

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: February 18, 1999
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Gilbert N. Smith, Chairman
James Lawson
William Manier
Ann Nielson
Douglas Small
Pat Tatum

Absent:

Mayor Philip Bredesen
Tim Garrett, Councilmember
Marilyn Warren
Stephen Smith

Others Present:

Executive Office:

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

Current Planning & Design Division:

Theresa Carrington, Planning Division Manager
Jennifer Regen, Planner III
John Reid, Planner II
Robert Leeman, Planner I
Jeff Stuncard, Planner I
James Russ, Planning Technician I

Community Plans Division:

Jerry Fawcett, Planning Division Manager
Debbie Frank, Planner I

Advance Planning & Research:

John Boyle, Planning Division Manager
Mike Calleja, Planner III

Others Present:

Jim Armstrong, Public Works

Chairman Smith called the meeting to order.

ADOPTION OF AGENDA

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

ANNOUNCEMENT OF DEFERRED ITEMS

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

215-76-G	Deferred two weeks, by applicant.
98S-374G	Deferred indefinitely, by applicant.
99S-062G	Deferred two weeks, by applicant.
99S-063G	Deferred two weeks, by applicant.

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

APPROVAL OF MINUTES

Mr. Lawson moved and Mr. Small seconded the motion, which unanimously passed to approve the minutes of the regular meeting of February 4, 1999.

RECOGNITION OF COUNCILMEMBERS

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

ADOPTION OF CONSENT AGENDA

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

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

PUD Proposal No. 177-74-U
Century City West
Map 107, Parcel 158
Subarea 14 (1996)
District 15 (Dale)

A request for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the west margin of Century City Boulevard and the east margin of Ermac Drive, classified ORI (11.71 acres), to relocate the required parking for the approved office building, requested by Ragan-Smith and Associates for Duke Realty LP., owners.

Resolution No. 99-116

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 177-74-U is given **CONDITIONAL FINAL APPROVAL FOR A PHASE (6-0)**. 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.”

PUD Proposal No. 28-74-U

Petmed
Map 163, Parcel 265
Subarea 12 (1997)
District 31 (Alexander)

A request to revise the final plan for a phase of the Commercial (General) Planned Unit Development District located abutting the south margin of Bell Road, west of Cane Ridge Road (.55 acres), classified CS, to permit a 1,999 square foot addition to a 3,538 square foot existing animal hospital, requested by Wade Hill for Anthony and Jean Girone, owners.

Resolution No. 99-117

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 28-74-U is given **CONDITIONAL APPROVAL TO REVISE THE FINAL PLAN FOR A PHASE (6-0)**. 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.”

PUD Proposal No. 89-74-U

Bell Trace Exxon Station
Map 161, Parcel 164
Subarea 12 (1997)
District 31 (Alexander)

A request to revise the final plan for a portion of the Commercial (General) Planned Unit Development District, located at the southeast corner of Nolensville Pike and Old Hickory Boulevard (1.16 acres), classified SCR, to permit a 4,100 square foot convenience market/gas station to replace the existing 2,145 square foot convenience market/gas station, requested by Jamila C. Maloney for Exxon Corporation, owners.

Resolution No. 99-118

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 89-74-U is given **CONDITIONAL APPROVAL TO REVISE THE FINAL PLAN FOR A PORTION (6-0)**. 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.”

PUD Proposal No. 60-86-P

Northlake Village PUD
Map 86, Parcel 336

Subarea 14 (1996)
District 12 (Ponder)

A request to revise the preliminary plan and for final approval for a portion of the Commercial (General) Planned Unit Development District located abutting the north margin of Old Hickory Boulevard at Andrew Jackson Parkway (.67 acres), classified SCC, to permit 16,853 square feet of retail uses, replacing 14,800 square feet of retail uses, requested by Littlejohn Engineering Associates for Northlake Village L.P., owner.

Resolution No. 99-119

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 60-86-P is given **CONDITIONAL APPROVAL TO REVISE THE PRELIMINARY AND FINAL APPROVAL FOR A PORTION OF THE PUD (6-0)**. 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.”

PUD Proposal No. 88P-009G
Autumn Oaks, Section 2
Map 181, Parcel of Parcel 43
Subarea 12 (1997)
District 31 (Alexander)

A request to revise the preliminary plan and for final approval for a phase of the Residential Planned Unit Development District located abutting the south margin of Culbertson Road, approximately 400 feet east of Nolensville Pike (13.57 acres), classified R20, to develop 53 single-family lots, requested by Wamble and Associates, P.L.L.C. for Amnon Shreibman and Nick Psillas, optionees, for Paul Johnson and B & Y Enterprises, owners. (Also requesting final plat approval for Phase 2, 99S-025G).

Resolution No. 99-120

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 88P-009G is given **CONDITIONAL APPROVAL TO REVISE THE PRELIMINARY AND FINAL APPROVAL FOR A PHASE OF THE PUD; APPROVAL OF FINAL PLAT FOR PHASE 2 SUBJECT TO A BOND OF \$434,000.00 (6-0)**. 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. Prior to the issuance of any building permits for Phase 2, a final plat shall be recorded for Phase 1 prior to the recording of the final plat for Phase 2, and bonds shall be posted in the amount of \$434,000 for water, sewer, and roads.
3. Storm water detention for the entire site development shall be included in the design of Phase 3, or the next phase of this Planned Unit Development.”

SUBDIVISIONS:

Final Plats:

Subdivision No. 98S-418G
High Ridge, Phase 1

Map 159, Part of Parcels 49 and 50
Subarea 10 (1994)
District 33 (Turner)

A request for final plat approval to create 11 lots abutting the east margin of Granny White Pike, approximately 660 feet south of Camelot Road (13.31 acres), classified within the R40 District, requested by High Ridge, LLC, owner/developer, Arrowhead Survey, surveyor. (Deferred from meetings of 11/25/98, 12/10/98 and 1/7/99).

