

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

Date: May 13, 1999  
Time: 1:00 p.m.  
Place: Howard Auditorium

**Roll Call**

**Present:**

James Lawson, Vice Chairman  
Tim Garrett, Councilmember  
Frank Cochran  
William Manier  
Ann Nielson  
Douglas Small

**Absent:**

Mayor Philip Bredesen  
Gilbert N. Smith, Chairman  
Stephen Smith  
Marilyn Warren

**Others Present:**

**Executive Office:**

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

**Current Planning & Design Division:**

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

**Community Plans Division:**

Jerry Fawcett, Planning Division Manager

**Advance Planning & Research:**

John Boyle, Planning Division Manager  
Michelle Kubant, Planner I

**Others Present:**

Nicole Rodrigue, Legal Department

Vice Chairman Lawson called the meeting to order.

### **ADOPTION OF AGENDA**

Ms. Carrington announced PUD Proposal No. 46-83-U should refer to Map 108 not 108-1 and the floor area being requested is 48,584 square feet rather than 30, 420 square feet. Zone Change Proposal No. 99Z-068G has been amended to RM4 rather than RM15.

Ms. Nielson moved and Mr. Small seconded the motion, which unanimously passed, to adopt the agenda with the above changes.

### **ANNOUNCEMENT OF DEFERRED ITEMS**

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

99Z-064G	Deferred until 06/10/99, by applicant.
99Z-069U	Deferred two weeks, by applicant.
28-79-G	Deferred two weeks, by applicant.
99P-003G	Deferred indefinitely, by applicant.
99S-120U	Deferred two weeks, by applicant.
99Z-065G	Deferred two weeks, by applicant.
99S-176G	Deferred two weeks, by applicant.
99M-055G	Deferred two weeks, by applicant.

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

### **APPROVAL OF MINUTES**

Ms. Nielson moved and Mr. Manier seconded the motion, which unanimously passed to approve the minutes of the regular meeting of April 29, 1999.

### **RECOGNITION OF COUNCILMEMBERS**

Councilmember David Kleinfelter stated he had no problems with PUD Proposal No. 99P-004U but that he had not heard from any of the neighbors.

### **ADOPTION OF CONSENT AGENDA**

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

#### **SUBAREA 12 (1997)**

**Subdivision Proposal No. 99S-189G**  
Highland Creek, Section 1  
Map 180, Parcel 127 and Part of

Parcels 14, 28 and 45  
District 31 (Alexander)

A request for final plat approval to create 39 lots abutting the north margin of Holt Road, west of Nolensville Pike (14.31 acres), classified within the RS10 District, requested by Holt Valley, LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

**Resolution No. 99-334**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-189G, Highland Creek, Section 1, is **APPROVED SUBJECT TO A BOND OF \$528,000.00 (6-0).**”

**Zone Change Proposal No. 99Z-062U**  
Map 161-8, Parcel 26  
District 30 (Hollis)

A request to rezone from R10 to CS district property at 5224 Nolensville Pike, approximately 200 feet north of Brewer Drive (.71 acres), requested by Charles Warden Jr., appellant, for H. B. Barrett et ux, owners.

**Resolution No. 99-335**

"**BE IT RESOLVED** by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-062U is **APPROVED (6-0):**

**This property falls within the Subarea 12 Plan’s Commercial Arterial Existing (CAE) policy calling for office, commercial and higher density residential uses. The CS district is consistent with this policy and the established commercial zoning pattern along Nolensville Pike.”**

**PUD Proposal No. 188-84-G**  
I-24 Limited/Century South  
Map 183, Parcels 46 and 99 and Part of Parcel 98  
District 31 (Alexander)

A request for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the southwest corner of I-24 and Old Hickory Boulevard, classified CS and R8, to permit roadway grading and improvements at the entrance to this undeveloped Residential/Commercial Planned Unit Development, requested by Barge, Waggoner, Sumner and Cannon, for BF Enterprises, Inc., owners.

**Resolution No. 99-336**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Proposal No. 188-84-G is given **CONDITIONAL FINAL APPROVAL FOR A PHASE TO PERMIT ROADWAY GRADING IMPROVEMENTS FOR A 690 FOOT PORTION OF A ROAD BEGINNING AT THE PROJECT ENTRANCE ON OLD HICKORY BOULEVARD (6-0).** The following condition applies:

Prior to the issuance of any building permits, 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.”

**Request for Bond Extension**  
Subdivision No. 97S-428G  
Wexford Downs, Section 2  
Wexford Downs LLC, principal

[Buildout is at 25%]

Located abutting the southeast corner of Mt. Pisgah Road and Edmondson Pike.

**Resolution No. 99-337**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-428G, Bond No. 98BD-026, Wexford Downs, Section 2 in the amount of \$77,000 to 3/15/2000 subject to submittal of an amendment to the present Letter of Credit by 6/13/99 which extends its expiration date to 9/15/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**SUBAREA 13 (1996)**

**Subdivision Proposal No. 99S-075U**

Mt. View Subdivision, Section 1  
Map 150, Parcel 147  
District 29 (Holloway)

A request for final plat approval to create 44 lots abutting the southeast margin of Mt. View Road, approximately 500 feet southwest of Kenton Court (11.2 acres), classified within the RS10 Residential Planned Unit Development District, requested by Mt. View LC, owner/developer, Dale and Associates, Inc., surveyor.

**Resolution No. 99-338**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-075U, Mt. View Subdivision, Section 1, is **APPROVED SUBJECT TO A BOND OF \$611,500.00 (6-0).**”

**Subdivision Proposal No. 99S-134U**

Long Hunter Chase, Phase 1, Section 3  
Map 151, Part of Parcel 20  
District 29 (Holloway)

A request for final plat approval to create 15 lots abutting the southwest corner of Mt. View Road and Smith Springs Parkway (5.15 acres), classified within the RS15 Residential Planned Unit Development District, requested by Barry Construction Company, owner/developer, SEC, Inc., surveyor. (Deferred from meetings of 4/15/99 and 4/29/99).

**Resolution No. 99-339**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-134U, Long Hunter Chase, Phase 1, Section 3, is **APPROVED SUBJECT TO A BOND OF \$122,000.00 (6-0).**”

**Subdivision Proposal No. 99S-187U**

Forest Cove, Phase 2  
Map 149, Part of Parcel 189  
District 29 (Holloway)

A request for final plat approval to create 35 lots approximately 60 feet south of Twin Circle Drive, approximately 140 feet north of Forest View Drive (19.17 acres), classified within the R10 Residential Planned Unit Development District, requested by F.V.N., LLC, owner/developer, Lose and Associates, Inc., surveyor.

