

**MINUTES  
OF THE  
METROPOLITAN PLANNING COMMISSION**

Date: July 22, 1999  
Time: 1:00 p.m.  
Place: Howard Auditorium

**Roll Call**

**Present:**

James Lawson, Chairman  
Frank Cochran  
Tonya Jones  
William Manier  
Ann Nielson  
Vicki Oglesby  
Douglas Small

**Absent:**

Mayor Philip Bredesen  
Tim Garrett, Councilmember  
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  
Jimmy Alexander, Planning Technician II

**Community Plans Division:**

Jerry Fawcett, Planning Division Manager

**Advance Planning & Research:**

John Boyle, Planning Division Manager  
Preston Elliott, Planner II  
Michelle Kubant, Planner I  
Paige Watson, Planner I

**Others Present:**

Jim Armstrong, Public Works  
Nicole Rodrigue, Legal Department

Chairman Lawson called the meeting to order.

**ADOPTION OF AGENDA**

Ms. Carrington announced the following changes.

98P-007U should be 40.5 acres, District 32, Jenkins  
99S-252G is a request for both preliminary and final plat approval  
98S-223U has been withdrawn

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

**ANNOUNCEMENT OF DEFERRED ITEMS**

At the beginning of the meeting, staff listed items requested for deferral as follows:

- 98P-007U        Final plat deferred two weeks, by applicant.
- 215-76-G        Deferred two weeks, by applicant.
- 99M-106G        Deferred indefinitely, by applicant.
- 99S-278U        Deferred two weeks, by applicant.
- 92P-009G        Deferred two weeks, by applicant.
- 99S-273U        Deferred indefinitely, by applicant.

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

**APPROVAL OF MINUTES**

Ms. Oglesby moved and Mr. Cochran seconded the motion, which unanimously passed to approve the minutes of the regular meeting of July 8, 1999.

Ms. Jones arrived at 1:10, at this point in the agenda.

**RECOGNITION OF COUNCILMEMBERS**

Councilmember Kleinfelter requested a six weeks deferral on PUD Proposal No.31-86-P.

**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-263U**

Sterling Oaks, Phase 2  
Map 172, Part of Parcel 3  
District 32 (Jenkins)

A request for final plat approval to create 35 lots abutting the north terminus of Sterling Oaks Drive, approximately 930 feet north of Cloverland Drive (14.68 acres), classified within the RS20 Residential Planned Unit Development District, requested by Pulte Homes of Tennessee, LLC, owner/developer, S and A Surveying, Inc., surveyor.

**Resolution No. 99-602**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-263U, a request for final plat approval to create 35 lots abutting the north terminus of Sterling Oaks Drive, approximately 930 feet north of Cloverland Drive (14.68 acres), classified within the RS20 Residential Planned Unit Development District, requested by Pulte Homes of Tennessee, LLC, owner/developer, S and A Surveying, Inc., surveyor, is **APPROVED SUBJECT TO A BOND OF \$256,000.00 (7-0).”**

**Zone Change Proposal No. 99Z-103G**

Map 173, Parcel 43  
District 31 (Alexander)

A request to change from AR2a to RS10 district property abutting the north margin of Pettus Road (54.16 acres), between Blue Hole Road and Old Hickory Boulevard, requested by Joe McConnell, appellant, for Daisy C. Gossett, owner.

**Resolution No. 99-603**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Proposal No. 99Z-103G is **APPROVED (7-0):**

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

**Mandatory Referral Proposal No. 99M-107U**

Council Bill No. O99-1780  
Contract for Utility Construction  
District 25 (Arriola)

A council bill authorizing the Metropolitan Government to enter into Utility Contract No. 5423 with the State of Tennessee, Department of Transportation, for the construction of certain utilities, said construction being necessary as part of State Project No. CM-NHE-255 (5), I9084-2233-54 involving SR-255 (Harding Place) with SR 11 (Nolensville Road) Intersection (Metro Project Nos. 98-SG-172 and 98-WG-119).

**Resolution No. 99-604**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-107U.”

**Mandatory Referral Proposal No. 99M-108U**

Council Bill No. 099-1781

Contract for Utility Construction

Subarea 12 (1997)

Districts 30 (Hollis) and 32 (Jenkins)

A council bill authorizing the Metropolitan Government to enter into Utility Contract No. 5424 with the State of Tennessee, Department of Transportation, for the construction of certain utilities, said construction being necessary as part of State Project No. CM-STP-I 1(23), 19028-2233-54 involving SR-11 (Nolensville Road) with Tusculum Road Intersection (Metro Project Nos. 98-SG-175 and 98-WG-120).

**Resolution No. 99-605**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-108U."

**Request for Bond Extension**

Subdivision No. 93S-225G

Williamsport, Section 2

Barry Construction Company, Inc., principal

[Buildout is at 21%]

Located abutting the southwest corner of Cloverland Drive and Saddlewood Drive.

**Resolution No. 99-606**

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 93S-225G, Bond No. 98BD-081, Williamsport, Section 2 in the amount of \$50,000 to 6/30/2000 subject to submittal of an amendment to the present Letter of Credit by **8/22/99** which extends its expiration date to 12/30/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**"

**SUBAREA 14 (1996)**

**Subdivision Proposal No. 99S-224G**

Brandywine Harbor

Map 54, Parcel 1

District 11 (Wooden)

A request for final plat approval to create 21 lots abutting the northwest margin of Rising Sun Terrace, approximately 285 feet southwest of Willow Bough Lane (15.49 acres), classified within the RS30 Residential Planned Unit Development District, requested by Herman E. and Susan L. Brown, Jr., owners/developers, Dale and Associates, surveyor. (Deferred from meetings of 6/10/99 and 7/8/99).