Resolution No. 99-121

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-418G, is **APPROVED SUBJECT TO A BOND OF \$251,000.00 (6-0).”**

Subdivision No. 99S-060G
High Valley, Section 1, Resubdivision
of Lots 3, 4, 5 and 6
Map 159-7-A, Parcels 3-6
Subarea 10 (1994)
District 33 (Turner)

A request for final plat approval to consolidate four lots into three lots abutting the west margin of High Valley Drive, approximately 175 feet northwest of Oman Drive (4.33 acres), classified within the R40 District, requested by McCohen Development Corporation, owner/developer, C. Michael Moran, surveyor.

Resolution No. 99-122

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-060G, is **APPROVED (6-0).”**

Subdivision No. 99S-064U
Gaylord Entertainment Company
Map 73, Parcels 2, 17 and 245
Subarea 14 (1996)
District 15 (Dale)

A request for final plat approval to reconfigure three parcels into four lots abutting the southwest corner of McGavock Pike and Briley Parkway (40.5 acres), classified within the CA, OR20 and R15 Districts, requested by Opryland Hospitality, Inc., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Resolution No. 99-123

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-064U, is **APPROVED SUBJECT TO A BOND OF \$745,500.00 (6-0).”**

Subdivision No. 99S-065U
Watercrest Townhomes, Phase 2
(Horizontal Property Regime)
Map 136, Part of Parcel 80
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to record 37 units abutting the east margin of Old Anderson Road, opposite Anderson Road (7.56 acres), classified within the R10 Residential Planned Unit Development District, requested by Pulte Homes Tennessee, LP, owner/developer, Thomas, Miller and Partners, surveyor.

Resolution No. 99-124

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-065U, is **APPROVED SUBJECT TO A BOND OF \$121,500.00 (6-0).**

Subdivision No. 99S-067G
Autumn Oaks, Phase 1
Map 181, Parcels 40 and 233
Subarea 12 (1997)
District 31 (Alexander)

A request for final plat approval to create 38 lots abutting the northeast margin of Nolensville Pike, approximately 2,065 feet southeast of Culbertson Road (13.18 acres), classified within the R20 Residential Planned Unit Development District, requested by H. Maxine Sullivan and B and Y Enterprises, owners/developers, Anderson-Delk and Associates, Inc., surveyor.

Resolution No. 99-125

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-067G, is **APPROVED SUBJECT TO A BOND OF \$273,500.00 (6-0).”**

Subdivision No. 99S-068U
Baby Ruth Condominiums
Map 163, Parcels 140 and 263
Subarea 13 (1996)
District 28 (Hall)

A request for final plat approval to consolidate two parcels into one lot abutting the east margin of Baby Ruth Lane, approximately 1,400 feet north of Mt. View Road (1.29 acres), classified within the RM20 District, requested by Asgard Group, LLC, owner/developer, Dale and Associates, Inc., surveyor.

Resolution No. 99-126

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-068U, is **APPROVED SUBJECT TO A BOND OF \$9,000.00 (6-0).”**

Subdivision No. 99S-069G
Boone Trace at Biltmore, Sections 2 and 3,
Resubdivision of Lots 121, 122 and 162-164
Map 126-15-A, Parcels 102, 103 and 162-164
Subarea 6 (1996)
District 23 (Crafton)

A request for final plat approval to reconfigure five lots abutting the southwest margin of Aimes Court and the north margin of Daniel Trace (1.36 acres), classified within the RS20 Residential Planned Unit Development District, requested by Fox Ridge Homes, Inc., and Thomas J. and Martha D. Masla, owners/developers, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Resolution No. 99-127

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-069G, is **APPROVED (6-0).”**

Request for Bond Extension:

Subdivision No. 96P-007G
Banbury Crossings, Section 1
Jones Lank Company, LLC, principal
[Buildout is at 75%]

Located abutting the west margin of Edmondson Pike, opposite Mt. Pisgah Road.

Resolution No. 99-128

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96P-007G, Bond No. 97BD-007, Banbury Crossings, Section 1 in the amount of \$10,500 to 5/18/99 subject to submittal of an amendment to the present Letter of Credit by **3/1/99** which extends its expiration date to 11/18/99. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.”**

Request for Bond Extension and Replacement:

Subdivision No. 90S-267U
Birdwell Subdivision, Phase 1
Joe Birdwell, principal
[Buildout is at 50%]

Located abutting west margin of Birdwell Drive, approximately 338 feet south of Campbell Road.

Resolution No. 99-129

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension and replacement of a performance bond for Subdivision No. 90S-267U, Bond No. 90BD-032, Birdwell Subdivision, Phase 1 in the amount of \$15,000 to 9/1/99 subject to submittal of appropriate security and execution of a replacement bond by **2/19/99** which extends its expiration date to 3/1/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.”**

Subdivision No. 97S-384U
Brownstone, Section 1
Pulte Homes, Inc., principal
[Buildout is at 65%]

Located abutting the north margin of Cloverland Drive, opposite Cottonport Drive.

Resolution No. 99-130

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension and replacement of a performance bond for Subdivision No. 97S-384U, Bond No. 97BD-062, Brownstone, Section 1 in the amount of \$270,800 to 12/15/99 subject to submittal of appropriate security and execution of a replacement bond by **3/18/99** 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.”**

Subdivision No. 97S-474U
Townhomes of Fredericksburg, Phase 2, Section 5
Pulte Homes, Inc., principal
[Buildout is at 70%]

Located abutting the east margin of Fredericksburg Way West, south of Old Hickory Boulevard.

Resolution No. 99-131

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension and replacement of a performance bond for Subdivision No. 97S-474U, Bond No. 97BD-066, Townhomes of Fredericksburg, Phase 2, Section 5 in the amount of \$8,000 to 12/15/99 subject to submittal of appropriate security and execution of a replacement bond by **3/18/99** 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.**”

Subdivision No. 98S-023G
Williams Grove, Section 1
Pulte Homes, Inc., principal
[Buildout is at 60%]

Located abutting the southwest corner of Old Smyrna Road and Edmonson Pike.

