

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: September 30, 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
Marilyn Warren

Absent:

Mayor Bill Purcell

Others Present:

Executive Office:

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

Current Planning & Design Division:

Theresa Carrington, Planning Division Manager
Michael Calleja, Planner III
Jennifer Regen, Planner III
John Reid, Planner II
Robert Leeman, Planner I
Andrew Wall, Planning Technician I

Community Plans Division:

Jerry Fawcett, Planning Division Manager
Cynthia Lehmbeck, Planner III
Debbie Frank, Planner II
Anita McCaig, Planner I

Advance Planning & Research:

John Boyle, Planning Division Manager
Michelle Kubant, Planner II

Paige Watson, Planner II

Others Present:

Jim Armstrong, Public Works
Leslie Shechter, Legal Department

Chairman Lawson called the meeting to order.

ADOPTION OF AGENDA

Ms. Carrington announced the following changes to the agenda:

- 98S-345U-14 Larkwood, should read - classified within the CS District and Commercial PUD District.
- 99Z-018T Has been withdrawn.
- 99Z-132G-03 Has been withdrawn.
- 99Z-134G-13 Has been withdrawn.
- 88P-054G-13 Has been withdrawn.

Under Other Business – a report on the Long Range Transportation Plan should be added.

Mr. Small moved and Ms. Warren 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:

- 99S-376G-06 Deferred two weeks, by applicant.
- 99Z-133G-06 Deferred indefinitely, by applicant.
- 94P-025G-06 Deferred indefinitely, by applicant.
- 74-73-G-14 Deferred two weeks, by applicant.
- 28-87-P-06 Final Plat deferred indefinitely, by applicant.
- 51-87-P-12 Deferred indefinitely, by applicant.
- 97P-030G-06 Deferred indefinitely, by applicant.

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

APPROVAL OF MINUTES

Mr. Manier moved and Ms. Nielson seconded the motion, which unanimously passed, to approve the minutes of the regular meeting of September 16, 1999.

RECOGNITION OF COUNCILMEMBERS

Councilmember Vic Lineweaver requested a public hearing be set for the Subarea 6 Plan Amendment request.

ADOPTION OF CONSENT AGENDA

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

SUBDIVISIONS AND BOND PROPOSALS

98S-345U-14

Larkwood, Resubdivision of Lots 1, 4 and 5
Map 108-1, Parcels 2, 3 and 4
Subarea 14 (1996)
District 15 (Loring)

A request for final plat approval to consolidate three lots into two lots and abandon easements abutting the northwest corner of Shacklett Drive and Claridge Drive (3.01 acres), classified within the CS District and Commercial PUD District, requested by Executive Travel and Parking, LLC and Red Roof Inns, owners/developers, Dale and Associates, surveyor. (Deferred indefinitely from meeting of 3/18/99).

Resolution No. 99-791

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-345U-14, is **APPROVED (8-0).”**

99S-332G-14

River Trace Estates, Phase 2, Section 6
Map 52, Part of Parcel 9
Subarea 14 (1996)
District 15 (Loring)

A request for final plat approval to create 46 lots abutting the east terminus of Cain Harbor Drive, approximately 95 feet east of Steamboat Drive (15.56 acres), classified within the RS10 Residential PUD District, requested by George T. Hicks and J. E. Cain, owners/developers, Dale and Associates, surveyor. (Deferred from meetings of 9/2/99 and 9/16/99).

Resolution No. 99-792

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-332G-14, is **APPROVED SUBJECT TO A BOND OF \$239,500.00 (8-0).”**

99S-341U-11

Gomer Subdivision
Map 118-8, Parcel 245
Subarea 11 (1993)
District 16 (McClendon)

A request for final plat approval to consolidate 13 lots, a closed alley and a portion of railroad property into one lot abutting the southeast corner of Newsome Street and Cruzen Street (3.75 acres), classified within the IWD District, requested by Jerry N. Gomer, owner/developer, John Kohl and Company, surveyor. (Deferred from meeting of 9/16/99).

Resolution No. 99-793

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-341U-11, is **APPROVED (8-0).”**

99S-364U-03
Yokley Subdivision
Map 71-1, Parcels 23 and 176
Subarea 3 (1998)
District 2 (Black)

A request for final plat approval to consolidate one parcel, one lot and part of one lot into one lot abutting the southwest corner of Yokley Road and Old Matthews Road (.42 acres), classified within the RS7.5 District, requested by Cynthia R. Jarrett and Joseph Garr, owners/developers, Volunteer Surveying, surveyor.

Resolution No. 99-794

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-364U-03, is **APPROVED (8-0).”**

99S-372G-06
Traceside, Section 9
Map 169, Parcels 128, 142, 144 and 145
Subarea 6 (1996)
District 35 (Lineweaver)

A request for final plat approval to create 28 lots abutting the west terminus of Meadow Ridge Circle and the south terminus of Timber Gap Drive (16.7 acres), classified within the RS20 Residential Planned Unit Development District, requested by Centex Homes, owner/developer, Ragan-Smith Associates, Inc., surveyor.

Resolution No. 99-795

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-372G-06, is **APPROVED SUBJECT TO A BOND OF \$311,000.00 (8-0).”**

Request for Bond Release
94S-316U
Whitworth, Phase 3, Section 2
Clements-Bartosh Interests, LLC, principal
Subarea 10 (1994)

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

Resolution No. 99-796

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the request for release of a performance bond for Subdivision No. 94S-316U, Bond No. 94BD-094, Whitworth, Phase 3, Section 2 in the amount of \$22,500.”

Request for Bond Extension
95S-030G
High Valley, Section 1
McCohen Development Corporation, trustee, principal
Subarea 10 (1994)
[Buildout is at 50%]

Located abutting the west margin of Oman Drive, approximately 2,676 feet northeast of Granny White Pike.

