

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

Date: December 9, 1999  
Time: 1:00 p.m.  
Place: Howard Auditorium

**Roll Call**

**Present:**

James Lawson, Chairman  
Frank Cochran  
Tonya Jones  
Ann Nielson  
Councilmember Phil Ponder  
Douglas Small  
Marilyn Warren

**Absent:**

Mayor Bill Purcell  
William Manier  
Vicki Oglesby

**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  
Jeff Stuncard, Planner I  
Andrew Wall, Planning Technician I

**Community Plans Division:**

Jerry Fawcett, Planning Division Manager  
Debbie Frank, Planner II

**Advance Planning & Research:**

John Boyle, Planning Division Manager

**Others Present:**

Jim Armstrong, Public Works  
David Diaz-Barriga, Legal Department  
Leslie Shechter, Legal Department

Chairman Lawson called the meeting to order.

**ADOPTION OF AGENDA**

Ms. Carrington announced the following changes to the agenda:

- 99S-438G-04     The zoning should be listed as RS10
- 99Z-167G-02     The Parcels should be 2 and 125
- 99M-138U-08     The end of the caption should say that some easements are to be retained and some easements are to be abandoned.

Ms. Nielson moved and Ms. Warren 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 the deferred items as follows:

- 99S-419G-13     Deferred until January 6, 2000, by applicant.
- 99S-435U-10     Deferred until January 6, 2000, by applicant.
- 99Z-169U-11     Deferred until January 6, 2000, by applicant.
- 99Z-170U-14     Deferred until January 6, 2000, by applicant.
- 94P-012U-14     Deferred until January 6, 2000, by applicant.
- 108-79-G-04     Deferred until January 6, 2000, by applicant.
- 99M-147U-05     Deferred until January 6, 2000, by applicant.
- 99M-154U-09     Deferred until January 6, 2000, by applicant.

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

**APPROVAL OF MINUTES**

Councilmember Ponder moved and Mr. Small seconded the motion, which unanimously passed to approve the minutes of the regular meeting of November 24, 1999.

**RECOGNITION OF COUNCILMEMBERS**

Councilmember Betty Balthrop spoke in favor of Zone Change Proposal 99Z-167G-02 and stated she would support it at Council.

**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:

**SUBDIVISION AND BOND PROPOSALS**

**99S-373G-12**

Christenstead Valley, Phase 1  
Map 172, Parcels 34, 35, 131 and Part of Parcel 36  
Subarea 12 (1997)  
District 31 (Knoch)

A request for final plat approval to create 51 lots abutting the north margin of Mt. Pisgah Road, approximately 810 feet east of Edmondson Pike (23.39 acres), classified RS15 District, requested by Gary M. Batson, owner/developer, S & A Surveying, surveyor.

**Resolution No. 99-925**

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-373G-12, is **APPROVED SUBJECT TO A BOND OF \$846,000.00 (7-0).**”

**99S-378G-01**

Joelton First Baptist Church Two Lot Subdivision  
Map 22, Parcels 95, 102, 231 and 232  
Subarea 1 (1997)  
District 1 (Gilmore)

A request for final plat approval to consolidate four parcels into two lots abutting the northeast margin of Whites Creek Pike, opposite Old Clarksville Pike (13.12 acres), classified within the CL, RS40 and AR2a Districts, requested by Joelton First Baptist Church, Inc., owner/developer, Briggs Engineering Company, Inc., surveyor.

**Resolution No. 99-926**

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-378G-01, is **APPROVED (7-0).**”

**99S-403U-12**

Highlands of Brentwood, Phase 2  
Map 172, Parcel 232  
Subarea 12 (1997)  
District 31 (Knoch)

A request for final plat approval to create 41 lots abutting the west terminus of Brentwood Highlands Drive and the southwest terminus of Timber Ridge Circle (11.49 acres), classified within the R10 Residential Planned Unit Development District, requested by Highlands of Brentwood, LLC, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

**Resolution No. 99-927**

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-403U-12, is **APPROVED SUBJECT TO A BOND OF \$332,500.00 (7-0).**”

**99S-430G-06**

Thousand Oaks Estates, Resubdivision of Lots 5-7

Map 114-14, Parcels 26 and 28  
Subarea 6 (1996)  
District 23 (Bogen)

A request for final plat approval to consolidate three lots into two lots abutting the east margin of Forrest Valley Drive, approximately 350 feet south of Charlotte Pike (3.08 acres), classified within the R40 District, requested by Billy L. and Brenda G. Williams, owners/developers, John Kohl and Company, surveyor.