**Resolution No. 99-340**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-187U, Forest Cove, Phase 2, is **APPROVED SUBJECT TO A BOND OF \$268,000.00 (6-0).”**

**Subdivision Proposal No. 99S-194G**

Meadow Woods, Phase 2  
Map 164, Part of Parcel 264  
District 29 (Holloway)

A request for final plat approval to create 47 lots abutting the northwest margin of Old Hickory Boulevard and the south terminus of Pin Oak Drive (14.93 acres), classified within the RS10 District, requested by Butler Developers, LLC, owner/developer, MEC, Inc., surveyor.

**Resolution No. 99-341**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-194G, Meadow Woods, Phase 2, is **APPROVED SUBJECT TO A BOND OF \$499,000.00 (6-0).”**

**Zone Change Proposal No. 99Z-052G**

Map 175, Parcel 36  
District 29 (Holloway)

A request to change from AR2a to IR district property at 12757 Old Hickory Boulevard, approximately 1,000 feet north of Murfreesboro Pike (3.28 acres), requested by Max Puckett, appellant, for Edward Ray Fann, owner.

**Resolution No. 99-342**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-052G is **APPROVED (6-0):**

**This property falls within the Subarea 13 Plan’s Industrial (IND) policy for Interchange City calling for warehousing, distribution, and manufacturing activities around the Old Hickory Boulevard/Interstate 24 interchange. The IR district is consistent with this policy and the zoning pattern to the east and south.”**

**Zone Change Proposal No. 99Z-056U**

Map 108-2, Parcel 81  
District 14 (Stanley)

A request to rezone from R10 to CS district property at 2911 Elm Hill Pike, approximately 60 feet west of Hurt Drive (1.12 acres), requested by J. B. Paul, appellant, for Carl E. Dodd et ux, owners.

**Resolution No. 99-343**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-056U is **APPROVED (6-0):**

**This property falls within the Subarea 14 Plan’s Commercial Mixed Concentration (CMC) policy calling for office, commercial, and higher density residential uses. The CS district is consistent with this policy and the established zoning pattern between I-40 and Elm Hill Pike.”**

**Zone Change Proposal No. 99Z-057U**

Map 149, Parcels 331 (.78 acres), 332 (.78 acres),  
333 (.19 acres), 342 (.74 acres) and 345 (5.22 acres)  
Map 149, Part of Parcel 169 (.5 acres)  
District 28 (Hall)

A request to rezone from IWD to CS district a portion of property at 2737 Murfreesboro Pike, and properties at 2761 and 2737 Murfreesboro Pike, 2450 Morris Gentry Boulevard and Morris Gentry Boulevard (unnumbered) (8.21 acres), opposite Forest View Drive (8.21 acres), requested by Greg Smith, appellant, for Priest Lake Storage, LLC, and Priest Lake Investments, owners.

**Resolution No. 99-344**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-057U is **APPROVED (6-0)**:

**These properties fall within the Subarea 13 Plan's Retail Community Concentration (RCC) policy calling for community scale retail around the Bell Road/Murfreesboro Pike commercial node. The CS district is an incremental step forward since it moves this area closer to retail uses. The CS district is also consistent with the commercial zoning pattern to the north, south and east."**

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

A request for final approval of 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 develop a 4,228 square foot convenience market/gas station, requested by Ragan-Smith Associates, Inc., for Billy R. Dean, owner.

**Resolution No. 99-345**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 95P-017G is given **CONDITIONAL FINAL APPROVAL (6-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, 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 grading permits, the Metropolitan Department of Public Works shall have received approval to construct a proposed access drive ramp from Bell Road to parcel 39 from the US Army Corps of Engineers, in accordance with the conditions of easement document DACW62-2-90-367 for improvements under Project No. 85-R-47. The US Army Corps of Engineers owns the land which the ramp will cross.
3. A revised set of final PUD plans shall be submitted to the Metropolitan Planning Commission by Thursday, May 20, 1999 showing the cul-de-sac on Old Smith Springs Road relocated and reconfigured as a hammerhead, subject to the review and approval of the Metropolitan Department of Public Works.
4. Prior to the issuance of any building permits, the cul-de-sac on Old Smith Springs Road shall be relocated and the hammerhead shown on the revised final PUD plans required in condition #3 above, shall be constructed by the property owner of parcel 39 subject to the review, approval and acceptance of the Metropolitan Department of Public Works.

5. Prior to the issuance of any building permits, a final plat shall be recorded including the posting of any bonds required for utilities, structure removal, site improvements and road improvements.”

**Request for Bond Extension**

Subdivision No. 97S-412U  
Calumet, Phase 7  
James T. McLean, Sr., principal  
[Buildout is at 52%]

Located abutting the north margin of Hamilton Church Road, approximately 575 feet west of Tea Garden Way.

**Resolution No. 99-346**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-412U, Bond No. 98BD-007, Calumet, Phase 7 in the amount of \$55,500 to 3/15/2000 subject to submittal of an amendment to the present Letter of Credit by 6/13/99 which extends its expiration date to 9/15/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**

Subdivision No. 98S-072U  
Cambridge Forest, Section 2  
Double M Partners, principal  
[Buildout is at 34%]

Located abutting both margins of Edencrest Drive, approximately 80 feet northwest of Edenfield Court.

**Resolution No. 99-347**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-072U, Bond No. 98BD-051, Cambridge Forest, Section 2 in the amount of \$68,750 to 4/15/2000 subject to submittal of an amendment to the present Letter of Credit by 6/13/99 which extends its expiration date to 10/15/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Release**

Subdivision No. 97S-207U  
Hunters Green  
B & Y Properties, Inc., principal

Located abutting the west margin of Una-Antioch Pike, approximately 150 feet north of Billingsgate Road.

**Resolution No. 99-348**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 97S-207U, Bond No. 98BD-029, Hunters Green in the amount of \$5,000.”

**SUBAREA 14 (1996)**

**Zone Change Proposal No. 99Z-060U**  
Map 96-9, Parcel 55  
District 15 (Dale)

A request to rezone from R10 to CL district property at 314 Donelson Pike, approximately 200 feet north of Emery Drive (1.16 acres), requested by Sandra Bennett, appellant, for Paul Odum et al, owners.

**Resolution No. 99-349**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-060U is **APPROVED (6-0)**:

**This property falls within the Subarea 14 Plan's Commercial Arterial Existing (CAE) and Commercial Mixed Concentration (CMC) policies along Donelson Pike calling for office, commercial, and higher density residential uses. CL zoning is consistent with these commercial policies and the zoning boundary previously endorsed by the Planning Commission for CL zoning south of Lakeland Drive on January 7, 1999 (99Z-005U)."**

**PUD Proposal No. 210-73-G**  
Drury Inn Commercial (McDonald's)  
Map 97, Parcels 111 and 124  
District 12 (Ponder)

A request for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the northeast corner of Old Hickory Boulevard and Sells Drive (3.50 acres), classified CL, to develop a 7,194 square foot combination restaurant/convenience market/gas station with car wash, requested by BA Engineering, for Drury Inns, Inc., owners.