Resolution No. 99-797

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the request for extension of a performance bond for Subdivision No. 95S-030G, Bond No. 95BD-010, High Valley, Section 1 in the amount of \$38,750 to 12/30/99 subject to submittal of an amendment to the present Letter of Credit by **10/15/99** 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.**

ZONE CHANGE AND PUD PROPOSALS

99Z-112G-14

Map 75-6, Part of Parcel 150 (1.4 acres)
Subarea 14 (1996)
District 12 (Ponder)

A request to change from RM15 to OL district a portion of property at 4343 Lebanon Pike, opposite Monaco Drive (1.4 acres), requested by Bryce Powers of Barge, Waggoner, Sumner and Cannon, appellant, for McKendree Village, Inc., owner. (Deferred from meeting of 9/16/99).

Resolution No. 99-798

“BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-112G-14 is **APPROVED (8-0)**:

This property falls within the Subarea 14 Plan’s Commercial Arterial Existing (CAE) policy calling for office, commercial, and higher density residential uses. The OL district is consistent with CAE policy and the proposed 280-foot depth is appropriate at this specific location to accommodate a pedestrian walkway connection between existing housing facilities in McKendree Village. The OL district is also appropriate for the remaining stretch of Lebanon Pike up to Highland View Drive for a depth of 220 feet, consistent with the property lines of parcels 150 and 153 which line up with Weldon Drive to the south.”

67-75-G-14

McKendree Village
Map 75-6, Part of Parcel 150 (1.38 acres)
Subarea 14 (1996)
District 12 (Ponder)

A request to amend a portion of the Residential Planned Unit Development District located abutting the south margin of Highland View Drive and the east margin of Lebanon Pike (1.38 acres), classified RM15 and proposed for OL, to permit a 32,000 square foot outpatient clinic in the existing McKendree Village parking area, requested by Barge, Waggoner, Sumner and Cannon, for McKendree Village, Inc., owner. (Deferred from meeting of 9/16/99).

Resolution No. 99-799

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 67-75-G-14 is given **CONDITIONAL APPROVAL AS AN AMENDMENT (8-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, confirmation of preliminary 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. With any request for final approval, the applicant shall demonstrate compliance with the requirements of the Stormwater Management Ordinance.
3. Approval of the amended PUD plan for this outpatient clinic and zone change proposal number 99Z-112G-14 by the Metropolitan Council.”

67-75-G-14

Hermitage United Methodist Church (McKendree Village)
 Map 75-6, Parcel 3 and 153, and Part of Parcel 150
 Subarea 14 (1996)
 District 12 (Ponder)

A request to amend the existing Residential Planned Unit Development District located abutting the east margin of Lebanon Pike and the north margin of Belinda Drive to add Parcel 3 containing 0.3 acres east of the existing church, and to permit a 10,547 square foot addition to the existing church facility, classified RM15 and RS10, requested by Dale and Associates, for Hermitage United Methodist Church, owner.

Resolution No. 99-800

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 67-75-G-14 is given **CONDITIONAL APPROVAL AS AN AMENDMENT (8-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, confirmation of preliminary 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 or in conjunction with the submittal of any final PUD plan, the applicant shall record a revised PUD boundary plat.
3. Approval of the PUD amendment by the Metropolitan Council.”

99Z-119G-06

Map 128, Parcel 77 (5.31 acres)
 Map 142, Part of Parcel 343 (7.91 acres)
 Subarea 6 (1996)
 District 23 (Bogen)

A request to change from R20 and SCC districts to OL district properties at Old Hickory Boulevard (unnumbered), approximately 2,000 feet north of Highway 70 South (13.22 acres), requested by Jay Harris, appellant, for West Meade Fellowship, owner.

Resolution No. 99-801

“BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-119G-06 is **APPROVED (8-0)**:

These properties fall within the Subarea 6 Plan’s Retail Concentration Community (RCC) policy calling for community scale retail between 100,000 and 500,000 square feet. The OL district is consistent with RCC policy. The OL district is also a transition between the RCC policy along Old

Hickory Boulevard and the Natural Conservation (NC) policy to the west calling for protection of the area's steep hillsides and residential development at up to 4 units per acre."

28-81-G-06
Hickory Hills Village
Map 142, Part of Parcel 343
Subarea 6 (1996)
District 23 (Bogen)

A request to cancel a portion of the Commercial (General) Planned Unit Development District located abutting the west margin of Old Hickory Boulevard, approximately 800 feet north of Belle Forest Circle, classified SCC and proposed for OL (5.64 acres), approved for a 25,200 square foot church, requested by Crouch Engineering, for Robert E. Robeson, trustee, for West Meade Fellowship, owner.

Resolution No. 99-802

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 28-81-G-06 is given **CONDITIONAL APPROVAL TO CANCEL A PORTION OF THE PUD (8-0)**. The following conditions applies:

Approval by the Metropolitan Council of the cancellation."

99Z-135U-08
Map 92-3, Parcels 333 (.19 acres) and 334 (.40 acres)
Subarea 8 (1995)
District 19 (Wallace)

A request to change from RM20 to OR20 district properties at 1901 and 1909 Morena Street, approximately 200 feet east of 21st Avenue North (.59 acres), requested by Yvonne C. Brandon, appellant/owner.

Resolution No. 99-803

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-135U-08 is **APPROVED (8-0)**:

These properties fall within the Subarea 8 Plan's Mixed Use (MU) policy calling for a mixture of residential, institutional, and office uses south of Jefferson Street. The OR20 district is consistent with that policy and the Meharry Medical College master plan calling for medical office, institutional, and dormitory uses."

99Z-136U-13
Map 135, Part of Parcel 273 (44 acres)
Subarea 13 (1996)
District 27 (Sontany)

A request to change from AR2a to RS10 district a portion of property at 2215 Murfreesboro Pike, abutting the east margin of Franklin Limestone Road (44 acres), requested by Joe McConnell, appellant, for Karen R. Bennett and Frances Ransom, owners.

Resolution No. 99-804

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-136U-13 is **APPROVED (8-0)**:

This property falls within the Subarea 13 Plan’s Residential Low Medium (RLM) policy calling for up to 4 units per acre. The RS10 district is consistent with that policy and the Ransom Village PUD to the south averaging 3.7 units per acre.”