**Resolution No. 99-928**

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-430G-06, is **APPROVED (7-0).**”

**99S-433G-01**  
Chase Pointe, Section 5  
Map 22, Part of Parcel 31  
Subarea 1 (1997)  
District 1 (Gilmore)

A request for final plat approval to create 13 lots abutting northwest terminus of Baylee Mika Place, approximately 92 feet northwest of Meagan Rose Way (5.54 acres), classified within the RS10 District, requested by Chase Pointe Properties, LLC, owner/developer, Ragan-Smith Associates, Inc., surveyor.

**Resolution No. 99-929**

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-433G-01, is **APPROVED SUBJECT TO A BOND OF \$18,750.00 (7-0).**”

**99S-434G-12**  
Stanford Village, Section 1  
Map 173, Parcel 195 and Part of Parcel 194  
Subarea 12 (1997)  
District 31 (Knoch)

A request for final plat approval to create 46 lots abutting the south margin of Barnes Road, approximately 980 feet west of Old Hickory Boulevard (16.58 acres), classified within the RS10 District, requested by Phillips Builders, Inc., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

**Resolution No. 99-930**

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-434G-12, is **APPROVED SUBJECT TO A BOND OF \$642,000.00 (7-0).**”

**99S-439G-13**  
Summerfield, Village One  
Map 164, Part of Parcel 37  
Subarea 13 (1996)  
District 29 (Holloway)

A request for final plat approval to create 56 lots abutting the southwest margin of Murfreesboro Pike, opposite Pin Hook Road (16.39 acres), classified within the RM15 District, requested by Park Trust Development, LLC, owner/developer, MEC, Inc., surveyor.

**Resolution No. 99-931**

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-439G-13, is **APPROVED SUBJECT TO A BOND OF \$1,124,500.00 (7-0).**”

**Request for Bond Release**  
96S-313G  
Chesney Glen, Phase 1-A  
Phillips Builders, Inc., principal  
Subarea 14 (1996)

Located abutting the south margin of Old Lebanon Dirt Road and both margins of Chesney Glen Drive.

**Resolution No. 99-932**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 96S-313G, Bond No. 96BD-055, Chesney Glen, Phase 1-A, in the amount of \$96,300.”

**Request for Bond Release**  
97S-090G  
Chesney Glen, Phase 2  
Phillips Builders, Inc., principal  
Subarea 14 (1996)

Located abutting both margins of Glensboro Drive, approximately 110 feet northeast of Chesney Glen Drive.

**Resolution No. 99-933**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 97S-090G, Bond No. 97BD-049, Chesney Glen, Phase 2, in the amount of \$20,000.”

**Request for Bond Release**  
97S-133G  
Stone Creek Park, Section 1-C  
Gillespie Land Development, Inc., principal  
Subarea 12 (1997)

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

**Resolution No. 99-934**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 97S-133G, Bond No. 97BD-098, Stone Creek Park, Section 1-C, in the amount of \$29,950.”

**Request for Bond Release**  
99S-068U  
Hickory Place Condos  
Asgard Group, LLC, principal  
Subarea 13 (1996)

Located abutting the east margin of Baby Ruth Lane, approximately 1,400 feet north of Mt. View Road.

**Resolution No. 99-935**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 99S-068U, Bond No. 99BD-013, Hickory Place Condos, in the amount of \$9,000.”

**Request for Bond Extension**

97S-276U  
Summitt Hills  
Affordable Housing Resources, Inc., principal  
Subarea 7 (1994)  
[Buildout is at 18%]

Located abutting the west margin of Newton Avenue, approximately 315 feet north of Twin Street.

**Resolution No. 99-936**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-276U, Bond No. 98BD-078, Summit Hills, in the amount of \$170,000 to 12/22/2000 subject to the submittal of an amendment to the present Letter of Credit by **1/7/2000** which extends its expiration date to 6/23/2001. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**

98S-092U  
Village of Cherry Glen, Phase 4  
Cherry Glen Partners, L.P., principal  
Subarea 10 (1994)  
[Buildout is at 57%]

Located abutting the west margin of Compton Trace and the east margin of Cumberland Place.

