

Resolution No. 99-73

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-007U is **APPROVED (6-0-1)**:

These properties fall within the Subarea 10 Plan’s Mixed Use (MU) policy east of 28th Avenue North calling for an intensive mixture of office, retail, and multi-family uses. The ORI district is consistent with MU policy and the established zoning pattern to the south and east.”

Zone Change Proposal No. 99Z-008U

Map 162, Parcel 191 (2.08 acres)

Subarea 12 (1997)

District 31 (Alexander)

A request to change from AR2a to CS District property located at Bell Road (unnumbered), approximately 650 feet west of Brookview Estates Drive (2.08 acres), requested by Richard C. Argo, appellant/owner.

Ms. Regen stated staff is recommending disapproval because this property lies within residential policy. The residential policy here is RM on the front portion and RLM on the back portion of the property. The reason staff is recommending disapproval of this request, as contrary to the General Plan, is because there is a large commercial node developing at Old Hickory Boulevard and Bell Road and to the west there is the node at Nolensville Road and Old Hickory Boulevard. There is existing opportunity in Nolensville Road node, which already exceeds the 100,000 square foot limit. This request is outside that node and is next to some property that the Commission looked at in October and recommended disapproval as contrary to the General Plan. Those two parcels were subsequently approved for the rezoning to CS.

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

Resolution No. 99-74

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-008U is **DISAPPROVED (7-0) as contrary to the General Plan:**

This property falls at the boundary of the Subarea 12 Plan's Residential Medium (RM) policy (4 to 9 units per acre) between Bell Road and the TVA line and Residential Low Medium (RLM) policy (up to 4 units per acre) south of the TVA line. The CS district is not consistent with either of these residential policies and would encourage a commercial strip development pattern along Bell Road. Ample commercial opportunities exist to the west around the Bell Road/Old Hickory Boulevard intersection. The RM4, RM6, or RM9 districts are the preferred zoning districts between this stretch of Bell Road and the TVA line to the south."

ADDENDUM:

Zone Change Proposal No. 98Z-190G

Map 174, Parcels 17 (69.23 acres), 83 (28.2 acres),
and 84 (24.85 acres)

Map 182, Part of Parcel 11 (39.22 acres)

Subarea 12 (1997)

District 31 (Alexander)

A request to change from AR2a to RM9 district (22 acres) property located at 5683 Cane Ridge Road and a portion of property located at Cane Ridge Road (unnumbered), and from AR2a to RS10 district (140 acres) properties located at Cane Ridge Road (unnumbered), and 5741 Cane Ridge Road and a portion of property located at Cane Ridge Road (unnumbered), approximately 1,900 feet south of Old Franklin Road (161.47 acres), requested by Dale and Associates, appellants, for Turner Farm Partners, L.P., James Richard Kieffer et ux, James R. Kieffer et al, and Robert Leon Kieffer et ux, owners.

Proposal No. 98P-008G

Cane Ridge Farms

Map 174, Parcels 17, 83 and 84

Map 182, Part of Parcel 11

Subarea 12 (1997)

District 31 (Alexander)

A request for preliminary approval for a Residential Planned Unit Development District located abutting the west margin of Cane Ridge Road about 1,900 feet south of Old Franklin Road, to permit the development of 393 single-family units and 173 condominium units (161.47 acres), classified AR2a and proposed for RS10 (140 acres) and RM9 (22 acres), requested by Dale and Associates, Inc., for Turner Farm Partners, L.P., James Richard Kieffer et ux, James R. Kieffer et al, and Robert Leon Kieffer et ux, owners.

Ms. Regen stated this request, as the Commission may recall, is to rezone the property and place a PUD on the property. These are both Council bills and they have been referred back to the Commission. The applicant has indicated they are now looking to amend their application so that all this property would be rezoned to RS10, eliminating the RM9 zoning.

Staff is recommending approval of the RS10 zoning on the entire piece of property but recommending disapproval of the two current Council bills, one having RS10 and RM9 zoning and the other having a PUD on the property.

Mr. Roy Dale stated that when this plan was originally submitted he was trying to meet a deadline to get this on the January Council public hearing. That original plan had a lot of technical problems with it and those revisions have been made.

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

Resolution No. 99-75

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-190G is **DISAPPROVED (7-0) as requested; Planning Commission would support RS10 zoning on entire parcel:**

This property falls at the boundary between the Subarea 12 Plan's Residential Medium (RM) policy (4 to 9 units per acre) along the frontage of Cane Ridge Road and Residential Low Medium (RLM) policy west. The RS10 district is consistent with both of these policies and the emerging single-family development pattern in this area. Multi-family development intensification generated by the RM9 district cannot be accommodated by the existing road, sewer, school, and fire protection infrastructure. Additional road, sewer, fire, and school improvements should be programmed into the Capital Improvements Budget as more residential rezonings occur in this area."

"BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Proposal No. 98P-008G is given **DISAPPROVAL (7-0).**"

The planned unit development contains multi-family development which is not supported by the recommended RS10 zoning pattern. The development also does not treat the floodplain within the development in a sensitive way as should occur within a planned unit development.

SUBDIVISIONS:

Preliminary Plats:

Subdivision No. 99S-007G (*Public Hearing*)

The Ridge at Stone Creek
Map 180, Parcel 112
Subarea 12 (1997)
District 31 (Alexander)

A request for preliminary approval for 98 lots abutting the northeast margin of the Davidson/Williamson County line, approximately 850 feet south of Holt Road (39.66 acres), classified within the RS10 District, requested by Beech Hill Properties, owner/developer, Anderson-Delk and Associates, Inc., surveyor. (Deferred from meeting of 1/7/99).

Ms. Carrington stated the applicant is still working on their traffic study and is requesting a two week deferral.

No one was present to speak at the public hearing.

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

Subdivision No. 99S-042U (Public Hearing)
White Pine Estates
Map 108, Parcel 56
Subarea 14 (1996)
District 14 (Stanley)

A request for preliminary approval for 37 lots abutting the northwest terminus of White Pine Drive, approximately 125 feet northwest of Elm Hill Pike (11.56 acres), classified within the RS10 District, requested by Willie Jane Williams, owner/developer, Bledsoe Engineering, surveyor.

Ms. Carrington stated staff is recommending approval with a variance to the lot depth to width ratio in the Subdivision Regulations for one lot. White Pine will connect to the adjacent PUD to the west. There is a private access easement that is part of the parcel currently, and staff has suggested the applicant pursue abandonment of that easement.

Mr. Danny Bledsoe, representing the proposed developer of the property, stated the 30 foot wide access easement to Elm Hill Pike is a part of the parcel and he was not sure how do abandon the easement. Should that easement not be abandoned, access to Elm Hill Pike will be prohibited.

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

Resolution No. 99-76

"BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-042U, is **APPROVED WITH A VARIANCE FOR ONE LOT TO SECTION 2-4.2E OF THE SUBDIVISION REGULATIONS (6-0).**"

Final Plats:

Subdivision No. 99S-032U
Bellar Subdivision
Map 91-5, Parcel 124
Subarea 7 (1994)
District 22 (Hand)

A request for final plat approval to subdivide one parcel into two lots abutting the southeast margin of James Avenue, approximately 196 feet southwest of Vernon Avenue (5.52 acres), classified within the R8 District, requested by James R. and Jo Ann E. Bellar, owner/developer, John Kohl and Company, surveyor.

Ms. Carrington stated staff is recommending disapproval of this request. It is a request to subdivide one parcel into two residential lots. It is R8 zoning and in this case the lots exceed the maximum lot size permitted by the Subdivision Regulations; staff does not see any justification for a variance. Also, they are not proposing to use several stub streets, which come into this property. This is the proposal Councilmember Hand spoke in opposition to at the beginning of the meeting. Staff pointed out during discussion with the Commission that retaining the property in two large lots and ignoring the adjacent street

stubs could be indication the petitioner intended to incorporate these properties into the commercial properties to the east.

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

Resolution No. 99-77

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-032U, is **DISAPPROVED (6-0).”**

Request for Bond Extension:

Subdivision No. 95S-244G
Bridle Path, Section 5
Asgard Group, LLC, principal
(Buildout is at 40%)

Located between Thoroughbred Drive and Palomino Court. The developer is also requesting variances to Section 2-6.1.A and Section 2-6.2.2.G of the Subdivision Regulations requiring sidewalks and standard curb and gutter.

Subdivision No. 97S-430G
Bridle Path, Section 6
Asgard Group, LLC, principal
(Buildout is at 0%)

Located abutting the east terminus of Palomino Place and the east margin of Thoroughbred Drive. The developer is also requesting variances to Section 2-6.1.A and to Section 2-6.2.2.G of the Subdivision Regulations requiring sidewalks and standard curb and gutter.