99Z-137U-04

Map 51-10, Part of Parcel 68 (1 acre)
Map 51-11, Parcels 75 (.46 acres), 76 (.46 acres)
and 77 (2.03 acres)
Map 51-14, Part of Parcels 9 (2.9 acres) and 10 (2.7 acres)
Subarea 4 (1998)
District 3 (Nollner)

A request to change from RS20 to R10 district properties at Lewis Road (unnumbered), 100, 1524, 1528, 1534 Saunders Avenue, and 302 Walton Lane, abutting the north margin of Walton Lane (9.6 acres), requested by Randy Caldwell of Ragan-Smith Associates, Inc., appellant, for Genell M. Wynn et al and Richard M. Ferguson et ux, owners.

Resolution No. 99-805

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-137U-04 is **APPROVED (8-0):**

These properties fall within the Subarea 4 Plan’s Residential Medium (RM) policy calling for 4 to 9 units per acre. The R10 district is consistent with low end of RM policy. Saunders Avenue is the boundary between the medium density multi-family developments to the west averaging 7.5 units per acre and the low density single-family neighborhood to the east at 2 units per acre.”

133-76-U-12

Cathey's School of Dance
Map 161, Parcel 182
Subarea 12 (1997)
District 31 (Knoch)

A request to revise the preliminary and for final approval for a portion of the Commercial Planned Unit Development District located abutting the south margin of Brentwood East Drive, 160 feet west of Nolensville Pike, classified SCR (0.93 acres), to add 1,200 square feet to an existing dance school and to expand the parking area, requested by Dale and Associates, for Cathy Turner, owner.

Resolution No. 99-806

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 133-76-U-12 is given **APPROVAL TO REVISE THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR A PORTION OF THE DEVELOPMENT (8-0).** 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.”

98-85-P-14

Lakeside PUD
Map 121, Parcel 74
Map 122, Parcel 6
Subarea 14 (1996)
District 13 (Derryberry)

A request to revise the preliminary plan of the undeveloped Residential Planned Unit Development District located abutting the east margin of Bell Road, 1,650 feet north of and opposite Pulley Road, classified RM9 (112.32 acres), to permit 312 townhomes, 245 single-family lots, and 290 apartments (847 total units), replacing 327 townhomes, 245 single-family lots and 290 apartment units (862 total units), requested by LDI Design, for Franklin Land Company, owner.

Resolution No. 99-807

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98-85-P-14 is given **CONDITIONAL PRELIMINARY APPROVAL (8-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, confirmation of preliminary 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. In conjunction with any application for final PUD approval, the applicant shall submit a geo-technical study to the Planning Commission and Public Works Department for review and approval. The study shall address the entire PUD development’s impact on the property’s sinkholes and drainage.
3. Prior to or in conjunction with the submittal of any final PUD plan, construction plans shall be submitted to the Planning Commission for a three-lane cross-section between Pleasant Hill Road and the proposed project driveway as required by the Traffic Impact Study. This design is needed to accommodate a left-turn lane on Bell Road into the project site and a left-turn lane on Bell Road onto Pleasant Hill Road.
4. Prior to the issuance of any Use and Occupancy permits, the three-lane cross-section required in condition #3 above shall be constructed by the developer, and inspected and accepted by the Metro Public Works Department.
5. Prior to the issuance of any building permit for the 59th townhome or the 253rd apartment unit, the developer shall purchase and install a traffic signal at the intersection of Bell Road and the proposed project driveway.
6. Prior to or in conjunction with the submittal of any final PUD plan, construction plans shall be submitted to the Planning Commission for a northbound right-turn lane on Bell Road into the project driveway.
7. Prior to the issuance of any Use and Occupancy permits, the northbound right-turn lane required in condition #6 above shall be constructed on Bell Road for traffic turning into the project site with 125 feet of storage and a transition of 180 feet. This turn lane shall be constructed by the developer and inspected and accepted by the Metro Public Works Department.
8. Prior to the issuance of any grading permits, the applicant shall record a PUD boundary plat, consolidating parcel 74 on tax map 121 with parcel 6 on tax map 122.
9. Prior to the issuance of any building permits, the applicant shall record a final plat including the posting of all required bonds for necessary public improvements. This final plat shall provide an

easement from Bell Road to the three cemeteries located within this PUD and identify continual maintenance of these cemeteries by the PUD property owners.”

28-87-P-06

Boone Trace, Portion of Phase 6
Map 126, Parcel 138
Subarea 6 (1996)
District 23 (Bogen)

A request to revise the preliminary and for final approval for a portion of Phase 6 of the Residential Planned Unit Development District located at the northern terminus of Settlers Way, approximately 200 feet east of Boone Trace, classified RS20 (5.93 acres), to permit 16 single-family lots, replacing 15 single-family lots, requested by Barge, Waggoner, Sumner and Cannon, for Fox Ridge Homes, Inc., owners.

Resolution No. 99-808

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 28-87-P-06 is given **APPROVAL TO REVISE THE PRELIMINARY PLAN AND CONDITIONAL FINAL PUD APPROVAL FOR A PORTION OF PHASE 6; FINAL PLAT DEFERRED INDEFINITELY BY APPLICANT (8-0)**. 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 bonds shall be posted for all necessary public improvements.
3. Prior to the issuance of any grading permits for Phase 6, all grading from previous phases shall be completed and approved in writing by the Metropolitan Department of Public Works.”

97P-029G-06

Bellevue Property
Map 115, Parcel 17
Subarea 6 (1996)
District 23 (Bogen)

A request to revise a portion of the preliminary plan of the Residential Planned Unit Development District located abutting the western terminus of Saussy Place, classified R40 (37.5 acres), to permit 20 single-family lots, replacing 35 single-family lots, requested by DBS and Associates Engineers, for Old Hickory Real Estate Partners, LLP., owners.

Resolution No. 99-809

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-029G-06 is given **CONDITIONAL APPROVAL OF THE REVISION TO THE PRELIMINARY PLAN (8-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, confirmation of preliminary 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.

3. Prior to the issuance of any building permits, a final plat shall be recorded and bonds shall be posted for all necessary public improvements.”

MANDATORY REFERRALS

Proposal No. 99M-131G-04

Amqui School Sewer Easement Abandonment
Map 43-5, Part of Parcels 19-22 and 249
Subarea 4 (1998)
District 9 (Dillard)

A request from the Department of Water and Sewerage Services to abandon a 20’ sewer easement located at the new Amqui School site on Anderson Lane and Pierce Road.