**Resolution No. 99-607**

"**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-224G, is **APPROVED SUBJECT TO A BOND OF \$333,600.00 (7-0).**"

**Subdivision Proposal No. 99S-276G**

Brookside Park, Phase 1  
Map 76, Part of Parcel 1  
District 11 (Wooden)

A request for final plat approval to record 17 units abutting the east margin of Tulip Grove Road, approximately 125 feet north of Chandler Road (3.81 acres), classified within the RM4 District, requested by Larry Powell Builders, Inc., owner/developer, MEC, Inc., surveyor.

**Resolution No. 99-608**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-276G, is **APPROVED (7-0).”**

**PUD Proposal No. 148-74-U**

Century City Plaza (East)  
Map 107, Parcel 121 and Part of Parcel 11  
District 15 (Dale)

A request to revise the preliminary plan for a phase of the Commercial (General) Planned Unit Development District located abutting the southwestern terminus of Century Boulevard and the north margin of Interstate 40, classified ORI (11.73 acres), to replace two undeveloped outparcels, approved with four (4) office buildings totaling 186,000 square feet of office space with three office buildings totaling 110,000 square feet of office space and for final approval for a two story, 50,000 square foot office building, requested by Dale and Associates and Bullock and Partners, for Gaedeke Holinas, Ltd., Century Capital Investors N, L.P., and McGavock Associates, Ltd., owner.

**Resolution No. 99-609**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Proposal No. 148-74-U is given **APPROVAL OF A REVISION TO THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL OF A PHASE (7-0)**. 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 subdivision plat shall be recorded and bonds shall be posted for any necessary public improvements.”

**Request for Bond Release**

Subdivision No. 97S-039G  
Lakeridge, Phase 3  
B & P Developments, Inc., principal

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

**Resolution No. 99-610**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 97S-039G, Bond No. 97BD-016, Lakeridge, Phase 3 in the amount of \$66,100.”

**Request for Bond Release**  
Subdivision No. 97S-091G  
Chesney Glen, Section 3  
Phillips Builders, Inc., principal

Located abutting both margins of Chesney Court, approximately 120 feet west of Chesney Glen Drive.

**Resolution No. 99-611**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 97S-091G, Bond No. 97BD-032, Chesney Glen, Section 3 in the amount of \$14,000.”

**Request for Bond Release**  
Subdivision No. 98S-097G  
Old Hickory Business Park  
Hickory Investors, J.V., principal

Located abutting the southwest margin of Robinson Road, opposite Bridgeway Avenue.

**Resolution No. 99-612**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 98S-097G, Bond No. 98BD-067, Old Hickory Business Park in the amount of \$90,000.”

**SUBAREA 13 (1996)**

**Zone Change Proposal No. 99Z-100U**  
Map 163, Parcel 139  
District 28 (Hall)

A request to change from AR2a to RM20 District property at 2932 Baby Ruth Lane, approximately 725 feet north of Mt. View Road (2.02 acres), requested by Shelia Bollinger, appellant, for Michael G. and Sheila T. Bollinger, owners.

**Resolution No. 99-613**

“BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-100U is **APPROVED (7-0)**:

**This property falls within the Subarea 13 Plan’s Residential Medium High (RMH) policy calling for 9 to 20 units per acre. The RM20 district is consistent with that policy and the area’s emerging zoning pattern.”**

**Zone Change Proposal No. 99Z-102G**  
Map 164, Parcels 74 (.43 acres), 77 (3.8 acres),

78 (2.38 acres), 79 (.47 acres), 80 (.58 acres),  
84 (1.35 acres), and 234 (.28 acres)  
Map 164, Part of Parcels 76 (1.5 acres) and 235 (.7 acres)  
District 29 (Holloway)

A request to change from CS to SCC District properties at 3500, 3524, 3556, 3560, 3566 Murfreesboro Pike, and Murfreesboro Pike (unnumbered), abutting the south margin of Mt. View Road and the north margin of Pin Hook Road (11.49 acres), requested by Pat McDonnell, appellant, for Kenneth E. and Annie Mansfield, Elzy D. Green, Jr., and E. D. Kilgrew et ux, owners.

**Resolution No. 99-614**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-102U is **APPROVED (7-0)**:

**These properties fall within the Subarea 13 Plan's unmapped neighborhood commercial policy. The SCC district is consistent with that policy. The SCC district is appropriate since these properties are ideally situated for a shopping center and it is consistent with the zoning proposed for the properties directly behind these parcels fronting on Murfreesboro Pike."**

**PUD Proposal No. 117-85-P**  
Crossgate Village  
Map 135, Parcel 396  
District 28 (Hall)

A request to revise the preliminary plan and for final approval of a phase of the Commercial (General) Planned Unit Development District located abutting the west margin of Murfreesboro Pike at Shumate Lane, classified R10 (.98 acres), to permit a 4,980 square foot retail use (Blockbuster Video), replacing a 4,500 square foot retail building on the approved plan, requested by Ragan-Smith Associates, for GBT Investments, owners.

**Resolution No. 99-615**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 117-85-P is given **APPROVAL OF A REVISION TO THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR A PHASE (7-0)**. 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. 96S-377U  
Peninsula Point, Section 2  
Butler Developers, LLC, principal  
[Buildout is at 61%]

Located abutting both margins of Waterford Way, approximately 150 feet east of Milbridge Road.

**Resolution No. 99-616**

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96S-377U, Bond No. 97BD-019, Peninsula Point, Section 2 in the amount of \$37,000 to 12/31/99 subject to submittal of an amendment to the present Letter

of Credit by **8/22/99** 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-080U  
Hamilton Crossings Business Park, Section 2  
CRT Hamilton Corporation, principal  
[Buildout is at 13%]

Located abutting the northwest corner of Hamilton Church Road and Murfreesboro Pike.