Resolution No. 99-132

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension and replacement of a performance bond for Subdivision No. 98S-023G, Bond No. 98BD-027, Williams Grove, Section 1 in the amount of \$91,750 to 12/15/99 subject to submittal of appropriate security and execution of a replacement bond by **3/18/99** 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.**”

Subdivision No. 98S-044U
Watercrest Townhomes, Phase 1
Pulte Homes, Inc., principal
[Buildout is at 55%]

Located abutting the east margin of Old Anderson Road, opposite Anderson Road.

Resolution No. 99-133

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension and replacement of a performance bond for Subdivision No. 98S-044U, Bond No. 98BD-028, Watercrest Townhomes, Phase 1 in the amount of \$246,000 to 12/15/99 subject to submittal of appropriate security and execution of a replacement bond by **3/18/99** 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.**”

Subdivision No. 98S-271U
Brownstone, Section 2
Pulte Homes, Inc., principal
[Buildout is at 0%]

Located abutting the west margin of Greystoke Drive, 90 feet northeast of Almadale Circle.

Resolution No. 99-134

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension and replacement of a performance bond for Subdivision No. 98S-271U, Bond No. 98BD-099, Brownstone, Section 2 in the amount of \$311,000 to 12/15/99 subject to submittal of appropriate security and execution of a replacement bond by **3/18/99** 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.**”

MANDATORY REFERRALS:

Mandatory Referral No. 99M-018U

Closure of Alley 138
Map 93-16, Parcel 341
Subarea 11 (1993)
District 16 (Graves)

A request to close Alley 138 between Fairfield Avenue and Donelson Street for the construction of a new school building at Napier Elementary School, requested by Phillip Holmes of Volunteer Surveying, appellant. (Easements are to be abandoned).

Resolution No. 99-135

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 99M-018U.”

Mandatory Referral No. 99M-020U

Council Bill No. O99-1518
Hermitage Connector Road Property Acquisition
Map 86, Parcels 65, 66, 67, 147 and 288
Subarea 14 (1996)
District 12 (Ponder)

A council bill authorizing the acquisition of property by negotiation or condemnation for the new Hermitage Connector Road which will connect Dodson Chapel Road and Central Pike, providing access to the new Hermitage Community Center Complex.

Resolution No. 99-136

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 99M-020U.”

Mandatory Referral No. 99M-024U

Shelby Bottoms Easement Acceptance
Map 84, Part of Parcel 28
Subarea 5 (1994)
District 7 (Campbell)

A request from the Public Property Administrator to approve the acceptance of a 15' wide permanent trail easement south of Shadow Lane by the Metropolitan Government of Nashville and Davidson County for the use and benefit of the Metro Greenways Commission in conjunction with the Shelby Bottoms Greenway.

Resolution No. 99-137

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 99M-024U."

Mandatory Referral No. 99M-027U
Brick Church Pike Property Sale
Map 60, Parcel 28
Subarea 3 (1998)
District 2 (Black)

A request from the Public Property Administrator to approve the sale of certain property located at 2915 Brick Church Pike and owned by the Metropolitan Government of Nashville and Davidson County.

Resolution No. 99-138

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 99M-027U."

This concluded the items on the consent agenda.

PUBLIC HEARING: SUBAREA 10 AMENDMENT. (DEFERRED FROM MEETING OF 2/4/99). (PUBLIC HEARING OPEN):

Mr. Ed Owens, representing the petitioner, stated that two weeks ago he had asked for a deferral on this matter in order to meet with the neighborhood organizations along the Twenty-first Avenue corridor because of concerns about the change in land use. There have been a couple of meetings and there continues to be concern about changes of land use in the vicinity of I-440 along this corridor. The neighborhood organizations are not in a position to entertain the addition of office uses on this quadrant of the interchange. Therefore, the property owner, Mr. Graves, has agreed to work with the community on a residential development at a higher density than the current zoning of the property and with a higher density than within the Subarea 10 Plan policy for medium-high density. Based on those mutual agreements, he asked the Commission to allow him to amend his request from office concentration policy to high density residential.

He requested the Commission to accept his withdrawal for office concentration policy, set the public hearing date and re-advertise the public hearing for the March 18, 1999 meeting.

Ms. Nielson moved and Mr. Lawson seconded the motion, which carried unanimously, to close the public hearing, accept the withdrawal of the proposal, and set the public hearing for March 18, 1999.

Mr. Browning pointed out that staff has some problems with the high density policy in that area and it does cost over \$700 to advertise public hearings. He asked the Commission to take this action with some thought that this proposal may be questionable.

Chairman Smith asked if the applicant had to pay a fee again.

Mr. Browning stated there is no fee.

PUBLIC HEARING: Jefferson Street Subarea 8 PLAN AMENDMENT.

Ms. Frank stated this is a public hearing to consider amending the Subarea 8 Plan. The amendment request before the Commission addresses land use and parking issues associated with commercial development on shallow lots along Jefferson Street. The specific question is whether it is necessary and appropriate to

provide for general expansion in the depth of commercial uses along Jefferson Street with parking provided behind buildings in order to achieve a compact, continuous and pedestrian friendly development pattern. This issue was brought before the Planning Commission at the January 7th meeting during the discussion of a zone change request. The applicant requested to rezone nine parcels on Scovel Street from the R6 District to the OR20 District to provide parking for the future Jubilee Restaurant on Jefferson Street.

The *Subarea 8 Plan* acknowledges the importance of revitalizing Jefferson Street and recognizes that the lack of parking serves as an obstacle to its revitalization. The subarea plan recommends that the parking problem be addressed through the development of consolidated surface parking lots along Jefferson Street. Addressing the parking problem in this manner would generally enable revitalization objectives for Jefferson Street to be met without impeding the efforts that are also being undertaken to revitalize the adjacent residential neighborhoods.