Resolution No. 99-810

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 99M-131G-04:

This concluded the items on the consent agenda.

DEVELOPMENT MONITORING

Mr. Boyle presented the development monitoring presentation looking at the population forecast on a regional basis.

SUBAREA 6 PLAN AMENDMENT REQUEST

Ms. Lehmbeck presented the staff report on a request by Barge, Waggoner, Sumner, and Cannon, Inc. on behalf of James S. Lattimore, Jr. and Luby’s, Inc. that the Commission set a public hearing to consider amending the Subarea 6 Plan: 1996 Update. The applicants have asked the Commission to consider three alternatives, one of which involves an interpretation rather than an amendment. The amendment alternatives being requested would alter the land use policy arrangements around the intersection of Highway 70S and Sawyer Brown Road by providing the opportunity for commercial development to take place on the east side of Sawyer Brown Road. The Subarea 6 Plan calls for an office land use transition between the Regional Activity Center policy applied to the mall area and the residential policy areas to the east. Staff is recommending against setting a public hearing to consider this request. The applicants have also submitted zone change and PUD amendment requests for their property, which were deferred indefinitely from this agenda. The question that is before the Commission today is not whether more restaurants and other commercial services are needed in this growing community, but rather where they should be located and why. In dealing with a matter as serious as a plan amendment, it is critical to examine the long-term consequences of land use decisions and questions about who pays the costs involved.

Ms. Lehmbeck briefly explained the alternatives the Commission is being asked to consider and then elaborated on the reasons why staff is recommending against opening the plan for amendment. One thing that is of particular concern to staff is that what is being proposed here is a very incremental approach that really would not solve the problem that is said to exist. The first alternative being requested, which would not require a plan amendment, is to apply Office/Residential Intensive (ORI) zoning as an appropriate district for implementing the unmapped Office Transition (OT) policy under certain conditions, which are that ORI be applied to a distance no more than 350 to 400 feet from the intersection of the arterial, which is 70S, and the collector, which is Sawyer Brown, and that the ON district be retained on the easternmost portion of the site. Staff recommends against this alternative. ORI is specifically designed and intended to

be used in locations where intense office and residential development is desired, such as Music Row and West End Avenue at I-440. The floor-area ratio permitted in ORI is 3.0, in contrast to the 0.40 permitted under ON, and the number of permitted uses is considerably more extensive than would be appropriate in this location.

The second alternative proposed by the applicants is to expand the adjacent Regional Activity Center policy to include two additional corners of the intersection of Highway 70S and Sawyer Brown Road and to either retain an office component at the outside limits or use some natural feature as a boundary. The third alternative would use a “stepped down” approach from Regional Activity Center to Office Concentration to Office Transition and/or buffers to Residential Medium High Density. This alternative is offered despite the applicant’s assertion to staff that the prospects for office development in Bellevue are weak.

The applicants maintain that alteration of the land use policy arrangements to provide for additional commercial opportunity is warranted because growth over the past three years has exceeded the amount forecasted in the subarea plan. It is important to note that the subarea plan growth projections are for a twenty year time horizon, and the rate of growth for a given three year period should not be assumed to apply over the entire twenty years. This is particularly true when the three year period coincides with a period of high development activity. It’s been a few years since our last recession, but our economy fluctuates over time.

The applicants have provided no information that represents significant change in the conditions anticipated in the plan. It was understood both when the original Subarea 6 Plan was adopted and when it was updated that Subarea 6 would experience significant growth. It was also understood that opportunities to expand the commercial area surrounding the Bellevue Center Mall were limited by adjacent residential development and rugged topography. Therefore, decisions were made to apply land use policies in a way that encouraged needed growth in commercial services in this part of Subarea 6 through intensification within a confined area rather than through expansion into existing stable neighborhoods and destruction of sensitive environmental features. The intent for the Bellevue Mall Regional Activity Center is for it to evolve in a similar manner to the older Green Hills Mall Regional Activity Center, which is affected by similar constraints to territorial expansion.

Staff is also concerned that what is being proposed does not do much to solve the alleged problem of inadequate opportunities for commercial expansion, and carries some long-term costs. The very minor expansion requested by the applicants will not diminish the need to intensify development in the activity center and will likely encourage further incremental requests for expansion of the area in which nonresidential uses are permitted. If Bellevue needs additional consumer services, it will surely need more than one additional restaurant in the coming years. If the opportunity for retail development is extended to the first two properties through any of the alternatives offered, the second two properties will still face the same market conditions that all four properties face today. There is no doubt that a request will be made to extend retail opportunity to those properties as well. The march eastward will have begun and the ability to establish a new logical stopping point will have diminished with each incremental change in policy and zoning relationships, and no significant development problems will have been solved in the process.

Mr. Bill Lockwood, representing the applicant, spoke in favor of the amendment and asked the Commission to set the public hearing. There have been a great deal of changes in the Bellevue area in the last 3 years and the development potentials and opportunities have been established. This potential area could be developed in a fashion that could still protect the neighborhoods and protect the subarea planning process.

Ms. Brenda Steine, Ms. Karen Webb, Mr. Walter Pritchett and Mr. John Rumble spoke in opposition to the plan amendment and expressed concerns regarding invasion of the residential neighborhood, safety, destruction of the buffering function of the Office Neighborhood PUD on the south side of the highway, and the possibility for destroying the office buffer on Sawyer Brown on the north side of the highway.

Mr. Small stated Councilmember Lineweaver wants the public hearing and Councilmember Bogen does not want the public hearing. Also, the fact that there is a proposal from the developers of Luby’s to rezone a

piece of property for their individual development sounds like a spot zone, and are trying to change a grand plan for one particular development. On the other hand, there been significant growth in Bellevue and that would argue that the needs of that community may have changed. He stated he would be in favor of having the public hearing.

Ms. Nielson stated just this one spot should not be reviewed but perhaps the entire subarea should be opened up for review.