**Resolution No. 99-617**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-080U, Bond No. 98BD-102, Hamilton Crossings Business Park, Section 2 in the amount of \$34,250 to 6/30/2000 subject to submittal of an amendment to the present Letter of Credit by **8/22/99** which extends its expiration date to 12/30/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**

Subdivision No. 97S-148U  
Hickory Highlands Place, Phase 2  
Hickory Highlands, LLC, principal  
[Buildout is at 38%]

Located abutting the northwest margin of Highlander Drive, approximately 125 feet south of Highlander Court.

**Resolution No. 99-618**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-148U, Bond No. 98BD-056, Hickory Highland Place, Phase 2 in the amount of \$135,500 to 4/15/2000 subject to submittal of an amendment to the present Letter of Credit by **8/22/99** 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. 97S-254U  
J. C. Smith, Jr. Subdivision, Phase 1  
Volunteer Investments, Inc., principal  
[Buildout is at 50%]

Located abutting the east margin of Buena Vista Pike, south of Whites Creek Pike.

**Resolution No. 99-619**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-254U, Bond No. 98BD-022, J. C. Smith Jr. Subdivision, Phase 1 in the amount of \$13,750 to 5/26/2000.”

**Request for Bond Extension**

Subdivision No. 97S-469U  
Hunters Run, Section 3  
Butler Developers LLC, principal



[Buildout is at 44%]

Located abutting both margins of Streamfield Pass, approximately 95 feet east of Brass Oak Trace.

**Resolution No. 99-620**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-469U, Bond No. 98BD-059, Hunters Run, Section 3 in the amount of \$147,250 to 6/15/2000 subject to submittal of an amendment to the present Letter of Credit by **8/22/99** which extends its expiration date to 12/15/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**  
Subdivision No. 98S-193U  
Calumet, Phase 8  
James T. McLean, Sr., principal  
[Buildout is at 14%]

Located abutting the south terminus of Pleasant Colony Drive, approximately 270 feet south of Whirlaway Drive.

**Resolution No. 99-621**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-193U, Bond No. 98BD-050, Calumet, Phase 8 in the amount of \$6,500 to 3/31/2000 subject to submittal of an amendment to the present Letter of Credit by **8/22/99** which extends its expiration date to 9/30/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Release**  
Subdivision No. 96S-411U  
Cambridge Forest, Section 1  
Double M Partners, principal

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

**Resolution No. 99-622**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 96S-411U, Bond No. 97BD-022, Cambridge Forest, Section 1 in the amount of \$39,000.”

**Request for Bond Release**  
Subdivision No. 97S-408G  
Interchange City Industrial Park, Lot 1  
D & L Contractors, Inc., co-principal  
Interchange City Associates, Ltd., L.P. co-principal

Located abutting the west terminus of Teledyne Place, approximately 1,075 feet west of Heil Quaker Boulevard.

**Resolution No. 99-623**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 97S-408G, Bond No. 97BD-073, Interchange City Industrial Park, Lot 1 in the amount of \$186,000.”

**SUBAREA 6 (1996)**

**PUD Proposal No. 328-84-G**  
Bellevue Highlands  
Map 155, Parcel 82  
District 35 (Lineweaver)

A request for final approval of the Residential Planned Unit Development District located abutting the west margin of Old Harding Pike, 600 feet north of Magnolia Hills Drive, classified RS15 (23.81 acres), to develop 89 single-family lots, of which eight will be designated critical lots, requested by Walter Davidson and Associates, for Albert J. Kreitner et ux, for Torrey Homes, Inc., optionees. (Also requesting final plat approval).

**Resolution No. 99-624**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 328-84-G is given **CONDITIONAL FINAL PUD APPROVAL AND FINAL PLAT APPROVAL FOR PHASE 1 SUBJECT TO A BOND IN THE AMOUNT OF \$428,000.00 (7-0)**. 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. All critical lot plans shall be signed and stamped by a certified professional engineer at the time submitted to the Metro Planning Commission for review and approval. If upon review of the critical lot plan, the Planning Commission staff or Public Works staff determine that more detailed information is necessary, the applicant shall provide the appropriate information to staff.
3. Prior to the issuance of any building permits for any single-family lots, all road improvements on Old Harding Pike shall be constructed, approved and accepted by the Metro Traffic Engineer and Metro Public Works Department, including a southbound right-turn deceleration lane and a northbound left-turn lane on Old Harding Pike into the project site.
4. Prior to the issuance of any building permits, a final subdivision plat shall be recorded and bonds shall be posted for any necessary public improvements.”

**PUD Proposal No. 28-87-P**  
Boone Trace, Phase 5  
Map 126, Part of Parcel 137  
District 23 (Crafton)

A request to revise the preliminary plan and for final approval for Phase 5 of the Residential Planned Unit Development District located abutting the northern terminus of Boone Trace, 150 feet north of Trading Post Court, classified RS20, (14.91 acres), to permit 31 single-family lots, replacing 32 single-family lots, requested by Barge, Waggoner, Sumner and Cannon, for Fox Ridge Homes, Inc., owners.

**Resolution No. 99-625**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 28-87-P is given **APPROVAL OF A REVISION TO THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL OF PHASE 5 (7-0)**. 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 subdivision plat shall be recorded and bonds shall be posted for any necessary public improvements.”

**Request for Bond Extension**  
Subdivision No. 98S-251G  
The Marketplace  
JDN Development Company, Inc., principal  
[Buildout is at 60%]

Located abutting the north intersection of Charlotte Pike and River Road, approximately 1,000 feet west of Davidson Road.