However, the approach to resolving the parking problems that is embodied in the *Subarea 8 Plan* does present some disadvantages. One of the disadvantages is that it may not always be possible to develop surface parking lots when and where they are most needed. This appears to be the case with the Jubilee Restaurant, which is intended to be a major anchor use for this segment of Jefferson Street and to serve as a catalyst for additional development. The developers of the restaurant, who are adaptively reusing a former church, have been unable to obtain adjacent land along Jefferson Street to develop parking. Another disadvantage to the approach taken in the *Subarea 8 Plan* is that it would result in an interrupted development pattern that is not in keeping with the historic character of Jefferson Street.

Staff recommends limited expansion of the depth of commercial zoning along Jefferson Street between 10th Avenue North and I-40 in cases involving the adaptive reuse of older structures that are unable to meet on-site parking requirements. A similar provision is provided for an area on the south side of Jefferson Street in the Subarea 9 updated plan.

The parcels on Scovel Street are within the Residential Medium Density policy. The Commercial Arterial Existing policy applies to properties fronting Jefferson Street. This commercial policy acknowledges the existence of linear commercial development and encourages its containment. The Residential Medium Density policy acknowledges the conservation and promotion of residential development at 4 to 9 units per acre. The north side of Jefferson Street is in Subarea 8 and the south side of Jefferson Street falls within Subarea 9. The Subarea 9 updated plan takes a similar approach with regard to encroachment of non-residential activities into the abutting residential area, in this case Hope Gardens. Parking constraints are addressed in the Subarea 9 updated plan by specifying an area where an exception to the general encroachment policy may be made. This limited expansion is provided in the area immediately north of Meharry Boulevard for joint parking if appropriate landscaping is employed to buffer the residential area and access is confined to Jefferson Street.

In its heyday, Jefferson Street served as the business and cultural center for Nashville's African-American community. It is important to note that the character of Jefferson Street has never been one of continuous nonresidential development in buildings with shared walls, as in the case of Hillsboro Village and Elliston Place. Jefferson Street frontage was developed with a mixture of residential, commercial and institutional uses. Today, efforts are being taken to revitalize Jefferson Street to regain the prosperity and identity it enjoyed during that era. These efforts include both public and private investments. The segment of Jefferson Street that is west of 2nd Avenue North and east of I-40 is included in the Phillips-Jackson Redevelopment District, which is administered by MDHA and includes adjacent residential areas. The objectives of the redevelopment plan, to name a few, are to establish harmonious land use relationships; to revitalize commercial uses on Jefferson Street; to promote new commercial establishments along Jefferson Street to support adjacent residential areas; and to enhance the conservation goals for adjacent neighborhoods, like the Buena Vista National Register Historic District and the Hope Gardens neighborhood. The land use and redevelopment policy objectives reflect the fact that nearby residential communities have historically provided the primary market for commercial uses along Jefferson Street. It is likely that revitalization of commercial uses along Jefferson Street will be successful only if revitalization of

adjacent neighborhoods is likewise successful. Therefore, it is very important that these efforts are compatible and coordinated.

The dramatic increase in automobile usage that has taken place since the heyday of Jefferson Street precludes the ability to revitalize it with a continuous development pattern without affecting efforts to revitalize the adjacent neighborhoods. If parking requirements are not met along the frontage of Jefferson Street, they must be met behind it. The most likely locations for this problem to be acute are where older non-residential structures are being revitalized for commercial use. Recognizing the importance of retaining these structures that provide a sense of historical continuity to the area, staff recommends limited expansion of the depth of commercial zoning along Jefferson Street between 10th Avenue North and I-40 in cases involving the adaptive reuse of older structures that are unable to meet on-site parking requirements. The Commission was provided with the proposed text modifications that would support this limited expansion along Jefferson Street. This segment of Jefferson Street can legitimately be viewed as important to the success of the overall revitalization effort, given its location near the Bicentennial Mall, Hope Gardens, and Germantown, where revitalization efforts are well underway. Staff does not recommend the general expansion of the depth of commercial zoning along the entire stretch of Jefferson Street. The general expansion in this manner could be detrimental in achieving a necessary balance between needed commercial services and successful revitalization of the adjoining residential areas north and south of Jefferson Street.

It is recognized that this solution presents its own disadvantages, the first being that it could result in some speculative rezonings and the second being that there would be some delay involved for Jefferson Street property owners who would need to seek case-by-case rezonings. Although this treatment of the parking needs for the north side of Jefferson Street is somewhat more liberal than for the south side, this differential treatment is reasonable given the importance of protecting the substantial ongoing investments that are being made to implement both the *Subarea 9 Masterplan: 1997 Update* and the *Hope Gardens Neighborhood Plan*.

Mr. Anthony Holt, Chief Operations Office with the Jefferson Life Corporation, spoke in favor of the Subarea 8 Plan amendment, emphasized the need for area parking and asked the Commission for their approval.

Mr. Lawson stated he agreed with the applicant that there was a need for parking but that he did not want to create the basis for spot zoning at the expense the area redevelopment.

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

Resolution No. 99-139

“WHEREAS, the Metropolitan Planning Commission adopted the *Subarea 8 Plan* on March 27, 1995; and

WHEREAS, Chapter 4 Section 4.31 C 2 on Pages 75 and 76 of this plan contains a Residential Medium density land use policy for Area 4k which calls for the conservation and promotion of residential development at a density of four to nine dwelling units per acre; and

WHEREAS, Chapter 4 Section 4.31 C 3 on Pages 79 and 80 of this plan contains a Commercial Arterial Existing land use policy for Area 6c which acknowledges the existence of linear commercial development and encourages the containment of commercial uses; and

WHEREAS, Chapter 6 Section 6.22 B 1 on Page 119 of this plan contains a suggested design plan that provides more specific guidance regarding the policy intent for the segment of Jefferson Street between 10th Avenue North and I-265/40; and

WHEREAS, a public hearing was held on February 18, 1999 to consider the merits of providing for limited expansion of the depth of commercial zoning along Jefferson Street in order to achieve a compact, continuous and pedestrian friendly development pattern; and

WHEREAS, the Metropolitan Planning Commission finds that this change is warranted so as to provide additional opportunities for the revitalization of Jefferson Street;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS** Amendment No.1 to the *Subarea 8 Plan* as set forth in "Attachment A" to this resolution and incorporates this amendment into the *Subarea 8 Plan*."