Mr. Manier stated that in the last 3 or 4 years this has come before the Commission a dozen times. There were problems at Sawyer Brown Road and a compromise was made that everybody agreed was a final thing, and now it is back again. There is a reasonable and appropriate size for a commercial node that is servicing an area. For the moment it appears we are at that limit and when you isolate this one little item for one little usage it is a spot zoning. If you are going to examine the plan all of it should be examined or at least the critical portion of the area. This is a subjective request and not a broad philosophical request regarding how this node should be developed.

Ms. Warren stated she had a problem with people that keep coming back with the same proposals in different routines and agreed the entire area should be reviewed and not just this one small spot.

Ms. Oglesby stated she is normally not opposed to any type of public hearing but that she had only been on the Commission for three months and this is the second time she has heard this issue. She further stated she had not heard anything that convinces her this small change would solve any alleged larger planning problems that a subarea plan amendment is intended to address. Ms. Oglesby stated the request does not appear to be driven by wide public need and desire that would be expressed at a public hearing, but rather is supported by a specific group that wants this. For that reason she would not be in favor of holding the public hearing.

Mr. Small moved to reopen the Subarea 6 Plan to be reviewed.

Considerable discussion then occurred about whether the Commission should establish a public hearing on the land use policy change, or whether the Commission should hold a public hearing to determine the support within the community for consideration of a land use policy change.

Mr. Small withdrew his motion.

Mr. Cochran moved and Mr. Manier seconded the motion, which carried with Chairman Lawson and Vice Chairman Small in opposition (6-2), to deny setting a public hearing for a Subarea 6 Plan Amendment.

Mr. Jeff Steine stated the issue of public hearings is a good issue and it is a democratic issue but it is also a way of absolutely exhausting the public when people who have vested interest can continually come after a decision has been made.

SUBDIVISIONS AND BOND PROPOSALS

98S-259U-13 (Public Hearing)
Hickory Highland Place, Section 3
Map 163, Parcels 27, 29, 30 and 32
Subarea 13 (1996)
District 28 (Alexander)

A request for preliminary approval for 143 lots abutting the south margin of Moss Road and the northwest margin of Rural Hill Road (49.0 acres), classified within the RS7.5 District, requested by Hickory Highlands, L.L.C., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Mr. Calleja stated this applicant has requested a two week deferral because of problems with the preliminary plan.

No one was present to speak at the public hearing

Ms. Nielson moved and Ms. Oblesby seconded the motion, which passed unanimously (8-0), to leave the public hearing open and defer this matter for two weeks.

98S-276U-03 (Public Hearing)
Drake's Run Subdivision (Revision)
Map 58, Parcel 71
Map 58-11-A, Parcels 1-8, 22-26 and 40-42
Subarea 3 (1998)
District 1 (Gilmore)

A request for revised preliminary approval for 36 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.

99S-120U-03
Drake's Run Subdivision, Section 2
Map 58, Parcel 71
Subarea 3 (1998)
District 1 (Gilmore)

A request for final plat approval to create 21 lots abutting the west termini of Shady Dale Road and Hallmark Road (8.88 acres), classified within the RS15 District, requested by SHH, LC, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

99S-170U-03
Gold Key Addition, Section 2, Resubdivision
of Lot 67 and Reserve Parcel G
Map 58-10, Parcel 29
Map 58-11, Parcel 208
Subarea 3 (1998)
District 1 (Gilmore)

A request for final plat approval to consolidate one lot and a reserve parcel into one lot abutting the northwest margin of Golden Hill Drive, approximately 675 feet northeast of Sumatra Road (.41 acres), classified within the RS15 District, requested by Bettie G. Hester, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Mr. Calleja stated these three items are interrelated and would be presented together. The preliminary plan for Drakes Run Subdivision was given preliminary approval by the Commission in 1998, and at that time the applicant had included reserve parcels in his plan. Since that time, it has been determined that the applicant does not own these properties, and cannot obtain ownership of them to include in his subdivision. Thus, the petitioner is requesting that the preliminary subdivision plan be amended to exclude these reserve parcels. Staff is recommending approval of the amended preliminary plan.

Mr. Calleja advised that if the Commission approved the revised preliminary plan of subdivision, it would be appropriate to grant conditional final approval to Section 2 subject to a bond.

Mr. Calleja stated one of four property owners in the Gold Key Addition subdivision adjacent to Drakes Run had agreed to have his property replatted to incorporate the reserve parcel into his lot. That would be done with the Commission's approval of 99S-170U-03.

Ms. Carrie Brown and Mr. Carl Brown stated they owned Reserve Parcel C in Gold Key Subdivision and had agreed to sell their parcel to Drake's Run Subdivision but disagreed with the amount of money offered. They also asked no restrictions be placed on their property.

Mr. Browning explained that since the reserve parcels have never been platted no building permits can be issued for those parcels.

Mr. Phillip Hinze, developer, stated that at the request of the Commission he had contacted each homeowner that had reserve parcels and offered to buy their property or offered to help them incorporate their reserve parcel into their property. He offered the amount per acre he had paid for the adjacent undeveloped property he had purchased.

Ms. Nielson moved and Ms. Warren seconded the motion, which carried unanimously (8-0), to close the public hearing.

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

Resolution No. 99-811

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-276U-03, is **APPROVED; PUBLIC HEARING CLOSED (8-0).”**

“BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-120U-03, is **APPROVED SUBJECT TO A BOND OF \$50,500.00 (8-0).”**

“BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-170U-03, is **APPROVED (8-0).”**

99S-321G-04 (Public Hearing)

Suggs and Wall Property
Map 51, Parcel 147
Map 51-15, Parcel 43
Subarea 4 (1998)
District 3 (Nollner)

A request for preliminary approval for three lots abutting the south margin of Walton Lane and the east margin of Saunders Avenue (1.66 acres), classified within the R10 District, requested by Joe L. Wall and Mike Suggs, owners/developers.

Mr. Calleja stated staff is recommending disapproval because two lots do not meet comparability in regard to frontage or lot size and the third lot exceeds the maximum 30,000 square feet. There is a house currently on one lot.

Ms. Rose Childress and Mr. Charles Childress spoke in favor of the proposal and stated they were proposing to buy this property so they could build a home on one lot and their son could build a home on the other lot.

Mr. John Taylor spoke in favor of the proposal and asked the Commission for approval.