**Resolution No. 99-626**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-251G, Bond No. 98BD-063, The Marketplace in the amount of \$1,183,500 to 1/15/2000 subject to submittal of a letter from American Casualty Company by **8/22/99** agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**SUBAREA 10 (1994)**

**Mandatory Referral Proposal No. 99M-110U**  
Council Bill No. O99-1783  
Kenner Avenue Sewer Easement Abandonment  
Map 116-8, Part of Parcel 26  
District 34 (Fentress)

A council bill authorizing the abandonment of a portion of a sewer easement encumbering the property of Map 116-8, Parcel 26, located at 195 Kenner Avenue.

**Resolution No. 99-627**

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-110U.”

**Mandatory Referral Proposal No. 99M-111U**  
Council Bill No. O99-1782  
Contract for Utility Construction  
Subarea 10 (1994)  
Districts 25 (Kleinfelter) and 34 (Fentress)

A council bill authorizing the Metropolitan Government to enter into Utility Contract No. 5425 with the State of Tennessee, Department of Transportation, for the construction of certain utilities, said construction being necessary as part of State Project No. CM-STP-3250 (2), 19958-2745-54 involving Woodmont Road with Estes Boulevard Intersection (Metro Project Nos. 98-SG-195 and 98-WG-129).

**Resolution No. 99-628**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-111U."

**SUBAREA 3 (1996)**

**Request for Bond Extension**

Subdivision No. 98S-006U  
Northside Station (Kroger)  
Kroger Company, principal

Located abutting the east margin of Clarksville Pike and the north margin of West Hamilton Avenue.

**Resolution No. 99-629**

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-006U, Bond No. 94BD-103, Northside Station (Kroger) in the amount of \$45,000 to 7/22/2000 subject to submittal of a letter from National Fire Insurance Company by **8/22/99** agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**"

**SUBAREA 9 (1996)**

**Mandatory Referral Proposal No. 99M-105U**

Austin's Hallmark Shop Awning Encroachment  
Map 93-2-3, Parcel 43  
District 19 (Sloss)

A request to construct a 7 foot tall, 19' 6" wide awning encroaching 3' over the public sidewalk at a height of 10 feet above the sidewalk for Austin's Hallmark Shop located at 246 5th Avenue North, requested by Scott Johnson of Identigraph Signs & Awnings, for W. L. Horn, Est., owner.

**Resolution No. 99-630**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-105U."

**SUBAREA 8 (1996)**

**Subdivision Proposal No. 99S-009U**

Granstaff Apartments, Resubdivision of Lot 2  
Map 70-15, Parcel 41 and Part of Parcel 43  
District 20 (Haddox)

A request for final plat approval to add a portion of a large tract into one lot located approximately 80 feet south of MetroCenter Boulevard and the north terminus of Middle Street (4.95 acres), classified within the R6 and RM40 Districts, requested by James W. Hickman, owner/developer, Crawford Land Surveyors, surveyor.

**Resolution No. 99-631**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-009U, is **APPROVED SUBJECT TO A BOND OF \$54,500.00 (7-0).**”

**SUBAREA 11 (1993)**

**Request for Bond Extension**  
Subdivision No. 97S-038U  
Trevecca Nazarene University  
Trevecca Nazarene University, principal

Located abutting the south margin of Murfreesboro Pike, opposite Express Parkway Drive.

**Resolution No. 99-632**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-038U, Bond No. 97BD-030, Trevecca Nazarene University in the amount of \$35,000 to 4/1/2000.”

**SUBAREA 2 (1995)**

**Request for Bond Extension**  
Subdivision No. 97S-382G  
Willow Trace  
Richard C. Binkley, principal  
[Buildout is at 39%]

Located between Dickerson Pike and Old Dickerson Pike, approximately 321 feet south of Campbell Road.

**Resolution No. 99-633**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-382G, Bond No. 98BD-083, Willow Trace in the amount of \$34,250 to 7/17/2000 subject to submittal of an amendment to the present Letter of Credit by **8/22/99** which extends its expiration date to 1/17/2001. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

This concluded the items on the consent agenda.

**SUBAREA 12 (1997)**

**PUD Proposal No. 98P-007U**  
Seven Springs  
Map 160, Parcels 44, 46, 47, 213 and 214  
District 31 (Alexander)

A request to revise the preliminary plan and for final approval for a phase of the Planned Unit Development located abutting the north margin of Old Hickory Boulevard opposite Cloverland Drive, classified OR20 (20.00 acres), to permit the development of a 1,029,000 square foot office, assisted living, and independent living facility, and for final approval for Phase 1: mass grading, partial utility construction and partial construction of two private entrance roadways, requested by Barge, Cauthen and Associates, for The Lamoureux Company, owners. (Also requesting final plat approval.)

Ms. Regen stated the staff was recommending approval of this final plan, in that it was consistent with the Preliminary PUD plan approved by Council. She reminded the Commission that it had disapproved the preliminary plan, because it did not call for the continuation of Trousdale Drive through this PUD even though it had been shown on the collector street plan since 1958 connecting to Old Hickory Boulevard and Cloverland Drive. The PUD plan approved by Council eliminates that connection.

Ms. Regen stated the request was for final PUD approval for final grading for the assisted living site within the PUD. She indicated the petitioner was also requesting final approval to do partial utility construction and partial construction of two private entrance drives into the development. Staff is recommending approval of the preliminary plan and for final PUD approval for Phase 1.

Ms. Regen stated the developer was originally showing private streets into this development but is now asking for approval with private drives. She indicated he may request revision of this plan back to private streets; at that time staff would not be in support of any variances to the Subdivision Regulations.