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 98Z-125U

Council Bill No. 099-1542

Map 135, Parcels 69 (1.67 acres), 261 (.11 acres)
and 273 (50 acres)

Subarea 13 (1996)

District 27 (Sontany)

A council bill to change from AR2a and R15 Districts to SCC (8.77 acres) and RS7.5 (43.01 acres) districts properties located at 2215 Murfreesboro Pike and Murfreesboro Pike (unnumbered), on the east margin of Franklin Limestone Road at the northern terminus of Olive Circle (51.78 acres), requested by Marion Thurman, appellant, for Francis Ransom, James W. Ransom et ux, and Solomon Chapel A.M.E., owners.

Ms. Regen stated this item is a Council bill that will be going to the March 2, 1999 public hearing. The Commission previously looked at this zone change last year. Staff is recommending disapproval of this rezoning in that it does not differ from the recommendation last year. The single family residential proposed here is higher than what the policy that applies to this area calls for in the Subarea 13 Plan. That policy is residential low-medium and that calls for a maximum of 4 units per acre and the single family being proposed allows up to 4.7 units per acre. There are also stub out streets from Ransom Village into the proposed subdivision. This was developed at about 3.7 units per acre. Staff recommends that zoning on the proposed property be consistent with the development intensity on the adjacent property.

Staff is also recommending disapproval of the commercial zoning on the front portion of the property because it falls within a residential medium policy, which is calling for residential uses either multi-family or higher intensity single family, such as RS5.

Chairman Smith asked what was to the lower side of the property.

Ms. Regen stated that area was the Nashboro Village PUD where the Kroger store is located.

Chairman Smith stated he supported the commercial on the front side.

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

Resolution No. 99-140

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-125U is **DISAPPROVED (5-1) with support for RS10, but no commercial zoning:**

These properties fall within the Subarea 13 Plan’s Residential Medium (RM) policy (4 to 9 units per acre) along Murfreesboro Pike and Residential Low Medium (RLM) policy (up to 4 units per acre) to the west. The SCC district is not consistent with RM policy and the RS7.5 district exceeds the Residential Low Medium (RLM) policy’s maximum of 4 units per acre on the east margin of Franklin Limestone Road. The RS10 district is the preferred zoning district on the east margin of Franklin Limestone Road since it would minimize future traffic impacts and is consistent with RLM policy and the single-family development pattern to the south. The RS5, RM4, RM6, or RM9 districts are appropriate along the Murfreesboro Pike frontage, consistent with RM policy.”

Zone Change Proposal No. 99Z-002T
Council Bill No. O99-1545
Subarea 11 (1993)

A council bill to amend Section 17.16.250.B. of the Zoning Regulations by permitting consignment sales in cultural centers, religious institutions, or community education uses which are within residential districts, sponsored by Councilmembers Mike Wooden, Eric Crafton and Phil Ponder.

Ms. Regen stated this text amendment is in response to calls Councilmembers have received about consignment sales not being permitted in residential areas and particularly at schools that use them as fund raisers. This amendment is proposing to allow consignment sales in the residential areas, only on church properties, school properties and cultural centers, which could be a museum or a library. The consignment sales would be restricted to the same regulations as a garage sale, such as, two times a year and for no more than three days. Staff is recommending approval of this amendment.

Ms. Nielson asked if this included community centers.

Ms. Regen stated it did not.

Councilmember Phil Ponder stated he signed on to this amendment purely because he had received several phone calls about the situation and some of those calls were from people that don’t conduct consignment sales. As long as this is controlled with two times a year, which is reasonable, it will comply with a lot of people’s wishes in the neighborhoods.

Ms. Regen stated this amendment was limited to churches, schools or cultural centers because they are bona fide nonprofit organizations.

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

Resolution No. 99-141

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-002T is **APPROVED (6-0)**:

The proposed amendment clarifies a long standing interpretation by the Zoning Administrator that non-profit consignment sale fundraisers are a permitted use within residential districts.”

Zone Change Proposal No. 99Z-015U
Map 83-9, Parcel 160
Subarea 5 (1994)
District 6 (Beehan)

A request to change from CN to MUL district property at 6 South 14th Street, approximately 200 feet north of Holly Street (.09 acres), requested by Bobby J. Davis, appellant, for Bobby J. and Carole A. Davis, owners.

Ms. Regen stated the applicant is asking for MUL and staff felt that was too high of an intensity as far as a zoning district in this area. Therefore, staff was recommending disapproval. Since the staff report was sent to the Commission the applicant has agreed to MUN zoning and now staff is recommending approval.

Mr. Greg Davis stated he was trying to sell the property and the rezoning would make it more appealing to someone that wants to bring in a business that would service the community.

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

Resolution No. 99-142

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-015U is **APPROVED** as amended to request MUN (6-0):

This property falls within the Subarea 5 Plan's unmapped neighborhood commercial policy calling for a limited range of retail trade and consumer services for nearby residential areas. The MUN district, restricted to lower intensities of development, is appropriate to implement this neighborhood commercial policy."

Zone Change Proposal No. 99Z-016U
Map 162, Parcel 86
Subarea 12 (1997)
District 31 (Alexander)

A request to change from OR20 to CS district property at 14897 Old Hickory Boulevard, approximately 200 feet south of Bell Road (1.46 acres), requested by Leon Hampton, appellant/owner.

Ms. Regen stated this is an area with an unmapped neighborhood commercial policy. Staff is recommending disapproval of this rezoning request and that does not differ from what staff suggested in October of 1997 when the applicant applied for OR20 on this property. This commercial node already exceeds the 100,000 square feet allowed.

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

Resolution No. 99-143

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-016U is **DISAPPROVED** (6-0):

This property falls within the Subarea 12 Plan's unmapped neighborhood commercial policy calling for a maximum of 100,000 square feet of commercial development around the Bell Road/Old Hickory Boulevard intersection. It is not appropriate to intensify the commercial zoning around this neighborhood node which already provides 185,371 square feet of commercial development opportunity. The existing OR20 zoning serves as a better transition to the adjacent residential area which the CS district does not provide."