**Resolution No. 99-937**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-092U, Bond No. 98BD-045, Village of Cherry Glen, Phase 4, in the amount of \$13,000 to 6/1/2000 subject to the submittal of an amendment to the present Letter of Credit by **1/7/2000** which extends its expiration date to 12/1/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**

98S-178G  
Pine Forest, Section 1  
Phillips Builders, Inc., principal  
Subarea 6 (1996)  
[Buildout is at 56%]

Located abutting the northwest margin of George E. Horn Road, approximately 425 feet northeast of Dunaway Drive.

**Resolution No. 99-938**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-178G, Bond No. 98BD-071, Pine Forest, Section 1, in the amount of \$200,000 to 6/1/2000.

## **ZONE CHANGE AND PUD PROPOSALS**

### **99Z-168G-02**

Council Bill No. BL99-103  
Map 12, Part of Parcel 48 (8.6 acres)  
Subarea 2 (1995)  
District 10 (Balthrop)

A request to change from AR2a to IR district a portion of property at Springfield Highway (unnumbered), abutting the east margin of the Chesapeake/Seaboard Railroad (8.6 acres), requested by the Metropolitan Planning Commission, appellant, for Northfork Properties, Inc., owners.

### **Resolution No. 99-939**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-168G-02 is **APPROVED (7-0)**:

**This property falls within the Subarea 2 Plan’s Industrial (IND) policy calling for wholesaling, warehousing, and manufacturing uses. The IR district is consistent with that policy. IR zoning is appropriate given the existing industrial access along Springfield Highway and the adjacent industrial zoning to the south. A natural buffer is provided between the IND policy and the adjacent residential policy by a hill to the north, a TVA line to the south, and the railroad to the west on this property."**

### **117-83-U-14**

Music City Outlet Center  
Map 62, Parcels 34 and 248  
Subarea 14 (1996)  
District 15 (Loring)

A request to revise a portion of the approved preliminary plan and final plan for a portion of the Commercial Planned Unit Development District located abutting the north margin of McGavock Pike and the west margin of Outlet Center Drive, classified CA (4.04 acres), to relocate a driveway and adjust the property line between parcels 34 and 248, and for final approval of the as-built plan for the convenience market/gas station and to reduce the hotel’s size on parcel 34 from 87,375 square feet to 86,375 square feet, requested by Ragan-Smith Associates, for Music Valley Partners, L.P., owners.

### **Resolution No. 99-940**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 117-83-U-14 is given **APPROVAL TO REVISE THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR THE AS-BUILT PLAN ON PARCEL 248 (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 plat shall be recorded reflecting the adjusted property line between parcels 34 and 248 on Tax Map 62. This plat shall include the ingress and egress easement across parcel 248 from McGavock Pike to the hotel on parcel 34.
3. Prior to the issuance of any building permits for the hotel site, a final PUD plan shall be submitted to and approved by the Metropolitan Planning Commission consistent with this revised preliminary plan.”

**MANDATORY REFERRALS**

**99M-123U**

Closure of a Portion of 39th Avenue North  
 Map 92-5, Parcels 33, 34 and 39  
 Subarea 8 (1995)  
 District 21 (Whitmore)

A request to close a portion of 39th Avenue North from Clare Avenue to its terminus, requested by David P. Brackman of Volunteer Survey for Metro Board of Education. (Deferred indefinitely from meeting of 9/2/99).

**Resolution No. 99-941**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-123U."

**99M-133U-13**

Council Bill No. BL99-79  
 Metroplex Drive Fiber Optic Cable -  
 Underground Encroachment  
 Map 134  
 Subarea 13 (1996)  
 District 27 (Sontany)

A request to install a fiber optic cable at a depth of 48" to 120" within the right-of-way of Metroplex Drive between Harding Place and the terminus of Metroplex Drive, requested by Curley Johnson, Jr., for Qwest Network Construction.

**Resolution No. 99-942**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-133U-13."

**99M-148G-06**

Street Renaming: Portion of Sawyer Brown  
 Road to "New Sawyer Brown Road"  
 Map 128  
 Subarea 6 (1996)  
 District 23 (Bogen)

A request by the Interim Director of Public Works to rename a portion of Sawyer Brown Road beginning south of Meadow Lane Circle and terminating west of Stacy Square Court for enhanced 911 System efficiency and emergency response.