**Resolution No. 99-350**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 210-73-G is given **CONDITIONAL FINAL APPROVAL FOR A PHASE (6-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, 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, a final plat shall be recorded including the posting of any bond required for utilities, structure removal, site improvements and road improvements."

**PUD Proposal No. 215-76-G**  
Walgreens (Central Pike)  
Map 86, Parcel 85  
District 12 (Ponder)

A request for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the northeast corner of Old Hickory Boulevard and Central Pike (2.19 acres), classified CS, to develop a 15,120 square foot retail drug store, requested by Barge, Waggoner, Sumner and Cannon, for Evangelos Darsinos and Bill Sioutis, owners. (Also requesting final plat approval).

**Resolution No. 99-351**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 215-76-G is given **CONDITIONAL FINAL APPROVAL FOR A PHASE; FINAL PLAT APPROVAL SUBJECT TO POSTING A BOND IN THE AMOUNT OF \$37,000.00 (6-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, 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, a final plat shall be recorded and a bond in the amount of \$37,000.00 shall be posted for required site and road improvements.”

**PUD Proposal No. 46-83-U**  
AmeriSuites (Airport Center)  
Map 108, Parcel 58  
District 14 (Stanley)

A request to revise the preliminary and final approval of the Commercial (General) Planned Unit Development District located abutting the north margin of Royal Parkway, 415 feet east of Donelson Pike (2.25 acres), classified CS, to permit a 5 story, 48,584 square foot, 84 room hotel, requested by Walter Davidson and Associates, for Vision Nashville L.L.C., owners.

**Resolution No. 99-352**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 46-83-U is given **APPROVAL OF A REVISION TO THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL (6-0)**. The following condition applies:

Prior to issuance of any building permits, 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. 46-83-U**  
Fairfield Inn (Airport Center)  
Map 108-1, Parcel 217  
District 14 (Stanley)

A request to revise the preliminary and final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the northwest corner of Airport Center Drive and Royal Parkway (1.98 acres), classified CS, to permit a 4 story, 93 room, 30,420 square foot hotel, requested by Barge, Waggoner, Sumner and Cannon, for Pineapple Management Services, owners.

**Resolution No. 99-353**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 46-83-U is given **APPROVAL OF A REVISION TO THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL (6-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, 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 grading permits, the applicant shall inspect and determine the size of the existing drainage pipe leading from the sinkhole on parcel 217 into the Airport Center Drive/Royal Parkway intersection and running down Royal Parkway to the connection with a 54 inch pipe. In the event the pipe is less than 48 inches in width, the applicant shall develop a solution to remedy the drainage

problem, and construct any improvements necessary prior to the issuance of any building permits for the hotel and any associated hotel amenities, subject to the review and approval of the Metropolitan Department of Public Works.

The pipe's inspection is necessary due to an inconsistency the Metropolitan Department of Public Works identified between a notation on this project's drainage plan and the master drainage plan for the Metropolitan Airport Center complex. This project's drainage plan indicated a 36 inch pipe beneath the Airport Center Drive/Royal Parkway intersection while the master drainage plan for the complex identifies a 48 inch pipe beneath this same intersection."

**PUD Proposal No. 46-83-U**  
Spring Hill Suites (Airport Center)  
Map 108-1, Parcel 68  
District 14 (Stanley)

A request to revise the preliminary and final for a phase of the Commercial (General) Planned Unit Development District located abutting the southwest margin of Royal Parkway and Airport Center Drive (4.14 acres), classified CS, to develop a 6 story, 84,551 square foot, 150 unit hotel to replace the 4 story, 150 unit, 77,940 square foot motel, requested by the RBA Group, for Surpat Hotels, owners.

**Resolution No. 99-354**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 46-83-U is given **APPROVAL OF A REVISION TO THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL (6-0)**. The following condition applies:

Prior to the issuance of any building permits, 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. 98P-004G**  
Brandywine Harbor  
Map 54, Parcel 1  
District 11 (Wooden)

A request to revise the preliminary plan and for final approval for the Residential Planned Unit Development District abutting the northwest quadrant of Rising Sun Terrace and Willow Bough Lane (15.68 acres), classified RS30, to permit the development of 21 single-family lots, replacing 24 single-family lots, requested by Dale and Associates, for Herman E. Brown, Jr. and Susan O. Brown, owners.

**Resolution No. 99-355**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98P-004G is given **APPROVAL OF A REVISION TO THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL (6-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, 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, a PUD boundary plat and a final plat shall be recorded including the posting of any bond required for utilities, structure removal, site improvements and road improvements.

3. In conjunction with the submittal of the final plat, the private sewage grinder system shall be shown for each lot on the plat.”

**Request for Bond Extension**

Subdivision No. 98S-119G  
Hampton Hall, Section 2  
Phillips Builders, Inc., principal  
[Buildout is at 52%]

Located abutting both margins of Hillcrest Court, approximately 140 feet northeast of Hampton Hall Way.

**Resolution No. 99-356**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-119G, Bond No. 98BD-043, Hampton Hall, Section 2 in the amount of \$53,500 to 11/1/99 subject to submittal of a letter from the Frontier Insurance Company by 6/13/99 agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**

Subdivision No. 97S-410G  
Heritage Meadows, Phase 2  
B & P Developments, Inc., principal  
[Buildout is at 59%]

Located abutting the east margin of Andrew Jackson Parkway, approximately 300 feet northeast of Weber Road.

**Resolution No. 99-357**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-410G, Bond No. 97BD-067, Heritage Meadows, Phase 2 in the amount of \$22,000 to 12/31/99 subject to submittal of an amendment to the present Letter of Credit by 6/13/99 which extends its expiration date to 6/30/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**

Subdivision No. 97S-039G  
Lakeridge, Phase 3  
B & P Developments, Inc., principal  
[Buildout is at 74%]

Located abutting the northeast corner of Lakeridge Run, approximately 225 feet southeast of Lakeridge Pass.

**Resolution No. 99-358**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-039G, Bond No. 97BD-016, Lakeridge, Phase 3 in the amount of \$66,100 to 9/1/99 subject to submittal of an amendment to the present Letter of Credit by

6/13/99 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.**

**Request for Bond Extension**

Subdivision No. 93S-158U  
Rivers Edge, Section 2  
Southeastern Building Corporation, principal  
[Buildout is at 51%]

Located abutting both margins of Rivers Edge Drive and both margins of River Walk Drive.