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

**Resolution No. 99-634**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98P-007U is given **APPROVAL TO REVISE THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR PHASE 1; FINAL PLAT DEFERRED BY APPLICANT (6-1)**. 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 Traffic Engineering sections of the Metropolitan Department of Public Works.
2. In conjunction with the submittal of any final PUD plan for any building phase, construction drawings shall be submitted for all of the following off-site traffic and circulation improvements for review and approval by the Metro Traffic Engineer, Planning Commission and Public Works Department:
  - An additional west-bound lane on Old Hickory Boulevard from the eastern edge of the property line to a point approximately 500 feet west of the secondary private access drive, meeting Metro Traffic Engineer specifications.
  - A right-turn lane on Old Hickory Boulevard onto Cloverland Drive meeting Metro Traffic Engineer specifications.
  - A left-turn lane on Cloverland Drive onto Old Hickory Boulevard meeting Metro Traffic Engineer specifications.

- Modifications to the existing traffic signal at the Old Hickory Boulevard/Cloverland Drive intersection meeting Metro Traffic Engineer specifications.
3. Prior to the issuance of any building permits for any building phase, all off-site traffic and circulation improvements noted in condition #2 above shall be constructed, approved, and accepted by the Traffic Engineer and Metro Public Works Department.
  4. Prior to the issuance of any building permits or in conjunction with any final PUD approval, a final subdivision plat shall be recorded and bonds shall be posted for any necessary public improvements.
  5. With this final PUD approval, 320 feet of the main private drive entrance and 280 feet of the secondary private drive entrance from Old Hickory Boulevard into the property shall be constructed as gravel drives. Gravel drives are required with this final PUD approval since drainage calculations and additional information about the detention ponds has not been submitted with this plan. These drives are not public or private streets; and therefore, are not required to meet public street standards.
  6. In conjunction with the submittal of any subsequent final PUD plans for any portion of this PUD, the applicant shall submit drainage calculations for all phases included in that plan or may submit calculations for the entire PUD project.”

**Request for Bond Extension**

Subdivision No. 97S-006U  
 Farokh Fani Property  
 Farokh Fani, principal  
 [Buildout is at 100%]

Located abutting the north margin of Bell Road, approximately 3,700 feet southwest of Blue Hole Road.

Mr. Calleja stated some testing must be finalized on the water and sewer system before it can be dedicated to Water Services. Staff is in favor of the extension.

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

**Resolution No. 99-635**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-006U, Bond No. 97BD-039, Farokh Fani Property in the amount of \$12,000 to 10/22/99 subject to submittal of an amendment to the present Letter of Credit by **8/1/99** which extends its expiration date to 4/22/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**SUBAREA 14 (1996)**

**Mandatory Referral Proposal No. 99M-102U**

Council Bill No. O99-1789  
 Closure of Portion of Stanley Street  
 Map 93-12, Parcels 13 and 119  
 Map 94-9, Parcels 24 and 92  
 District 15 (Dale)

A request to close a portion of Stanley Street under the Nashville and Eastern Railroad, requested by Councilmember Roy Dale. (Easements are to be abandoned).

Ms. Regen stated this proposal is to close a portion of Stanley Street which runs beneath the railroad tracks owned by Nashville Eastern Railroad. This is a one way street, which has a horizontal width of approximately 13 feet of pavement and a vertical clearance of approximately 14 feet. Staff is recommending disapproval of this closure because Stanley Street is needed to provide access to and from this large industrial area, utilities are within this right-of-way and should not be covered over by filling in the underpass, and no petition is on file with the abutting property owners' signatures agreeing to the closure.

A two day traffic analysis performed by an engineering company for the railroad found that approximately 318 vehicles per day used this underpass and that 50% of those were tractor/trailer.

Mr. Cochran stated that having regulated railroads as a Public Service Commissioner for 18 years, the Nashville Eastern Railroad is a private railroad owned by individuals but the State of Tennessee provides \$500,000 to \$1,000,000 per year to these private railroads for upkeep of their tracks and bridges. That railroad could be made to fix that bridge.

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

**Resolution No. 99-636**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **DISAPPROVES (7-0)** Proposal No. 99M-102U:

**Stanley Street serves as a critical transportation link to the industrial warehousing businesses located between Lebanon Pike and the Cumberland River. The closure would require tractor-trailers to travel further west or east for access to Lebanon Pike via Driftwood Avenue or Fesslers Lane. No traffic analysis has been provided addressing the ±320 vehicles using Stanley Street today and what the impacts would be on the transportation network, particularly those other intersections, in this area if it were closed. In addition, no petition has been filed with the bill bearing the signatures of abutting property owners agreeing to the proposed closure, as required. No plan has been submitted addressing the relocation of utilities or easements for the 2" gas line, 8" and 12" sewer lines and the 75" sewer tunnel which lie within the area proposed for closure."**

**SUBAREA 13 (1996)**

**Subdivision Proposal No. 99S-282G (Public Hearing)**

Kendall Park Subdivision  
Map 135, Parcel 254  
Map 135-15, Parcel 3  
Map 149, Parcels 61, 62 and 63  
Map 149-3, Parcels 9 and 16  
District 28 (Hall)

A request for preliminary approval for 60 lots abutting the northeast margin of Murfreesboro Pike, approximately 35 feet south of Brooksboro Pike (17.32 acres), classified within the R10 District, requested by Crosland, Patton, Smith, LLC, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Mr. Calleja stated this applicant has requested a two week deferral because they are redesigning the subdivision so it will not have access to Murfreesboro Pike.

Mr. Ira Stone and Ms. Jan Rasook, bordering property owners, expressed concerns regarding restrictive covenants, square footage requirements, property depreciation, congestion, endangered animals and the deletion of access to Murfreesboro Pike and threats by the developer to build cheap duplexes.



Chairman Lawson explained the restrictive covenants and square footage requirements for the homes were not governed by the Planning Commission.