Ms. Warren moved and Mr. Manier seconded the motion, which carried unanimously (8-0), to close the public hearing.

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

Resolution No. 99-812

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-321G-04, is **DISAPPROVED (7-1); PUBLIC HEARING CLOSED (7-1).”**

99S-368G-02 (Public Hearing)

Haven Hills
Map 41-7, Parcel 19
Subarea 2 (1995)
District 3 (Nollner)

A request for preliminary approval for nine lots abutting the north margin of Bell Grimes Lane and the west termini of Lyric Lane and Marydale Drive (3.66 acres), classified within the RS20 District, requested by Carla Y. McWhirter, owner/developer, Steven E. Artz and Associates, Inc., surveyor.

Mr. Calleja stated staff is recommending approval. The applicant is proposing a 9 lot cluster lot subdivision by reducing the lots from 20,000 to 10,000 square feet and providing the necessary open space and buffers. Both Lyric Lane and Marydale Drive have been extended so they can be extended further west in the future.

Mr. Terry Lowe, Mr. Charles Houston, Ms. Ruth Kitchens and Ms. Betty Ladd spoke in opposition to the proposal and expressed concerns regarding the lot size hurting the integrity of the neighborhood, traffic, safety, the buffer size, and stormwater run off and asked the Commission to research the development further.

Mr. Manier stated it seems like this proposal may be violating the intent of the open space to create a cluster situation by allowing the flag shape because it does not shield or protect the adjoining property and does not create a better environment for the buyers.

Mr. Calleja stated the cluster lot provisions require an adequate buffer around the perimeter of the development and an area of open space.

Mr. Manier asked if the flag shape open space was necessary to accomplish the cluster provision.

Ms. Carrington stated this is all one parcel under ownership and they are not allowed to leave out part of their land. They had to do something with the portion of the property on Bell Grimes Lane and it is not big enough to make a lot. They have added it to their open space and they need it to meet the requirements. It does technically meet the Subdivision Regulations and the Cluster Lot Provisions.

Mr. Manier moved and Ms. Nielson seconded the motion, which carried unanimously (8-0), to leave the public hearing open and to defer this matter for two weeks so staff could look at other solutions rather than the flag shaped lot.

99S-252G-06

Harpeth Valley Office Park
Map 127, Parcel 85
Subarea 6 (1996)
District 23 (Bogen)

A request for a variance from the Subdivision Regulations to remove sidewalks from the Harpeth Valley Office Park plat 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, owner/developer, Hart-Freeland-Roberts, Inc., surveyor.

Mr. Calleja stated staff is recommending disapproval. The applicant is requesting a variance from the Subdivision Regulations to remove sidewalks from this office park. The sidewalks run for 425' along the southern cul-de-sac. The Commission approved this preliminary and final plat in July of this year and the plat was recorded on September 10, 1999, with the sidewalks. This property is flat and staff feels there is no basis for granting a variance to remove the requirement for sidewalks.

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

Resolution No. 99-813

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision Proposal No. 99S-252G-06, is **DISAPPROVED (8-0).”**

Mr. Hunter McDonald stated the sidewalks were not needed in the office park because no one would be walking within the subdivision. He further stated the sidewalks would have to be broken several times to install 24 foot wide driveways leading into the lots.

The Commission took no further action.

99S-318U-09

Sunday School Board of the Southern Baptist Convention
Map 93-5-4, Parcels 7-10, 14, 16-16.6 and 47
Subarea 9 (1997)
District 19 (Wallace)

A request for final plat approval to consolidate 13 parcels into one lot between 9th Avenue North and 10th Avenue North and between Commerce Street and Junior Achievement Street (3.72 acres), classified within the CF District, requested by Sunday School Board of the Southern Baptist Convention, owner/developer, Hart-Freeland-Roberts, Inc., surveyor. (Deferred from meetings of 8/19/99, 9/2/99 and 9/16/99).

Mr. Calleja stated this is the item that was removed from the consent agenda.

Mr. Cochran stated the reason he asked this item be removed from the consent agenda was because he has had calls from Nashville Electric Service saying they had no agreement with this group about moving the utilities and ask if that problem had been resolved.

Mr. Calleja stated that was the reason this item had been deferred 3 times, but all those problems have been worked out.

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

Resolution No. 99-814

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-318U-09, is **APPROVED SUBJECT TO A BOND OF \$150,000.00 (8-0).”**

99S-366A-14

River Crest (First Revision), Lot 38
Map 85-14-A, Parcel 38
Subarea 14 (1996)
District 14 (Stanley)

A request to install a cover over an existing deck on a lot abutting the south margin of Rivercrest Court, approximately 110 feet southeast of Rivercrest Pass (.18 acres), classified within the R10 Residential Planned Unit Development District, requested by Murrell E. and Margaret H. Mathis, owners/developers.

Mr. Calleja stated this applicant is requesting a variance from the rear yard setback from 20 feet to 12.5 feet. Staff is recommending disapproval because this does not meet the zoning requirements. The Zoning Regulations permit a deck to intrude into the rear yard setback up to 10 feet from the rear lot line as long as they are open decks. However, when the deck is enclosed it becomes an enclosed part of the house, and is not permitted to encroach into the required setbacks.

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

Resolution No. 99-815

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision Proposal No. 99S-366A-14, is **DISAPPROVED (8-0).**”

99S-370U-06

Charlotte Park, Section 26, Lot 2
Beacon Square, Section 1, Lot 1
Map 102-7, Parcels 4 and 64
Subarea 6 (1996)
District 22 (Hand)

A request for final plat approval to reconfigure two lots abutting the northeast corner of Cabot Drive and Upton Lane (1.98 acres), classified within the R10 District, requested by Frank Bessire, owner/developer, Daniels and Associates, surveyor.

Mr. Calleja stated the lot lines of these two lots are zig-zag and the applicant is attempting to straighten them out. The reason this application is before the Commission is because these lots exceed the maximum lot size requirements. The hundred year floodplain runs along Upton Lane and these lots are completely within that floodplain. Therefore, staff is recommending approval subject to a variance from the maximum lot size provisions.