**Resolution No. 99-359**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 93S-158U, Bond No. 97BD-092, Rivers Edge, Section 2 in the amount of \$55,500 to 11/30/99 subject to submittal of an amendment to the present Letter of Credit by 6/13/99 which extends its expiration date to 5/30/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**

Subdivision No. 97S-481U  
Rivers Edge, Section 3  
Southeastern Building Corporation, principal  
[Buildout is at 20%]

Located abutting the southeast margin of Jackson Downs Boulevard, approximately 100 feet northwest of Rivers Edge Drive.

**Resolution No. 99-360**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-481U, Bond No. 98BD-075, Rivers Edge, Section 3 in the amount of \$32,800 to 11/30/99 subject to submittal of an amendment to the present Letter of Credit by 6/13/99 which extends its expiration date to 5/30/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**

Subdivision No. 98S-098G  
Summit Run, Phase 2  
Summit Run LLC, principal  
[Buildout is at 70%]

Located abutting the northeast corner of Old Lebanon Dirt Road and Chandler Road.

**Resolution No. 99-361**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-098G, Bond No. 98BD-038, Summit Run, Phase 2 in the amount of \$47,500 to 10/1/99 subject to submittal of an amendment to the present Letter of Credit by 6/13/99 which extends its expiration date to 4/1/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Release**

Subdivision No. 97S-443G  
Windchase Subdivision

French River Development Company LLC, principal

Located abutting the northeast corner of John Hager Road and New Hope Road.

**Resolution No. 99-362**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 97S-443G, Bond No. 98BD-082, Windchase in the amount of \$2,000.”

**SUBAREA 10 (1994)**

**Zone Change Proposal No. 99Z-067U**  
Map 116-12, Parcel 102  
District 25 (Kleinfelter)

A request to rezone from R20 to R10 district property at 3806 Estes Road, approximately 600 feet north of Abbott Martin Road (2.67 acres), requested by Estes Glen Partners, appellants, for William S. Keane et ux, owners.

**Resolution No. 99-363**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-067U is **APPROVED (6-0)**:

**This property falls within the Subarea 10 Plan’s Residential Low Medium (RLM) policy calling for up to 4 units per acre. The R10 district is consistent with this policy and the area’s predominant development pattern averaging 3.5 units per acre.”**

**PUD Proposal No. 99P-004U**  
Estes Glen  
Map 116-12, Parcel 102  
District 25 (Kleinfelter)

A request for preliminary approval for a Planned Unit Development District located abutting the east margin of Estes Road, 620 feet north of Abbott Martin Road (2.67 acres), classified R20 and proposed for R10, to develop eight single-family lots, requested by Walter Davidson and Associates, for William S. Keane et ux, owners.

**Resolution No. 99-364**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 99P-004U is given **CONDITIONAL APPROVAL (6-0)**. The following conditions apply.

1. Prior to the issuance of any building permits, 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, a PUD boundary plat and a final plat shall be recorded including the posting of any bond required for utilities, structure removal, site improvements and road improvements.”

**Request for Bond Extension**

Subdivision No. 97S-303U  
Jarman Property, Section 1  
WLB-Brighton, LLC, principal  
[Buildout is at 0%]

Located abutting the south margin of Brighton Road, opposite Leonard Avenue.

**Resolution No. 99-365**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-303U, Bond No. 98BD-018, Jarman Property, Section 1 in the amount of \$28,500 to 4/15/2000 subject to submittal of an amendment to the present Letter of Credit by 6/13/99 which extends its expiration date to 10/15/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**  
Subdivision No. 94S-315U  
Whitworth, Phase 3, Section 1  
Lake Whitworth LLC, principal  
[Buildout is at 85%]

Located abutting the northwest corner of Woodlawn Drive and Compton Road.

**Resolution No. 99-366**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 94S-315U, Bond No. 94BD-093, Whitworth, Phase 3, Section 1 in the amount of \$22,000 to 9/1/99 subject to submittal of an amendment to the present Letter of Credit by 6/13/99 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.**”

**SUBAREA 1 (1997)**

**Zone Change Proposal No. 99Z-063G**  
Map 15, Parcel 29  
District 1 (Patton)

A request to rezone from AR2a to RS40 district property at 7500 Wilkinson Road, abutting the north margin of Morgan Road (71.79 acres), requested by E. Wayne Winters, appellant, for E. G. Winters et ux, owners.

**Resolution No. 99-367**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-063G is **APPROVED (6-0)**:

**This property falls within the Subarea 1 Plan’s Natural Conservation (NC) policy calling for protection of the area’s steep hillsides and permitting up to 4 units per acre. The RS40 district is consistent with this policy and the established single-family zoning pattern to the southwest.”**

**Request for Bond Extension**

Subdivision No. 98S-067G  
Chase Pointe, Section 3  
Jean Spain, principal  
[Buildout is at 40%]

Located abutting both margins of Chasepoint Place, approximately 110 feet southwest of Jordyn Leigh Court.

**Resolution No. 99-368**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-067G, Bond No. 98BD-008, Chase Pointe, Section 3 in the amount of \$18,000 to 4/1/2000 subject to submittal of an amendment to the present Letter of Credit by 6/13/99 which extends its expiration date to 10/1/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**

**SUBAREA 2 (1995)**

**Request for Bond Extension**

Subdivision No. 98S-274U  
Briley Parkway Business Center, Section 1  
NWI Warehouse Group, L.P., principal

Located abutting the northeast corner of Brick Church Lane and I-24, approximately 476 feet west of Brick Church Pike.

**Resolution No. 99-369**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-274U, Bond No. 90BD-004, Briley Parkway Business Center, Section 1 in the amount of \$20,350 to 4/15/2000 subject to submittal of an amendment to the present Letter of Credit by 6/13/99 which extends its expiration date to 10/15/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**

Subdivision No. 96S-386G  
Minton Subdivision  
Intermedia Cable, principal  
[Buildout is at 0%]

Located abutting the east margin of Old Dickerson Pike, opposite Lowes Lane.

**Resolution No. 99-370**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96S-386G, Bond No. 97BD-035, Minton Subdivision in the amount of \$1,800 to 5/1/2000.”

**Request for Bond Extension**

Subdivision No. 94S-399G

Northfork Industrial Park  
Northfork Properties, Inc., principal

Located abutting the west margin of Dickerson Pike and the east margin of the CSX Transportation Railroad.