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

#### **SUBAREA 6 (1996)**

##### **Subdivision Proposal No. 99S-252G (Public Hearing)**

Harpeth Valley Office Park  
Map 127, Parcel 85  
District 23 (Crafton)

A request for preliminary and final approval to subdivide one parcel into 12 lots abutting the northeast corner of George E. Horn Road and Harpeth Valley Road (5.94 acres), classified within the OL District, requested by Edward M. Polk, Jr. et al, owners, Hart-Freeland-Roberts, Inc., surveyor. (Deferred from meeting of 7/8/99).

Mr. Calleja stated staff is recommending approval of the preliminary and final plat with a bond in the amount of \$123,000. The applicant is proposing a 12 lot office park with a 420 foot cul-de-sac. There are no interconnections from the surrounding residential area because of topography and dissimilar land use.

No one was present to speak at the public hearing.

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

##### **Resolution No. 99-637**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-252G, is **APPROVED SUBJECT TO A BOND OF \$123,000; PUBLIC HEARING CLOSED (7-0).”**

##### **Mandatory Referral Proposal No. 99M-104G**

Council Bill No. O99-1790  
Closure of Hooten Hows Road  
Map 141, Parcels 3 and 93  
District 23 (Crafton)

A council bill to close a portion of Hooten Hows Road from its terminus to the eastern edge of parcel 93 on tax map 141, located west of Highway 70, requested by Robert L. King for Bellevue Community Church, Inc., abutting owner. (Easements are to be retained).

Ms. Regen stated staff was previously concerned about a piece of property being land locked, but since the staff report was written, the applicant has consolidated the properties and will have access off of Highway 70. Staff is now recommending approval.

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

##### **Resolution No. 99-638**

**"BE IT RESOLVED** by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-104G:

**The previously landlocked parcel 3 has been provided access to a public street (Hwy. 70) through the consolidation of parcel 73 on tax map 141 and parcel 268 on tax map 127 with parcel 4 on tax map 141 through the Metro Assessor’s Division of Assessment.”**

**Request for Bond Extension**

Subdivision No. 92S-113G  
Boone Trace, Section 2  
Fox Ridge Homes, Inc., principal  
[Buildout is at 96%]

Located abutting both margins of Boone Trace and both margins of Daniel Trace.

Mr. Calleja stated staff is recommending disapproval of this request for bond extension because buildout is at 96%. The applicants have indicated to staff they feel they can get the project completed within the amount of time the bond is still active.

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

**Resolution No. 99-639**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the request for extension and authorizes collection of a performance bond for Subdivision No. 92S-113G, Bond No. 96BD-058, Boone Trace, Section 2 in the amount of \$45,000 unless stormwater drainage facilities, final paving and sidewalks are completed by 10/22/99.”

**Request for Bond Extension**

Subdivision No. 98S-077G  
Somerset Farms, Phase 4, Section 4  
Raymond Zimmerman, principal  
[Buildout is at 87%]

Located abutting both margins of Summerview Court, approximately 85 feet southeast of Somerset Farms Circle.

Mr. Calleja stated staff is recommending disapproval of this request for extension and authorization for collection of the performance bond because buildout is at 87%. The bond amount covers roads, drainage and water and sewer facilities. Staff requested authorization to collect on the bond if work is not completed by September 1, 1999.

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

**Resolution No. 99-640**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the request for extension and authorizes collection of a performance bond for Subdivision No. 98S-077G, Bond No. 98BD-037, Somerset Farms, Phase 4, Section 4 in the amount of \$152,962 unless stormwater drainage facilities, final paving and sidewalks are completed by 9/1/99.”

**SUBAREA 10 (1994)**

**Subdivision Proposal No. 99S-283A**

Bowlingate, Lot 6  
Map 117-5-A, Parcel 6  
District 25 (Kleinfelter)

A request to amend the rear setback line from 20 feet to 15 feet on a lot abutting the north margin of Bowlingate Lane, approximately 364 feet west of Bowling Lane (.22 acres), classified within the Residential Planned Unit Development District, requested by John A. Gupton, III et ux, owners/developers.

Mr. Calleja stated this PUD was approved in 1986 with an underlying zoning of RS20, which requires a 20 foot setback. Staff is recommending disapproval. Currently the house sits within the setback lines. The applicant is proposing to add two additions, both of which go into the setback 5 feet. Staff is concerned with granting a variance because there is no hardship with the land and that if a variance is granted it could set a precedent.

Ms. Nielson moved to disapprove.

Mr. John Gupton, property owner, was represented by Mr. Tom White who informed the Commission all surrounding homeowners and the homeowners association had written letters in favor of this proposal. This addition would not be seen from the street. The reason for this request is because his son was injured in an automobile accident and was disabled. There is no hardship on the land. The hardship is on the occupant.

Mr. Small stated Mr. Gupton had answered all the questions he had and all the surrounding homeowners had agreed to this along with the homeowners association. He recognized this change would open up the opportunity to expand the setbacks in the rest of the PUD but that should be controlled by the homeowners association.

Ms. Nielson withdrew her motion for disapproval and stated these were extenuating circumstances.

Mr. Manier stated the record should show the extenuating circumstances.

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

**Resolution No. 99-641**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-283A, is **APPROVED (7-0). The Commission stated the setback variance was justified by a physical disability of a resident of the structure, rather than a unique feature of the lot and therefore, granting of the setback variance should not establish any precedent for similar variances on other properties within Bowlingate.”**

**PUD Proposal No. 31-86-P**  
Whitworth, Phase 3, Section 3  
Map 104-14-G, Parcel 314  
District 25 (Kleinfelter)

A request to revise a portion of the preliminary plan for a Residential Planned Unit Development District located abutting the north margin of Woodlawn and the west margin of Compton Road, to remove a 10 inch PVC drainage pipe shown on the preliminary plan, but never installed to divert water for stormwater management, requested by Barge, Waggoner, Sumner and Cannon, for Clements-Bartosh Interests, LLC.