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

PUD Proposal No. 74-81-G
Bell Forge Media Play
Map 163, Parcel 295

Subarea 13 (1996)
District 28 (Hall)

A request to revise the preliminary plan of the Commercial (General) Planned Unit Development District located abutting the east margin of Bell Road at Bell Forge Lane (7.81 acres), classified AR2a, to add a 6,600 square foot restaurant/bar, to redesign the location and size of parking stalls, and to permit shared parking between two restaurant/bar uses, Media Play and Superpetz, requested by Dale and Associates for Moses Lerner, owner.

Ms. Regen stated this request is to add to the present development a 6,600 square foot restaurant/bar at the corner of Bell Forge Lane and Bell Road. In the staff report, staff had indicated recommendation of disapproval because at the time the report was prepared there were some revisions the applicant was doing to the layout of the parking lot. Specifically, the Traffic Engineer had asked for the removal of parking spaces at the back of the building and to the side and to re-stripe the lot to accommodate the required parking in the front and on the side facing Bell Road. The applicant has accomplished that and the Traffic Engineer is recommending approval of the shared parking study. Staff is recommending approval to this revision to the preliminary plan.

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

Resolution No. 99-144

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 74-81-G is given **CONDITIONAL APPROVAL OF A REVISION TO A PORTION OF THE PRELIMINARY PLAN (6-0)**. 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.”

SUBDIVISIONS:

Preliminary Plats:

Subdivision No. 98S-128G (Public Hearing)
Rockwood Estates (2nd 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 staff is recommending approval. On the last preliminary that was approved the applicant was doing a street connection to the north on the west and now they are changing it to the east side in order to avoid rock on the western location. When this application came through the last time the staff did look at the larger undeveloped property to the north and did lay out a potential street network and have look at it in regard to changing this location for the connection and believe that is acceptable. Staff would like to make a note that when the final plat comes in the stub street off of Rockwood is not there currently and that would have to be bonded as part of their improvements.

Councilmember Phil Ponder stated this proposal is an improvement over what had previously been suggested.

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

Resolution No. 99-145

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-128G, is **APPROVED (6-0).”**

Subdivision No. 98S-432G (Public Hearing)

Kendall Springs Subdivision
Map 172, Parcels 46, 47 and 54-59
Subarea 12 (1997)
District 31 (Alexander)

A request for preliminary approval for 32 lots abutting the north margin of Mt. Pisgah Road, approximately 430 feet east of Edmondson Pike (12.76 acres), classified within the RS15 District, requested by Rick Blackburn, owner/developer, S & A Surveying, surveyor.

Ms. Carrington stated staff is recommending approval. This is a cluster lot proposal and has been on several agendas in the past. The issue was proposed cul-de-sacs and there was only one entrance to the subdivision. The applicant has now revised the plan to extend the street to their eastern boundary. There is another subdivision coming in on the southern side of Mt. Pisgah that will be creating a road connection.

Mr. Jerry Batson, project engineer, stated he was present to answer any questions the Commission might have.

Ms. Frances Brown expressed concerns regarding drainage and boundary line discrepancies.

Chairman Smith asked staff to notify Ms. Brown when the final plat came before the Commission.

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

Resolution No. 99-146

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-432G, is **APPROVED, WITH A REQUEST TO REVIEW THE UPGRADE OF MT. PISGAH ROAD PRIOR TO FINAL PLAT APPROVAL (6-0).”**

Subdivision No. 99S-066G (Public Hearing)

Winfield Park, Phases 1 and 2, Section 2
Map 172, Parcel 75
Map 172-14-B, Parcel 126
Subarea 12 (1997)
District 31 (Alexander)

A request for preliminary approval for 84 lots abutting the northwest corner of Holt Road and Winfield Park (28.86 acres), classified within the RS10 District, requested by Danco Properties, Inc., and Adelaide Simpson, owners/developers, Arrowhead Survey, surveyor.

Ms. Carrington stated staff is recommending approval. The first section to the east was approved last year and this one is proposing several street connections to the east, is connecting to the PUD to the west and is providing an access to Mt. Pisgah to the north.

No one was present to speak at the public hearing.

Mr. Manier stated he was very concerned about the unimproved section of Mt. Pisgah Road.

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

Resolution No. 99-147

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-066G, is **APPROVED WITH A REQUEST TO REVIEW THE UPGRADE OF MT. PISGAH ROAD PRIOR TO FINAL PLAT APPROVAL (6-0).”**

Final Plats:

Subdivision No. 99S-011U
Vincent Subdivision
Map 117-3, Parcel 38
Subarea 10 (1994)
District 25 (Kleinfelter)

A request for final plat approval to subdivide one lot into two lots abutting the north margin of Cedar Lane, approximately 198 feet west of Hazelwood Drive (1.61 acres), classified within the R8 District, requested by Janie E. Vincent, owner/developer, Cherry Land Surveying, surveyor. (Deferred from meetings of 1/21/99 and 2/4/99).

Ms. Carrington stated staff is recommending disapproval. The lot was platted in 1941 and does exceed the maximum lot size, the 4 to 1 lot depth to width ratio in the Subdivision Regulations, as will the two proposed lots. It does lessen the degree of nonconformity; however, this is an urban area and staff would prefer to see a smaller lot pattern for efficient provision of services. Staff looked at the possibility of doing a small cul-de-sac and three or four lots, which would meet the Subdivision Regulations, but the applicant has not submitted a revised plat to that effect. They are requesting a variance to the maximum lot size and the lot depth to width ratio.