**Resolution No. 99-371**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 94S-399G, Bond No. 94BD-046, Northfork Industrial Park in the amount of \$28,000 to 5/15/2000 subject to submittal of an amendment to the present Letter of Credit by 6/13/99 which extends its expiration date to 11/15/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**SUBAREA 3 (1998)**

**Subdivision Proposal No. 99S-175U**  
Batson Acres  
Map 49, Part of Parcel 56  
District 1 (Patton)

A request for final plat approval to create three lots located between Clarksville Pike and Buena Vista Pike, south of Dry Fork Road (3.15 acres), classified within the RS15 District, requested by Jack B. and Carolyn M. Batson, owners/developers, Land Surveying, Inc., surveyor.

**Resolution No. 99-372**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-175U, Batson Acres, is **APPROVED (6-0).**”

**PUD Proposal No. 205-73-U**  
Monticello Drive Residential PUD  
Map 71-1, Parcels 86, 151, 152 and 153  
Map 71-5, Parcels 242, 243 and Part of Parcel 18  
District 2 (Black)

A request to cancel a 24 unit undeveloped Residential Planned Unit Development District, located abutting the west margin of Monticello Drive, opposite Avondale Circle (2.25 acres), classified RS7.5, requested by MDHA, owner of parcels 151 and 152 on map 71-1.

**Resolution No. 99-373**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 205-73-U is given **APPROVAL FOR CANCELLATION (6-0)**. The following condition applies:

Concurrence of the PUD cancellation by the Metropolitan Council.”

**Request for Bond Extension**  
Subdivision No. 98S-186U  
Chateau Valley, Phase 2  
Chateau Associates, Ltd., principal  
[Buildout is at 20%]

Located abutting the southwest terminus of Chateau Valley Drive and the southwest terminus of Chateau Valley Lane.

**Resolution No. 99-374**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-186U, Bond No. 98BD-052, Chateau Valley, Phase 2 in the amount of \$52,000 to 6/15/2000 subject to submittal of a letter from the Reliance Insurance Company by 6/13/99 agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**SUBAREA 4 (1998)**

**Subdivision Proposal No. 99S-192G**

Laemmle-Janson Subdivision  
Map 34-6, Parcel 45  
District 10 (Garrett)

A request for final plat approval to subdivide one lot into two lots abutting the southwest margin of Myatt Drive, approximately 1,380 feet southeast of Gallatin Pike (6.32 acres), classified within the CS District, requested by Quality Recycling Specialists, Inc., owner/developer, Volunteer Surveying, surveyor.

**Resolution No. 99-375**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-192G, Laemmle-Janson Subdivision, is **APPROVED SUBJECT TO A BOND OF \$38,000.00 (6-0).**”

**Request for Bond Extension**

Subdivision No. 97S-348G  
Nashwood Park  
The Norsouth Corporation, principal  
[Buildout is at 50%]

Located abutting the south margin of North Dupont Avenue, approximately 400 feet west of Rio Vista Drive.

**Resolution No. 99-376**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-348G, Bond No. 98BD-030, Nashwood Park in the amount of \$115,000 to 4/6/2000.”

**SUBAREA 6 (1996)**

**Zone Change Proposal No. 99Z-068G**

Map 114, Parcels 183 (.83 acres), 184 (.97 acres),  
and 184.01 (1.07 acres)  
Map 128, Parcels 59 (.44 acres) and 60 (.40 acres)  
District 23 (Crafton)

A request to rezone from R20 to RM4 district properties at 553 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 1,300 feet south of Tolbert Road (3.71 acres), requested by G. Kelly Ginn, appellant, for Hermitage Properties, owners.

**Resolution No. 99-377**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-068G is **APPROVED (6-0)**:

**These properties fall within the Subarea 6 Plan's Natural Conservation (NC) policy calling for up to 4 units per acre and protection of the area's steep hillsides. The RM4 district is consistent with this policy and the area's predominant zoning pattern."**

**PUD Proposal No. 97P-019G**

Trace Creek Center of Pasquo (formerly Pasquo Plaza)  
Map 155, Parcel 124  
District 35 (Lineweaver)

A request to revise the final plan of the Commercial (General) Planned Unit Development District located abutting the south margin of State Highway 100, opposite Collins Road (10.41 acres), classified RS40, approved for a 81,700 square foot retail center, to reconfigure retail space with no change in square footage and to eliminate 24 parking spaces, requested by Barge, Waggoner, Sumner and Cannon, for Kroger Limited Partnership, owner.

**Resolution No. 99-378**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-019G is given **CONDITIONAL APPROVAL OF A REVISION TO THE FINAL PLAN (6-0)**:

Prior to the issuance of any building permits, 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."

**Request for Bond Extension**

Subdivision No. 96S-294G  
Mountain View, Section 1  
Centex Real Estate Corporation, principal  
[Buildout is at 46%]

Located abutting both margins of Traceway Drive and both margins of Deer Estate Drive.

**Resolution No. 99-379**

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96S-294G, Bond No. 97BD-058, Mountain View, Section 1 in the amount of \$61,000 to 5/15/2000 subject to submittal of a letter from the Safeco Insurance Company of America by 6/13/99 agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification."**

**Request for Bond Extension**

Subdivision No. 98S-059G  
Mountain View, Section 2  
Centex Real Estate Corporation, principal  
[Buildout is at 32%]

Located abutting both margins of Frontier Lane, approximately 250 feet west of Marc Drive.

**Resolution No. 99-380**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-059G, Bond No. 98BD-035, Mountain View, Section 2 in the amount of \$123,000 to 4/15/2000 subject to submittal of a letter from the Safeco Insurance Company of America by 6/13/99 agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**

Subdivision No. 98S-111G

Riverside, Phase 4-B

Rochford Realty & Construction Co., Inc., principal

[Buildout is at 11%]

Located abutting the west margin of Old Harding Pike and the south margin of Morton Mill Road.

**Resolution No. 99-381**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-111G, Bond No. 98BD-090, Riverside, Phase 4-B in the amount of \$212,720 to 3/1/2000 subject to submittal of an amendment to the present Letter of Credit by 6/13/99 which extends its expiration date to 9/1/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Release**

Subdivision No. 97S-426G

River Plantation, Section 11, Phase 1-A

Haury & Smith Contractors, Inc., principal

Located approximately 142 feet south of Sawyer Brown Road, approximately 867 feet northeast of Old Harding Pike.

**Resolution No. 99-382**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 97S-426G, Bond No. 98BD-074, River Plantation, Section 11, Phase 1-A in the amount of \$75,600.”

**SUBAREA 7 (1994)**

**Request for Bond Release**

Subdivision No. 151-78-U

Hillcrest Center

Storage Partners of Nashville, principal

Located abutting the east margin of Lelleyett, approximately 220 feet south of Charlotte Pike.

**Resolution No. 99-383**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 151-78-U, Bond No. 98BD-058, Hillcrest Center in the amount of \$11,000.”