Chairman Lawson stated this is the item Councilmember Kleinfelter requested the 6 weeks deferral for.

Mr. Cochran moved and Ms. Nielson seconded the motion, which carried unanimously, to defer this matter for 6 weeks.

**SUBAREA 4 (1998)**

**Subdivision Proposal No. 99S-265G**

Anderson Estates, Resubdivision of Lot 1 of Tract 14  
Map 43-10, Parcel 29  
District 9 (Dillard)

A request for final plat approval to subdivide one lot into three lots abutting the northwest corner of North Dupont Avenue and Scalf Drive (.64 acres), classified within the RS7.5 District, requested by B.L.C. Investments, Inc., owner/developer, J. Franklin and Associates, surveyor.

Mr. Calleja stated staff is recommending disapproval of this subdivision because it does not meet comparability in the Subdivision Regulations. The lot size is 0.8 acre too little, and the lot frontages are 26 to 15 feet deficient of the minimum of 101feet.

Mr. Oliver Dale and Mr. Lee Putnam explained their plans and stated this was a problem area. The proposed new homes would better the area and that it would be difficult to recover their money if only two houses were allowed.

Mr. Cochran stated there were several lots in that area that were not any larger than these would be if they were subdivided into the three lots.

Mr. Browning explained the Subdivision Regulations required lots meet comparability within a 300 foot radius.

Ms. Nielson asked if the comparability area could be expanded.

Mr. Manier stated that even if this were reduced to a two lot subdivision there would still be a need for a variance to the regulations and the general spirit of the regulations should be retained. If the regulations are in error they need to be revised but if not they should be followed. Extreme variations lead to still further variations. This situation should be declined with a recommendation they come back with two lots and the Commission might be inclined to act favorably.

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

**Resolution No. 99-642**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-265G, is **DISAPPROVED (7-0).”**

**SUBAREA 3 (1996)**

**Subdivision Proposal No. 97S-014U (Public Hearing)**

Forest Vale Subdivision  
Map 59, Parcel 49  
District 1 (Patton)

A request for preliminary and final approval for seven lots abutting the northeast corner of Briley Parkway and Buena Vista Pike, opposite Beal's Lane (3.52 acres), classified within the R15 District, requested by Howard Fisher, owner/developer, H & H Land Surveying, Inc., surveyor.

Mr. Calleja stated the applicant has requested a two week deferral. They are working with Public Works to deal with some storm drainage problems. This piece of property is on a major creek and there is a portion of these lots that are in the floodway.

Ms. Ruby Green spoke in opposition to this proposal and expressed concerns regarding drainage and building homes so close to Whites Creek.

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

#### **SUBAREA 9 (1996)**

**Mandatory Referral Proposal No. 99M-103U**  
Bennie Dillon Awning Encroachment  
Map 93-5-2, Parcel 13  
District 19 (Sloss)

A request to install 12 window awnings (7 awnings on 7th Avenue North and 5 awnings on Church Street) encroaching 4 feet and over the public sidewalk at a height of 9 feet above the sidewalk and 1 doorway awning facing Church Street and encroaching about 7'6" over the public sidewalk at a height of 9 feet above the sidewalk for 700 Church Street, requested by C. Dewees Berry of Bass, Berry & Sims PLC, for Post-Amerus Bennie Dillon, L.P., owner.

Ms. Regen stated that at this point the applicant is requesting to have the awnings on Church Street only approved because of some utility electrical vaults on 7<sup>th</sup> Avenue which are precluding the awnings from extending out over the public right-of-way. Staff is recommending approval for the awnings on Church Street only.

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

**Resolution No. 99-643**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES 99M-103U, awnings on Church Street and DEFERRED awnings on 7<sup>th</sup> Avenue North (7-0) at the request of the applicant.**"

#### **SUBAREA 7 (1996)**

**Zone Change Proposal No. 99Z-101U**  
Map 103-4, Parcel 162  
District 24 (Johns)

A request to change from CN to MUL district property at 132 46th Avenue North, approximately 100 feet south of Utah Avenue (.20 acres), requested by Daniel M. Tidwell Jr., appellant, for Steven Michael Slayton, owner.

Ms. Regen stated this request is to rezone to Mixed Use Limited a small market that has been zoned Neighborhood Commercial since 1974. Staff is recommending disapproval of MUL zoning because the policy in this area is residential medium and the intent is not to go to a major concentration of mixed use or commercial uses. Ms. Regen stated staff would have supported Mixed Use Neighborhood, and told the applicant, but he declined to ask for the MUN district.

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

**Resolution No. 99-644**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-101U is **DISAPPROVED (7-0)**:

**This property falls within the Subarea 7 Plan's Residential Medium (RM) policy calling for 4 to 9 units per acre. By permitting moderately intensive mixed-used development, the MUL district does not implement residential policy for this single-family and two-family neighborhood. The MUN or CN districts would be appropriate since it would recognize the long-term use of this property as a small convenience store and would restrict any future commercial use to a neighborhood scale."**

**SUBAREA 5 (1994)**

**Zone Change Proposal No. 99Z-086U**

Council Bill No. 099-1748

Map 72-11, Parcels 341 (.25 acres), 342 (.15 acres),  
343 (.18 acres) and 344 (.15 acres)

District 7 (Campbell)

A council bill to change from R6 to RM6 district properties at Rebecca Street (unnumbered), abutting the south margin of Harding Street (.73 acres), requested by Harold Thompson, appellant, for First Baptist Church of South Inglewood, owners.