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

Resolution No. 99-816

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-370U-06, is **APPROVED WITH A VARIANCE TO SECTION 2-4.2D OF THE SUBDIVISION REGULATIONS (8-0).**”

ZONE CHANGE AND PUD PROPOSALS

99Z-019T

A text amendment to various portions of Sections 17.040.060 (Definitions of General Terms), 17.08.030 (District Land Use Table), 17.12 (District Bulk Regulations) and 17.20 (Parking, Loading and Access) of the Zoning Regulations to permit self-storage facilities as a permitted use in the IWD, IR, and IG districts, clarify the definition of Urban Arterial, Scenic Arterial, and One-Way Arterial in the street setback table,

create three separate restaurant classifications with associated parking standards, and eliminate the ability to receive a sign variance within a PUD.

Ms. Regen stated these are housekeeping items and staff is recommending approval. These items add self-storage back into industrial districts, which was taken out by mistake, add a note to the street setback table to define some abbreviations used, eliminates sign size and height variances in PUD's, and redefines restaurants and their parking standards.

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

Resolution No. 99-817

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-019T is APPROVED (8-0):

These proposed amendments to the Zoning Regulations permit self-storage facilities within industrial districts which corrects a mistake made when the ordinance was codified; clarify street classifications for street setbacks; remove sign size and height variances within Planned Unit Developments; and create three separate restaurant types to recognize the different operational and parking characteristics of full service, fast-food, and take-out establishments. These amendments will increase the effectiveness of the current Zoning Regulations."

99Z-078U-12

Map 161, Parcel 50
Subarea 12 (1997)
District 32 (Jenkins)

A request to rezone from R10 to RM15 district property at 5360 Edmondson Pike, 345 feet south of Huntington Parkway (9.23 acres), requested by Keystone Farms, L.P., appellants/owners. (Deferred from meeting of 9/16/99).

94P-008U-12

Keystone Farms
Map 161, Parcel 50
Subarea 12 (1997)
District 32 (Jenkins)

A request to cancel a Residential Planned Unit Development District located abutting the east margin of Edmondson Pike, 345 feet south of Huntington Parkway, classified R10 and proposed for RM15 (9.23 acres), requested by Adam Epstein for Keystone Farms L.P., owner. (Deferred from meeting of 9/16/99).

Ms. Regen stated this request is to rezone this property to allow 15 dwelling units per acre as well as to cancel the existing Planned Unit Development so they can add another 40 units to the property. Staff is recommending disapproval because the proposed RM15 zoning does not comply with the residential medium density policy which is basically formed by the TVA line that runs through the property.

Mr. Adam Epstein, property owner, spoke in favor of the request. He stated that when this was zoned in 1994 the subarea plan was not in place, and the land use policy limiting the site to medium density was not in place.

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

Resolution No. 99-818

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-078U-12 is **DISAPPROVED (8-0)**:

This property falls within the Subarea 12 Plan's Residential Medium (RM) policy calling for 4 to 9 units per acre south of the TVA line. The density permitted within the RM15 district exceeds this policy. RM9 is the preferred zoning district since it is consistent with the RM policy and the multi-family development pattern to the south. The Subarea 12 Plan provides for medium-high density residential development (9 to 20 units per acre) north of the TVA line along the eastern margin of Edmondson Pike, north of the property in question."

"BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Proposal No. 94P-008U-12 is **DISAPPROVED (8-0)**:

Canceling the PUD would create a non-conforming use since the current R10 district does not permit multi-family units or the as-built density of 9.75 apartment units per acre. The proposed RM15 district is inconsistent with the Subarea 12 Plan's Residential Medium (RM) policy, which calls for a density of 4 to 9 units per acre. Since the RM15 district permits 15 units per acre, it exceeds the RM policy's density."

99Z-114U-08

Map 92-6, Parcels 682 (.05 acres), 683 (.07 acres),
684 (.12 acres) and 685 (.04 acres)
Map 92-10, Parcel 353 (.45 acres)
Subarea 8 (1995)
District 21 (Whitmore)

A request to change from R6 and IR districts to MUL district properties at 2412 Clifton Avenue and 2415, 2419, and 2421 Pearl Street, abutting the east margin of 25th Avenue North (.73 acres), requested by Dr. James R. Larkin, appellant, for Mt. Nebo Baptist Church, trustees. (Deferred from meeting of 9/16/99).

Ms. Regen stated this item was deferred from the last meeting to allow staff to investigate an alternative plan. The church desires to expand to the east between the existing building and the warehouse to build a family life center with a gym, day care center, tutoring and meeting rooms. The request is to combine property that is currently zoned R6 with a portion that is zoned IR and apply MUL zoning. The MUL zoning is needed to achieve a higher floor area ratio (FAR) to accommodate the church expansion on the confined piece of property. Staff feels to preserve the zoning and the integrity of the subarea plan the rezoning should be disapproved because it would be inconsistent with the land use plan. Staff further pointed out there is no mixed use zoning in the area.

Staff stated the addition could and should be placed in another location, on church-owned property, north of and across Pearl Street from the existing church building. If they built the addition where staff suggests they would need no rezoning and they could construct a 21,000 square foot addition. Therefore, staff is recommending disapproval as contrary to the General Plan.

Senator Thelma Harper spoke in favor of the proposal, explained their intentions with the property, and asked the Commission to approve this proposal because of their acquisition of all of the contiguous properties.

Dr. James Larkin and Reverend Theodore Bryson spoke in favor of the proposal and asked the Commission for approval.

Ms. Jones stated that unless she heard otherwise she would support the church's plan.

Ms. Warren stated she wished she could support the proposal but adding an MUL District is contrary to the General Plan and the neighborhood.

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

Resolution No. 99-819

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-114U-08 is **DISAPPROVED (7-1) as contrary to the General Plan:**

These properties fall within the Subarea 8 Plan's Residential Medium (RM) policy calling for 4 to 9 units per acre north and west of Pearl Street. The RM policy encourages new construction of single-family homes at the lower end of the density range for this area. The MUL district is a spot zone and the permitted commercial and retail uses and density are not consistent with RM policy. The existing R6 district is the preferred zoning consistent with RM policy and the established zoning pattern in the surrounding residential area."