**SUBAREA 9 (1997)**

**Mandatory Referral Proposal No. 99M-057U**  
White Castle Easement Abandonment  
Map 93-9, Parcel 100  
District 19 (Sloss)

A request from the Department of Water Services to abandon an old sanitary sewer easement on property owned by White Castle System, Inc.

**Resolution No. 99-384**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 99M-057U."

**SUBAREA 11 (1993)**

**Subdivision Proposal No. 99S-186A**  
H. G. McNabb, Reserve Parcel  
Map 119-13, Parcel 250  
District 16 (Graves)

A request to remove the reserve status from one parcel abutting the north margin of McIver Street, approximately 124 feet east of Louise Drive (.30 acres), classified within the R8 District, requested by Karen D. Baugh, owner/developer.

**Resolution No. 99-385**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-186A, H. G. McNabb, Reserve Parcel, is **APPROVED WITH A CONDITION THAT A FINAL PLAT BE SUBMITTED AND RECORDED (6-0).**”

**Zone Change Proposal No. 99Z-059U**  
Map 118-15, Part of Parcel 9  
District 33 (Turner)

A request to rezone from IWD to CS district a portion of property at 114 Powell Place, approximately 240 feet south of Powell Avenue and 400 feet east of Powell Place (1.8 acres), requested by Tennessee Development Company, appellant/ owner.

**Resolution No. 99-386**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-059U is **APPROVED(6-0):**

**This property falls within the Subarea 11 Plan’s Commercial Mixed Concentration (CMC) policy calling for office, commercial, and higher density residential uses around the 100 Oaks Mall between Thompson Lane and Armory Drive. The CS district is consistent with this policy and the emerging**

**zoning pattern to the east. The CS district is also appropriate for the remainder of this area on the south side of Powell Avenue.”**

This concluded the items on the consent agenda.

#### **SUBAREA 10 (1994)**

**Zone Change Proposal No. 99Z-026U**  
Council Bill No. O99-1610  
Map 103-16, Parcels 12-15, 22-28, 68-90,  
92-94, 117 and 121  
Map 116-4, Parcels 1, 13 and 188  
District 25 (Kleinfelter)

A council bill to apply the Neighborhood Conservation Overlay District on properties along both margins of Kimpalong Avenue and Ensworth Avenue (28.71 acres), requested by the Metropolitan Historical Commission for various owners.

Ms. Regen stated this item has been referred back to the Planning Commission by Council to review an alternative that was proposed at the Council public hearing.

Councilmember David Kleinfelter explained the compromise, how it was worked out and asked the Commission for approval.

Mr. Irwin Venick, representing the neighborhood association, spoke in favor of the overlay district.

Mr. Steven Iler spoke in opposition to the proposal and expressed his concerns for the property owners that do not want to give up their property rights for an overlay district and questioned the authenticity of petitions in favor of the overlay district

Mr. Emmons Hicks Woolwine, III, spoke in opposition to the overlay district and stated this is a misuse of the Zoning Code.

Mr. Robert Rutherford, representing MBA, stated MBA reluctantly accepted the amended proposal. They get most of what they want and are willing to compromise, but this is a misuse of the Zoning Ordinance and may set a bad precedent.

Mr. Harris Gilbert stated there had been zoning issues and compromises for 30 years between the two area schools and the neighborhood and they have worked out pretty well and that he hoped the Commission accepts this compromise.

Ms. Neilson stated she appreciated Councilmember Kleinfelter working with the neighborhood and MBA to reach this compromise and that she would be in favor of the overlay.

Mr. Maneir stated he felt this was appropriate because a compromise had been reached and that is the best answer to these types of situations.

Mr. Small concurred with what Mr. Manier had said.

Mr. Cochran stated he felt the zoning changes were made to protect historical neighborhoods and not for the purpose of stopping expansion of other permitted uses. Therefore, he felt the overlay should not be applied.

Vice Chairman Lawson agreed with Mr. Cochran and stated he had a feeling that an application was being used for very specific purposes that are not land use purposes.

Mr. Garrett pointed out that MBA likely would be required to seek further zoning approvals for its expanding campus, either through submitting plans to codes review staff, or by seeking approval from the Board of Zoning Appeals. Mr. Garrett stated to those present that much of the controversy and compromise surrounding this conservation overlay was the result of accommodating both the existing residential neighborhood and MBA, an institution allowed in the residential zoning district. Therefore, he stated it is the expectation of the Planning Commission that all parties, MBA as well as the surrounding residential neighborhood, would work together to accommodate the expansion plans so long as they are consistent with the provisions of the zoning ordinance.

Mr. Small moved and Ms. Nielson seconded the motion, which carried, with Vice Chairman Lawson and Mr. Cochran in opposition, to approve the following resolution:

**Resolution No. 99-387**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-026U is **APPROVED (4-2) as amended with a revised boundary excluding homes along Woodlawn Drive and Brighton Avenue:**

**The revised boundary protects the residential neighborhood and provides for the reasonable expansion of Montgomery Bell Academy. It also recognizes the different character of the homes along Woodlawn Drive by excluding them from the district. The Historic Zoning Commission staff determined that the majority of these properties contain historically contributing structures and that a significant majority of property owners (over 80%) are in support of the Neighborhood Conservation Overlay District (NCOD)."**

**SUBAREA 5 (1994)**

**Mandatory Referral Proposal No. 99M-048U**

Closure of Alley 773

Map 72-13, Parcels 198, 199, 201, 369, 372, 376 and 447

District 7 (Campbell)

A request to close a portion of Alley No. 773 beginning at its southern intersection with McClurkan Avenue (between parcels 198 and 199) running to the southern property line of parcel 376 located south of Strouse Avenue, requested by Thomas Balls, for Nashville Auto-Diesel College, appellant.

Ms. Regen stated staff is recommending disapproval of this alley closure. The Nashville Auto Diesel College is asking to close this alley between McClurkan Avenue and Strouse Avenue as well as a 175 feet of the alley south of Strouse Avenue to Douglas. Staff recommends approval of closure of the portion of the alley between McClurkan and Strou but not between Strouse and Douglas because it would prevent trash pickup for the commercial businesses along Gallatin Pike. Public Works has indicated it is opposed to closing any portion of the alley.

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

**Resolution No. 99-388**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVED (6-0) closing a portion of Alley 773 between McClurkan and Strouse Avenues, but DISAPPROVED closing any portion of the alley south of Strouse Avenue** Proposal No. 99M-048U."

**SUBAREA 11 (1993)**

**Mandatory Referral Proposal No. 99M-022U**  
Council Bill No. O99-1619  
Valeria Street Closure  
Map 119-2, Parcels 219, 253 and 270  
District 16 (Graves)

A council bill to close a 150 foot unbuilt portion of Valeria Street, directly west of the Valeria Court/Sterling Boone Drive intersection, requested by Wallace E. Mitchell. (Easements are to be retained).