Ms. Beth Mitchell, owner, stated she understood the goal of the Planning Commission was to create lots that are comparable to the neighborhoods that they are in and to protect the character of those neighborhoods. This property is in a 50 year old or older neighborhood and the hardship for the variance is that the 2004 Cedar Lane lot is 70,000 square feet and is not comparable to any lot in the neighborhood. Without the variance the only thing to do is put in a public street and create a minimum of 3 lots or more. The back of this lot is wooded and is a good buffer for a condominium complex. By granting this variance it would allow the creation of a lot that is more comparable to the other lots in the neighborhood, it would be better utilization of the land, it would protect the character of the neighborhood, preserve the quietness of the area, prevent destruction of 50 and 60 year old trees and prevent additional traffic.

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

Resolution No. 99-148

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-011U, is **APPROVED WITH A VARIANCE TO SECTIONS 2-4.2D AND 2-4.2E OF THE SUBDIVISION REGULATIONS (6-0).”**

Subdivision No. 99S-043U
Anderson Road Property
Map 150, Parcel 258
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to record one parcel as one lot abutting the east margin of Anderson Road, opposite High Rigger Drive (1.12 acres), classified within the R10 District, requested by Phillips Builders, owner/developer, MEC, Inc., surveyor.

Ms. Carrington stated staff is recommending disapproval. This final plat would record one parcel as one lot on the east margin of Anderson Road. The proposed lot exceeds the maximum lot size of 30,000 square feet in the Subdivision Regulations. In addition, there is a street that stubs into the property from the east and this plat is not proposing any right-of-way dedication or extension of this road.

Ms. Nielson moved and Mr. Manier seconded the motion, which carried unanimously, to disapprove subdivision 99S-043U.

[This item was reconsidered later in the agenda.]

Subdivision No. 99S-059G
Northfork Industrial Park, Phase 2, Section 1
Map 12, Parcel 50
Subarea 2 (1995)
District 10 (Garrett)

A request for final plat approval to record one parcel as one lot abutting the east margin of Chessie/Seaboard Railroad and the north terminus of Oakbluff Lane (36.21 acres), classified within the IR District, requested by Northfork Properties, Inc., owner/developer, Crawford Land Surveyor, surveyor.

Ms. Carrington stated staff is recommending conditional approval subject to approval by Water Services. This is a final plat that would record one parcel as one lot. The preliminary plat was approved in 1993 with 23 lots. Since that time Phase 1 has been platted with 4 lots. The petitioner is requesting that the remainder of the subdivision be approved as one lot. On the original plat there was a street extending through the property. With this change the street is no longer necessary.

Mr. Bill McClanahan spoke in favor of the project.

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

Resolution No. 99-149

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-059G, is **APPROVED SUBJECT TO WATER SERVICES DEPARTMENT APPROVAL (6-0).”**

Subdivision No. 99S-061U
Gil Smith Estates
Map 108-8, Parcel 10
Subarea 14 (1996)
District 14 (Stanley)

A request for final plat approval to subdivide one parcel into two lots abutting the north margin of Elm Hill Pike, approximately 190 feet west of White Pine Drive (2.21 acres), classified within the RS10 District, requested by Gil Smith, owner/developer, MEC, Inc., surveyor.

Ms. Carrington stated staff is recommending conditional approval subject to a bond for the extension of sewer and with a variance to the maximum lot size in the subdivision regulations. This is a request to subdivide one parcel in to two lots. In this case one of the lots does exceed the maximum lot size in the Subdivision Regulations; however, due to steep topography and a drainage ravine in the site there is only room for one building site in order for the gravity flow sewer to work, and therefore, the variance is justified in this case.

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

Resolution No. 99-150

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-061U, is **APPROVED WITH A VARIANCE TO SECTION 2-4.2D OF THE SUBDIVISION REGULATIONS AND SUBJECT TO A BOND OF \$30,000.00 (6-0).”**

MANDATORY REFERRALS:

Mandatory Referral No. 99M-025U

Resolution No. R99-1413

Metro Hospital Authority Property Transfer

A resolution authorizing the transfer and assumption of all properties, functions, and obligations of the Metropolitan Nashville General Hospital and Bordeaux Hospital to the newly created Hospital Authority of the Metropolitan Government of Nashville and Davidson County.

Mr. Calleja stated staff is recommending approval. This mandatory is for a transfer of properties that are owned by Nashville General Hospital as well as the Bordeaux Hospital to a new authority that is in the process of being created called the Hospital Authority of Metropolitan Government of Nashville and Davidson County. This mandatory before the Commission today is for approval to allow for the transfer of property owned by those entities to the new authority.

Chairman Smith asked if the Legal Department was aware of this mandatory.

Ms. Rodrigue, Metro Legal, stated the Legal Department had been involved in the transactions.

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

Resolution No. 99-151

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 99M-025U.”

OTHER BUSINESS:

1. Proposed public road access at Old Hickory Boulevard Maryland Farms Business Park in Brentwood, Tennessee. (Deferred from meetings of 1/7/99, 1/21/99 and 2/4/99).

Mr. Browning stated the Commission has had a long standing request from the City of Brentwood to provide an additional public point of access to Old Hickory Boulevard for Maryland Farms. That has been postponed several times and he did not believe any representatives were present from Brentwood. Staff received a letter from the City Manager today and they again are putting forth a case of why this road connection is desirable. Metro Planning staff and Public Works staff do not concur and continue to recommend to the Commission that this public street not be approved.

Mr. Joe Griffin, with Regan-Smith Associates, stated he originally did a traffic study for Maryland Commons and during that process he was asked to look at this proposal. Bob Murphy was supposed to have been present to represent the City of Brentwood but was unable to attend.

Mr. Lawson stated he had not seen anything that made him feel any different from the previous recommendation but perhaps the Commission could afford an opportunity for the Brentwood representative to share their rationale.

Mr. Browning stated this had been on the agenda 3 or 4 times and each time the city of Brentwood has called to request deferral.

Ms. Carrington stated she had received a letter stating that if they were not here they would withdraw the proposal.

Mr. Browning stated staff issues were with traffic and land use. Brentwood is attempting to alleviate traffic congestion but this staff has concern the connection would lead to potential zone changes along this arterial and for that reason staff is opposed to it.