Ms. Regen stated this a council bill and the public hearing has been held. The bill was amended from RM15 to RM6 and referred back to the Planning Commission. As the Commission may recall this is the church that wants to build a family center. Last time this was before the Commission staff was in opposition to the RM15 zoning because that exceeded the land use policy in the area. The staff remains concerned that even RM6 zoning is inconsistent with the zoning pattern. There is no RM6 in this immediate area. Staff is not in support of the RM6 because it is not consistent with the zoning pattern.

Mr. Manier stated the staff report mention the fact this is an ongoing problem with churches and their willingness or desire to provide further services in connection with their primary purpose. It makes good sense these are thing that the Commission might want to encourage. This may be a cohesive neighborhood effort and perhaps it should be looked at, but that may not address this particular submission.

Ms. Regen stated staff was looking at analyzing this and maybe doing some sort of text amendment in November. Staff's concern is that when these types of separate parcels are developed it does not necessarily have to be used by the church and could be sold to another owner. Staff is not opposed to the concept of having assisted living within a church use. Rezoning could set a precedent for someone who is not doing assisted living to propose multi family with apartments, and in this area that is not what the subarea plan is calling for.

Mr. Small stated that in this situation and the Morning Star Church situation the church and community were different in their opinions. When Morning Stare first made their presentation this Commission was very compassionate about it, but when they came back for the second presentation there was much community opposition. In this current situation the church has a vision of how they are going to minister, but are only one land owner in a whole community.

Mr. Cochran stated he had a serious problem with churches going into business such as putting in assisted living care facilities. They are not putting people in assisted living care areas and taking care of those people. They are looking to draw social security money, Medicare money. They are going into business and competing with private enterprise on property that is tax exempt. This city is full of tax exempt property and it is not the job of a church to go into business for profit making.

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

**Resolution No. 99-645**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-086U is **DISAPPROVED (7-0)**:

**These properties fall within the Subarea 5 Plan's Residential Medium (RM) policy calling for 4 to 9 units per acre. While the density of the RM6 district is consistent with the Subarea 5 Plan's Residential Medium (RM) policy, the multi-family uses permitted in that district are not consistent with this predominantly single-family and duplex area."**

**OTHER BUSINESS:**

1. Presentation of the proposed Trip Reduction Ordinance project sponsored by the Metropolitan Planning Organization. (Deferred from meeting of 7/8/99).

Mr. John Palm, Gresham Smith Partners, explained how the Trip Reduction Ordinance project had been developed and how implementation would take place for the City of Franklin. It was pointed out the recommendations could be used by several of the cities within the transportation region.

2. Staff presentation of the Corridor Planning Manual. (Deferred from meeting of 7/8/99).

Ms. Watson stated the purpose of the presentation is to provide an overview and to request endorsement of the Corridor Planning Manual, developed by staff not as a prescriptive document but as a planning tool for studying corridors throughout the county.

The manual's objectives are twofold. One is to evaluate the interaction between land use, both existing and planned, and the transportation system that serves it. With a corridor study, this analysis can be done in greater detail than would be allowed with a subarea or county planning study. The second objective is to coordinate public and private interests during the planning process to devise strategies for corridor enhancement.

Corridors are classified as urban (typically, pedestrian oriented/buildings are closer to the street/higher intensity of development along the corridor), suburban (more automobile-driven), or rural. The intent of the corridor analysis process is to determine whether corridors, or segments of corridors, should be urban, suburban or rural in character as growth occurs. The process will enable the Planning Commission to plan future land use along and near corridors in a way that will support the kind of corridor desired. As examples, the Commission may encourage more density and intensity near to corridors or segments of

corridors that are programmed to be urban in character. Thus, more pedestrian use and relatively less automobile use of the corridor can be expected. In suburban areas, higher vehicular usage can be expected, but land use development, particularly commercial development, can be planned in clusters or nodes, and can be planned in more efficient and attractive ways. Land use can be timed to preserve the rural nature of certain corridors where premature urbanization is not needed nor desirable.

Ms. Nielson moved and Mr. Manier seconded the motion, which carried unanimously, to endorse the concept of the Corridor Planning Manual as a planning tool.

3. Set August 19, 1999 as the public hearing date for amending the Major Street Plan as it relates to linking Trousdale Drive to Old Hickory Boulevard.

Ms. Nielson moved and Mr. Cochran seconded the motion to set the public hearing date for September 2, 1999 for amending the Major Street Plan as it relates to linking Trousdale Drive to Old Hickory Boulevard and any other amendments that need to be addressed.

4. Promotional contracts for Preston Elliott, Debbie Frank, Michelle Kubant and Paige Watson.

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

**Resolution No. 99-646**

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the promotional contracts for Preston Elliott, Debbie Frank, Michelle Kubant and Paige Watson for one year from August 1, 1999 through July 31, 2000.

5. Legislative update.

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

**PLATS PROCESSED ADMINISTRATIVELY**

July 8, 1999 through July 21, 1999

- |                 |  |
|-----------------|--|
| <b>99S-193U</b> | <b>VANDERBILT UNIVERSITY, Lot 1</b><br>One lot into two lots   |
| <b>99S-231G</b> | <b>VILLAGE of OLD HICKORY, Section B,</b><br><b>Resubdivision of Lots 245 and 246</b><br>Minor interior lot line shift |
| <b>99S-257U</b> | <b>SEVEN OAKS, Section 1 and 2, Lots 1 and 2</b><br>Minor interior lot line shift                                      |
| <b>99S-258G</b> | <b>STOCKTON SUBDIVISION</b><br>Plats one deeded parcel   |



99S-275U

**METROPOLITAN INDUSTRIAL PARK, Phase 2, Section 22,  
Resubdivision of Lot 10 Revises joint access easement**

**ADJOURNMENT:**

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 3:40 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

Minute Approval:  
This 5<sup>th</sup> day of August, 1999