Ms. Regen stated this item had come back to the Commission from Council because of automatic approval from a lack of a quorum for the March 8, 1999 agenda. The problem with this closure is a land locked parcel but the applicant intends to submit a plat to bring the parcel out with frontage on Sterling Boon Drive but that has not been submitted and until it has staff is recommending disapproval.

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

**Resolution No. 99-389**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **DISAPPROVES (6-0)** Proposal No. 99M-022U **since closure of this unbuilt street will landlock parcel 253.**"

**SUBAREA 14 (1996)**

**Subdivision Proposal No. 99S-171U (Public Hearing)**  
Dogwood Place  
Map 85-11, Parcel 105  
District 14 (Stanley)

A request for preliminary approval for eight lots abutting the northeast corner of Lebanon Pike and Wellington Square (3.08 acres), classified within the RS10 District, requested by Orlin J. and Margit Prosser, owners/developers, James L. Terry and Company, surveyor. (Deferred from meeting of 4/29/99).

This proposal meets all the preliminary subdivision requirements and staff is recommending approval.

Mr. James Terry, surveyor, stated he was in favor of the proposal and asked the Commission for approval.

Mr. Gary Wisnowski stated he was not opposed to this project but expressed concerns regarding drainage and the loss of trees because of road widening.

Mr. Browning stated there would be no widening of the road and the drainage would be addressed on the final plat.

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

**Resolution No. 99-390**

**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-171U is **APPROVED (6-0); PUBLIC HEARING CLOSED.**”

**SUBAREA 3 (1998)**

**Subdivision Proposal No. 98S-276U (Public Hearing)**  
Drake’s Run Subdivision (Revised)  
Map 58, Parcel 71  
Map 58-11-A, Parcels 1-8, 22-26 and 40-42  
District 1 (Patton)

A request for preliminary approval for 37 lots abutting the west margin of Drakes Branch Road, approximately 406 feet north of Kings Lane (18.15 acres), classified within the RS15 District, requested by SHH, LLC, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor. (Deferred from meeting of 4/29/99).

Mr. Calleja stated this applicant has requested a two week deferral. There has been a meeting with the residents that own the reserve parcels and there are several of the residents that are interested in working out an arrangement with the developer regarding the reserve parcels.

No one was present to speak at the public hearing.

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

**SUBAREA 7 (1994)**

**Subdivision Proposal No. 99S-181U (Public Hearing)**  
Philip Earl Estates  
Map 91-9, Parcels 27 and 28  
District 22 (Hand)

A request for preliminary approval for four lots abutting the northeast corner of Robertson Avenue and Vernon Avenue (.80 acres), classified within the R8 District, requested by Willard Earl and Phillip E. Colgan, owner/developers, John J. O’Connor, surveyor.

Mr. Calleja stated the staff report indicated staff was recommending disapproval; however, the applicant has submitted a revised subdivision plan that meets comparability and staff is now recommending approval.

Mr. Willard Colgan, property owner, asked the Commission for approval.

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

**Resolution No. 99-391**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-181U is **APPROVED (6-0); PUBLIC HEARING CLOSED.**”

**SUBAREA 12 (1997)**

**Request for Bond Extension**

Subdivision No. 97S-133G  
Stone Creek Park, Section 1-C  
Gillespie Land Development LLC, principal  
[Buildout is at 93%]

Located abutting the south margin of Stone Run Drive, opposite Holt Branch.

Mr. Calleja stated staff is recommending disapproval of the bond release and requests authorization for collection of the security on September 15, 1999, if final paving and sidewalks are not complete.

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

**Resolution No. 99-392**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the request for extension of a performance bond for Subdivision No. 97S-133G, Bond No. 97BD-098, Stone Creek Park, Section 1-C in the amount of \$25,950 and authorizes collection of the security unless final paving and sidewalks are completed by 9/15/99.”

**SUBAREA 1 (1997)**

**Request for Bond Extension**

Subdivision No. 96S-409G  
Chase Pointe, Section 2  
Jean Spain, principal  
[Buildout is at 75%]

Located abutting the west margin of Union Hill Road and both margins of Chasepoint Place.

Mr. Calleja stated staff is recommending disapproval for the bond extension and requests authorization for collection on September 1, 1999, if final paving and sidewalks are not complete.

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

**Resolution No. 99-393**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the request for extension of a performance bond for Subdivision No. 96S-409G, Bond No. 97BD-023, Chase Pointe, Section 2 in the amount of \$24,500 and authorizes collection of the security unless final paving and sidewalks are completed by 9/1/99.”

**SUBAREA 8 (1995)**

**Subdivision Proposal No. 99S-159U**  
Dr. O. H. Menees Subdivision, Lot 34 and  
Long and Ashworth's Subdivision  
Map 92-2, Parcel 104  
District 21 (McCallister)

A request for final plat approval to consolidate two lots into one lot abutting the southeast margin of Jefferson Street, approximately 225 feet northeast of 27<sup>th</sup> Avenue North (.39 acres), classified within the CN District, requested by Midwestern G, Inc., owner/developer, Thornton and Associates, Inc., surveyor

Mr. Calleja stated staff is recommending approval with a variance from the right-of-way requirements in the Subdivision Regulations. The applicant is requesting a final plat to consolidate two lots into one. The property fronts on Jefferson Street, which is currently a 50 foot right-of-way. The Subdivision Regulations state that any commercial lot that fronts on a street, that street must have 50 feet of right-of-way. However, this is in a redevelopment area and because of streetscapes and lighting and no plans to widen Jefferson Street, staff is recommending approval.

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

**Resolution No. 99-394**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-159U, a request for final plat approval to consolidate two lots into one lot abutting the southeast margin of Jefferson Street, approximately 225 feet northeast of 27<sup>th</sup> Avenue North (.39 acres), classified within the CN District, requested by Midwestern G, Inc., owner/developer, Thornton and Associates, Inc., surveyor is **APPROVED WITH A VARIANCE TO SECTION 2-6.2.1D OF THE SUBDIVISION REGULATIONS (6-0).**”

**SUBAREA 12 (1997)**

**PUD Proposal No. 97P-033U**  
Greenwood Subdivision  
Map 162, Parcels 93, 167 and 233  
District 31 (Alexander)

A request to amend the preliminary plan of the undeveloped Residential Planned Unit Development District located abutting the west margin of Old Hickory Boulevard, 700 feet south of Bell Road (7.06 acres), classified R10, to eliminate a stub-out street to the north, requested by Dale and Associates, for George W. Jones, Jr. et ux and Mt. View LLC, owners.