Mr. Lawson stated that with staff's additional information that the proposal would be withdrawn satisfied him that there was no need for a deferral.

Mr. Lawson moved and Mr. Small seconded the motion, which carried unanimously, to reaffirm the Commission's previous disapproval.

Subdivision No. 99S-043U
Anderson Road Property
Map 150, Parcel 258
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to record one parcel as one lot abutting the east margin of Anderson Road, opposite High Rigger Drive (1.12 acres), classified within the R10 District, requested by Phillips Builders, owner/developer, MEC, Inc., surveyor.

Chairman Smith stated the applicant arrived late to speak regarding Subdivision No. 99S-043U, Anderson Road Property, which the Commission disapproved and asked if the Commission would like to reconsider that item.

Mr. Lawson suggested the Commission hear the applicant and then decide whether or not to reconsider the decision.

Mr. Robert Rutherford stated that all the applicant wants to do is to build his home on this site. This was a remnant of a parcel that was never actually platted when a subdivision was built behind it. This property fronts on Anderson Road and the reason for the denial was that it was not compatible with the other

properties in the neighborhood but in fact it is compatible with the frontage on Anderson Road but not with the property behind it.

Chairman Smith stated the Commission had two problems with that proposal and one of them was the size of the lot and the other was that Gondola Drive was not shown coming through or having the availability of coming through.

Mr. Rutherford stated there was no reservation for a road or for an easement for a road that may be proposed at some point in the future and there is no push from the Metropolitan Government nor from the Councilmember for a road. This lot was created in 1984 and in the past 15 years there has been no need to put a road through.

Mr. Browning pointed out there was nothing preventing this subdivision with the dedication of the easement.

Ms. Nielson and Mr. Manier withdrew their previous motion for disapproval.

Ms. Nielson moved and Mr. Manier seconded the motion, which carried unanimously, to defer Subdivision No. 99S-043U for two weeks.

2. Morton Mill Road status report. (Deferred from meeting of 2/4/99).

Mr. Browning stated he had a conversation with Councilmember Lineweaver prior to this meeting and he pointed out there is progress being made on Morton Mill Road. There is construction going on and it looks to be another 6 weeks worth of work. Mr. Rochford has told the councilmember that he will have all of the fill work done and drain inlets in place within the 10 days and after that he will be in the position to begin the curb and guttering and pavement and can be finished within one month.

Chairman Smith asked Mr. Browning to write Mr. Rochford a letter and tell him the Commission's expectations.

3. Contract with Gresham, Smith and Partners to prepare an advance planning report for Green Hills for pedestrian, transit, bicycle and related facility improvements. (Deferred from meeting of 2/4/99).

4. Contract with the City of Lebanon and Barge, Waggoner, Sumner and Cannon, Inc., for the preparation of an Advance Planning Report (APR) for State Route 26 in Lebanon.

5. Contract with the City of Portland and Neel-Schaffer, Inc., for the preparation of an Advance Planning Report (APR) for four intersections in Portland.

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

Resolution No. 99-152

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the contract with Gresham, Smith and Partners to prepare an advance planning report and design work for Green Hills for pedestrian, transit, bicycle and related facility improvements, the contract with the City of Lebanon and Barge, Waggoner, Sumner and Cannon, Inc., for the preparation of an Advance Planning Report (APR) for State Route 26 in Lebanon, and the contract with the City of Portland and Neel-Schaffer, Inc., for the preparation of an Advance Planning Report (APR) for four intersections in Portland.”

6. A proposal to amend the 1998-1999 to 2003-2004 Capital Improvements Budget and Program by adding a new Department of General Services project.

7. A proposal to amend the 1998-1999 to 2003-2004 Capital Improvements Budget and Program by changing the funding of one Board of Education project.

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

Resolution No. 99-153

“BE IT RESOLVED by the Metropolitan Planning Commission that it APPROVES a proposal to amend the 1998-99 to 2003-04 Capital Improvements Budget and Program. The amendment would change the amount of funding for one Metropolitan Board of Education project as follows:

FROM:

I.D. No. 97BE012
Bus Replacements
Mandatory to Meet Safety Requirements

\$ 889,000	Approved General Obligation Bonds	FY 1998-99
\$1,284.00	Proposed General Obligation Bonds	FY 1998-99

TO:

I.D. No. 97BE012
Bus Replacements
Mandatory to Meet Safety Requirements

\$ 889,000	Approved General Obligation Bonds	FY 1998-99
\$4,607,000	Proposed General Obligation Bonds	FY 1998-99”

“BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that it APPROVES a proposal to amend the 1998-99 to 2003-04 Capital Improvements Budget and Program. The amendment would add a new General Services project as follows:

I.D. No. 99GS005
Courthouse - Space Renovation and Computerization
Renovate Courthouse for the Register of Deeds Office & Computerize Office

\$4,000,000	Proposed General Obligation Bonds	FY 1998-99”
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8. Fiscal Year 1999 Second Quarter Work Program/Budget Status Report.

Mr. Browning updated the Commission on Work Program and Budget Status.

9. Legislative update.

Ms. Carrington provided an update on the current legislative status of items previously considered by the Commission.

PLATS PROCESSED ADMINISTRATIVELY

February 4, 1999 through February 17, 1999

- 98S-317G RIVERGATE STATION, Section 1, Lot 1**
Plats one lot
- 98S-443G C. H. FORD SUBDIVISION, Resubdivision of Lot 1**
Plats one parcel into two lots
- 99S-034G FRED HAHN SUBDIVISION**
Plats one parcel into two lots
- 99S-045G TOM WHITE PROPERTY**
Plats a deeded parcel
- 99S-048U YMCA of MIDDLE TENNESSEE**
Consolidates two parcels as one lot
- 99S-056G JACKSON SQUARE, Section 5 Resubdivision of Lots 1 and 2**
Consolidates two platted lots
- 99S-072G SUNSET RIDGE**
Plats one deeded parcel

ADJOURNMENT.

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 3:00 p.m.

Chairman

Secretary

Minute Approval:
This 18th day of March, 1999