Ms. Carrington stated this is a request for extension of their performance bonds, \$20,000 for Section 5 and \$33,000 for Section 6. They are also requesting variances to the sidewalk and curb and gutter requirements in the Subdivision Regulations. Staff is recommending approval of the sidewalk variance because these are two acre lots in R15 zoning. In this case the variance to the sidewalk requirements may be appropriate. Though zoned R15, a zoning district requiring sidewalks, the property is located in a part of the county where there are no services to support R15 density. Further, it is not anticipated these services will be available during the 20 year planning period.

The applicant has also requested a variance to the curb and gutter. In the Subdivision Regulations, there is an allowance for collector roads in low density residential areas to not require curb and gutter design. However, that is only specified for collector roads. These are local roads and they do require a variance. Public Works has a design for rural settings that just has the pavement and the shoulders and does not require curb and gutter and that is what they went by for this development. The uniqueness of the property and being in a rural area would be the justification for the variance to the curb and gutter.

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

Resolution No. 99-78

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 95S-244G, Bond No. 95BD-076, Bridle Path, Section 5 in the amount of \$20,000 to 9/1/99 and **APPROVES** the request for variances from Sections 2-6.1.A and 2-6.2.2.G of the Subdivision Regulations which require sidewalks and standard curb and gutter.”

“BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-430G, Bond No. 98BD-088, Bridle Path, Section 6 in the amount of \$33,000 to 6/15/99 and **APPROVES** the request for variances from Sections 2-6.1.A and 2-6.2.2.G of the Subdivision Regulations which require sidewalks and standard curb and gutter.”

Consideration of Bond Collection:

Subdivision No. 95S-148U
Hickory Highlands Place, Phase 1
L. T. Davis, Jr., principal
(Buildout is at 83%)

Located between Moss Road and Mt. View Road, approximately 1,100 feet east of Ottenville Road.

Ms. Carrington stated staff is recommending approval of the collection of this performance bond in the amount of \$138,500 if all work is not completed by April 15, 1999.

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

Resolution No. 99-79

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** collection of a performance bond for Subdivision No. 95S-148U, Bond No. 95BD-063, Hickory Highlands Place, Phase 1 in the amount of \$138,500 if all work is not completed by 4/15/99.”

MANDATORY REFERRALS:

Proposal No. 99M-007U
Tanglewood Drive
Map 61
Subarea 5 (1994)
District 8 (Hart)

A request from the Director of Public Works to rename Tanglewood Drive running parallel to Brush Hill Road (north of Briley Parkway) to "Tanglewood Lane" and Tanglewood Drive running parallel to, and north of Briley Parkway and intersecting with Brush Hill Road to "Tanglewood Court" to enable the Enhanced 911 System to operate more efficiently. (Deferred from meeting of 1/7/99).

Ms. Regen stated this was a request by the director of Public Works to change the name of Tanglewood Drive to provide clarification for 911 service.

This past summer this area was named a Historic District and these properties are already listed on the National Register of Historic Places and there is some opposition from area residents. The Historic

Commission has checked with the federal government and they were told renaming the street would not affect the historical designation of this area.

Mr. Henry Romersa, area resident, was present earlier to speak to the Commission but had to leave. He is requesting the Commission defer this matter for two weeks so he may be present to speak at the next meeting.

Mr. Stephen Smith moved and Ms. Warren seconded the motion, which carried unanimously, to defer this matter for two weeks.

OTHER BUSINESS:

2. Morton Mill Road Status Report.

Ms. Carrington stated the developer is still working on Morton Mill Road but has still not removed the utility poles; their estimation for that work is three weeks and that she would update the Commission again at the next meeting.

3. Set public hearing for Jefferson Street Subarea 8 Plan Amendment.

Mr. Small moved and Ms. Warren seconded the motion, which carried unanimously, to set the public hearing for the Jefferson Street Subarea 8 Plan Amendment for February 18, 1999.

4. Fiscal Year 1999 Transportation Planning Contracts with the Tennessee Department of Transportation.

Resolution No. 99-80

Mr. Small moved and Ms. Warren seconded the motion, which carried unanimously, to approve the Fiscal Year 1999 Transportation Planning Contracts with the Tennessee Department of Transportation.

5. Intern contract for Michael J. Skipper.

Mr. Stephen Smith moved and Ms. Warren seconded the motion, which carried unanimously, to approve the contract for Michael J. Skipper from January 25, 1999 through May 31, 1999.

6. Legislative Update

PLATS PROCESSED ADMINISTRATIVELY

January 7, 1999 through January 20, 1999

95S-113U DOROTH MOONEYHAN ESTATE, First Revision
Amends the location of a private sewer service easement

98S-441G HAAPALA PROPERTY

Plats one deeded parcel

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 4th day of February, 1999