Ms. Regen stated this proposal was before the Commission a year ago for removal of a stub out street and the Commission recommended disapproval of that. Staff is recommending disapproval of this request to amend this PUD to eliminate the stub out street because by allowing for that stub out street to parcel 177 it would eliminate another street connection to Old Hickory Boulevard.

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

**Resolution No. 99-395**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Proposal No. 97P-033U is given **DISAPPROVAL (6-0):**

**This plan proposes to eliminate the stub-out street to parcel 177 shown on the preliminary plan. This stub-out street would allow parcel 177 to develop in the future without an additional street connection to Old Hickory Boulevard.”**

**SUBAREA 13 (1996)**

**PUD Proposal No. 28-79-G**

Cambridge Forest  
Map 149, Parcel 319  
District 28 (Hall)

A request to amend the Residential Planned Unit Development District located abutting the west margin of Rural Hill Road and the south margin of Pebble Creek Drive (132.47 acres), classified R15, to eliminate of the continuation of a proposed collector road through the undeveloped portion of the PUD and its proposed connection with Pebble Creek Drive, and to reconfigure six single-family lots, while maintaining the same number of lots, requested by Anderson-Delk and Associates, for Double M Partners, owners.

Ms. Regen stated this is an amendment to a preliminary PUD. A portion of the 3,900 foot road has been completed to collector street standards. Now the applicant is asking for the remaining portion of this road to not be built to collector street standards and then to terminate in a cul-de-sac and with 6 reconfigured lots. Staff is recommending disapproval.

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

**Resolution No. 99-396**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Proposal No. 28-79-G is given **DISAPPROVAL (6-0):**

**This amendment eliminates an approved access point and terminates a collector road already partially constructed called Bridgecrest Drive. Terminating this road will provide one ingress/egress for 458 residences which presents a public safety concern. If the proposed remaining project entrance at Rural Hill Road and Bridgecrest Drive were blocked during an emergency, there would be no other way to evacuate residents or get equipment and personnel to assist residents. By terminating Bridgecrest Drive and creating a cul-de-sac at the terminus, this street’s length of 3,900 feet would violate the Subdivision Regulations’ maximum length of 750 feet for a cul-de-sac street.”**

Ms. Nielson moved and Mr. Cochran seconded the motion, which carried unanimously to defer the following items until the May 27, 1999 meeting:

**SUBAREA 12 (1997)**

**Subdivision Proposal No. 99S-185U**

Giesecke Subdivision  
Map 160-7, Parcel 25  
District 33 (Turner)

A request for final plat approval to subdivide one parcel into two lots abutting the north margin of Hill Road, approximately 1,185 feet west of Overton Road (3.25 acres), classified within the R40 District, requested by Hans C. Giesecke, owner/developer, John Kohl and Company, surveyor.

**Zone Change Proposal No. 99Z-061G**

Map 180, Parcels 17 (10.9 acres), 38 (4.4 acres),  
44 (7.10 acres), 61 (3 acres), 62 (9.65 acres),  
70 (5 acres) and 71 (3.01 acres)  
Map 180, Part of Parcels 60 (4.96 acres)  
67 (1.92 acres) and 69 (17.5 acres)  
Map 181, Parcel 113 (4.77 acres)  
District 31 (Alexander)

A request to rezone from AR2a to RS10 district properties at 1041, 1065, 1042, and 1026 Redmond Court, and 6461, 6547, and 6549 Holt Road and Holt Road (unnumbered), approximately 600 feet east of Redmond Lane (72.21 acres), requested by Batson and Associates, appellants, for W. M. Smiley et ux, Bobby G. Taylor et ux, Rick Alcalá et ux, Sean Wyman Doyle et ux, John H. Parker et ux, Frank Hagewood Jr. et ux, and Kenneth R. Schott et ux, owners.

**Zone Change Proposal No. 99Z-066G**

Map 182, Part of Parcels 41 (8 acres) and 42 (38.72 acres)  
District 31 (Alexander)

A request to rezone from AR2a to RS10 district a portion of properties at 13905 and Route 1 Old Hickory Boulevard, approximately 1,000 feet east of Pettus Road (46.72 acres), requested by Dorris Barnes, appellant, for Robert J. Lenard and Diana R. Schuyler, owners.

**SUBAREA 14 (1996)**

**Zone Change Proposal No. 99Z-054U**

Map 62, Parcel 71  
District 15 (Dale)

A request to rezone from R15 to CL district property at 2791 Pennington Bend Road, approximately 900 feet north of Pleasant Green Road (.41 acres), requested by Mark and Kelly Morris, appellants/owners, for Metropolitan Government NE Power Board, owner.

**Zone Change Proposal No. 99Z-055U**

Map 84-15, Parcel 11.01  
District 15 (Dale)

A request to rezone from RS20 to RM9 district property at Selma Avenue (unnumbered), approximately 400 feet west of Fairway Drive (4.85 acres), requested by W. H. Dorris and R. B. Huffine, appellants, for Hugh W. Entekin, trustee.

**SUBAREA 8 (1995)**

**Subdivision Proposal No. 99S-182U**

Metrocenter, Tracts 8C, 8D and 8E  
Map 70-16, Parcels 2 and 25  
District 20 (Haddox)

A request for final plat approval to subdivide two parcels into three lots abutting the northeast margin of French Landing Drive, approximately 350 feet southeast of Athens Way (6.57 acres), classified within the IWD District, requested by MetroCenter Holdings, Inc., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

**OTHER BUSINESS:**

1. FY 1999 Third Quarter Work Program and Budget Status Report.
2. Legislative Update.

**PLATS PROCESSED ADMINISTRATIVELY**

April 30, 1999 through May 13, 1999

- |                 |   |
|-----------------|---|
| <b>96S-432U</b> | <b>Commodore Products; First Revision</b><br>revised the shape and location of a drainage easement            |
| <b>97S-202U</b> | <b>Grandview Heights; Resubdivision of Lot 1, First Revision</b><br>reconfigured and interior lot line        |
| <b>98S-342G</b> | <b>Walden Woods: Phase One, First Revision</b><br>added an easement for a sign                                |
| <b>98S-439U</b> | <b>A and H Subdivision</b><br>platted one deeded parcel into two lots   |
| <b>99S-177U</b> | <b>Bordeaux Library Subdivision</b><br>recorded one lot   |
| <b>99S-190G</b> | <b>Hampton Hall; Section One, Resubdivision of Lot 45 and Open Space</b><br>reconfigured an interior lot line |
| <b>99S-195G</b> | <b>Rivergate Station; Phase 5, Section 2, Resubdivision of Lot 4A</b><br>consolidated two lots into one       |

**ADJOURNMENT:**

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 2:25 p.m.

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Chairman

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Secretary

Minute Approval:  
This 27<sup>th</sup> Day of May, 1999