Chairman Lawson left at 4:20 p.m., at this point in the agenda.

99Z-138U-05

Map 71-6, Parcel 68 (14.61 acres)

Map 71-7, Parcel 260 (9.13 acres)

Map 71-10, Parcels 158 (1.28 acres) and 200 (8.22 acres)

Subarea 5 (1994)

District 2 (Black)

A request to change from R6 and CS districts to IWD district properties abutting the eastern margin of I-65, south of East Trinity Lane (33.24 acres), requested by Randy Caldwell of Ragan-Smith Associates, Inc., appellant, for Jenkins Properties L.P. and Phillip D. Perkinson, owners.

Ms. Regen stated that when the zoning maps were updated in January of 1998 this property was CG, which is now CS. It was a conscious effort to take this property back to CS because all this property falls within a Commercial Mixed Concentration District and that CMC Policy is for commercial uses and not industrial uses. They are asking to rezone this property so they can develop a heavy equipment sales and service use. They are asking for this zoning so they can build a 70,000 square foot building; the CS district limits building size to 25, 000 square feet. Staff is recommending disapproval as contrary to the General Plan.

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

Resolution No. 99-820

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-138U-05 is **DISAPPROVED (8-0) as contrary to the General Plan:**

These properties fall within the Subarea 5 Plan's Commercial Mixed Concentration (CMC) policy calling for office, retail, and higher density residential uses around the Interstate 65/West Trinity Lane interchange. The industrial uses permitted within the IWD district are not consistent with CMC policy. There are only three industrial properties in this quadrant of the interchange and allowing industrial uses to gain such a large foothold could jeopardize the viability of the CMC policy. There are ample opportunities for industrial development in the Subarea 3 Plan's Industrial (IND) policy between Interstate 65 and Brick Church Pike, northwest of this interchange."

OTHER BUSINESS

3. Employee Contracts for Annette Clothier and Bob Leeman

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

Resolution No. 99-821

“BE IT RESOLVED by the Metropolitan Planning Commission that it APPROVES (7-0) the employee contracts for Annette Clothier and Bob Leeman for one year from October 1, 1999 through September 20, 2000.”

2. Cameron-Trimble Neighborhood Plan Consideration and Endorsement

Ms. Frank presented the Cameron-Trimble Neighborhood Plan for the Commission’s consideration and endorsement. By endorsing the plan, the Commission would acknowledge and support this document to be used to help guide the revitalization of the Cameron-Trimble neighborhood.

Cameron-Trimble is located in Subarea 11 and is bounded by Lafayette Street; the CXR railroad; 4th Avenue South; and Interstates 65 and 40. Trevecca Nazarene University is just east of the neighborhood. It is the oldest surviving African-American neighborhood in Nashville, and is part of the Nashville Enterprise Community. This neighborhood is the original location of Meharry Medical College and was home to a former mayor of Nashville, Morton B. Howell, who held office in 1874.

The neighborhood’s proximity to downtown makes for an ideal location, which was a repeated response by the community to what is most liked about the Cameron-Trimble neighborhood.

Residential uses account for 29.7% of the total land uses, and commercial and industrial uses account for 29.7%. The neighborhood has a high percentage of vacant lots, which account for 26.4% of the total land in the neighborhood. Most of the vacant parcels are located east of Lewis Street, which is encumbered by the floodplain of Browns Creek.

A total of nine community meetings were held in the neighborhood between March and August of this year. There is a neighborhood organization in place, the Trimble Action Group or TAG, and it is suggested that TAG take a lead role in spearheading the implementation of the this document.

The issues facing the Cameron-Trimble neighborhood were placed in five categories: neighborhood appearance; public safety; housing; public infrastructure; and community facilities.

Some of the issues identified were: illegal dumping; lack of sidewalks; poorly maintained properties; illegal activities; the lack of attractive landscaping; and poor response time by police officers serving the area.

Ms. Frank stated the staff is pleased with the development of this neighborhood plan that is helping to revitalize neighborhoods in Davidson County.

Ms. Neilson moved and Mr. Manier seconded the motion, which carried unanimously (7-0), to endorse the Cameron-Trimble Neighborhood Plan.

1. Small Area Plan Progress Reports for the Highland Heights, Hope Gardens, and Nations-Urbandale Neighborhoods and the Madison Commercial Village.

This item was deferred for two weeks.

4. Legislative Update

Ms. Carrington stated there were no items for the Legislative Update but at the last meeting there was a question about the minutes on the Riverwood PUD for an earlier approval on whether it was right-of-way dedication or construction required and the Commission requested staff report back to them.

Staff reviewed the minutes and it was dedication only, and the Commission's action does reflect that; therefore, no additional action is required.

Ms. Carrington stated one of the hand outs for today's meeting included a resolution for Tuesday night's agenda requesting that the Planning Commission, Board of Zoning Appeals and Traffic and Parking Commission move their meeting times to evening hours.

Mr. Manier asked who requested that.

Ms. Carrington stated it was sponsored by Councilmembers Alexander and Summers.

Mr. Browning stated the Metro Charter allows the Planning Commission to set its time but the Commission will have to be responsive to this request.

Mr. Browning asked if it would be convenient for the Commission to set the 3 orientations with the Council for Tuesday, October 12th at 4:30 p.m., Thursday, October 14th at 7:30 a.m. and Thursday, October 21st at 4:30 p.m. Those meetings will be held in the main conference room at the Planning Commission.

ADDENDUM

5. Report on Long Range Transportation Plan.

Mr. Browning gave an update on a meeting with the consultant and the committee made up of one representative from each of the surrounding counties.

PLATS PROCESSED ADMINISTRATIVELY

September 16, 1999 through September 29, 1999

99S-329U **KELLY GLEN, Lots 3 and 4**
Creating a landscape easement

99S-347G **RAYMOND E. PROCTOR LOT**
Plats one parcel as one lot

99S-375G **WILLIAMS GROVE, Revision to Section 1, Lot 3 and Open Space,**
Revision to Section 2, Lots 4-10
Revises landscape easement

ADJOURNMENT:

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 4:50 p.m.

Chairman

Secretary

Minute Approval:
This 14th day of October, 1999