**Resolution No. 99-943**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-148G-06."

**99M-149U-11**

Street Renaming: Portion of Thompson  
Lane to "East Thompson Lane"  
Map 119  
Subarea 11 (1999)  
Districts 13 (Derryberry) and 16 (McClendon)

A request by the Interim Director of Public Works to rename Thompson Lane from Briley Parkway to Murfreesboro Pike for enhanced 911 System efficiency and emergency response.

**Resolution No. 99-944**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-149U-11."

**99M-150U-11**

Street Renaming: Glenmont Drive to "Joplin Court"  
and Joplin Drive to "Glenmont Court"  
Map 119  
Subarea 11 (1999)  
District 16 (McClendon)

A request by the Interim Director of Public Works to rename two streets: Glenmont Drive west of I-24 to "Joplin Court" and Joplin Drive east of I-24 to "Glenmont Court" for enhanced 911 System efficiency and emergency response.

**Resolution No. 99-945**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-150U-11."

**99M-151G-12**

Street Renaming: Portion of Harber Road  
to "Hills Chapel Road"  
Map 173  
Subarea 12 (1997)  
District 31 (Knoch)

A request by the Interim Director of Public Works to rename Harber Road to "Hills Chapel Road" east of Nolensville Pike to its terminus for enhanced 911 System efficiency and emergency response.

**Resolution No. 99-946**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-151G-12."

**99M-152U-10**

Vanderbilt University: Utility Tunnel  
Underground Encroachment

Map 104-3, Parcels 232 and 252  
Map 104-4, Parcels 1 and 47  
Map 104-7, Parcels 530, 54-542 and 545  
Subarea 10 (1994)  
District 18 (Hausser)

A request to construct three utility tunnels (A, B, and C) for electrical, communications, natural gas, steam and chilled water measuring 8'6" to 11'0" in diameter at a depth of 50' to 100' below the following streets within and around the Vanderbilt University campus: 22nd Avenue South, 24th Avenue South, 25th Avenue South, Capers Avenue, Pierce Avenue, Highland Avenue, Garland Avenue, Dixie Place and Kirkland Place, requested by Jane Cleveland of Vanderbilt University.

**Resolution No. 99-947**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-152U-10."

**99M-155U-14**  
Rivers Edge/Jackson Downs Easement Abandonment  
Map 85-12A, Part of Parcel 40  
Subarea 14 (1996)  
District 14 (Stanley)

A request by the department of Water Services to abandon a 20' X 90' sanitary sewer easement, located in the Jackson Downs Subdivision.

**Resolution No. 99-948**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-155-14."

**99M-156U-05**  
Council Bill No. BL99-74  
Shelby Park Golf Facilities Construction Agreement  
Map 94-2, Part of Parcel 229  
Subarea 5 (1994)  
District 6 (Beehan)

A council bill authorizing an agreement between the Metropolitan Government and the Tennessee Golf Foundation for the construction of golf facilities to allow for youth-oriented instruction and programs in Shelby Park.

**Resolution No. 99-949**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-156U-05."

**99M-157U-10**  
Vanderbilt University Easement Abandonment  
Map 104-3, Part of Parcel 259  
Subarea 10 (1994)  
District 18 (Hausser)

A request from the department of Water Services to abandon a sanitary sewer easement located at 2525 West End and Natchez Trace, for the Vanderbilt University Consolidation.

**Resolution No. 99-950**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-157U-10."

This concluded the items on the consent agenda.

**MEETING TIME CHANGE**

Members of the audience (approximately 39) voted on a convenient meeting time as follows:

1:00 p.m. is a convenient time:	24
1:00 p.m. is not a convenient time:	0
5:00 p.m. is a convenient time:	2
6:00 p.m. is a convenient time:	0
7:00 p.m. is a convenient time:	0

Council person Balthrop stated she thought the time of the Planning Commission's meeting should be at the convenience of the members of the Planning Commission since they served without compensation.

**SUBDIVISION AND BOND PROPOSALS**

**99S-404G-04 (Public Hearing)**

Shannon Estates, Section 2  
Map 43-1, Parcel 97  
Subarea 4 (1998)  
District 9 (Dillard)

A request for revision to preliminary and final plat approval to create seven lots abutting the northeast corner of Shannon Avenue and Pierce Road (2.28 acres), classified within the RS7.5 District, requested by Charles E. and Carole Rhoten, owners/developers, Burns and Associates, Inc., surveyor. (Deferred from meeting of 11/24/99).

Mr. Calleja stated this applicant has requested indefinite deferral. They are working with Public Works on issues with regard to drainage and what impact that will have on the configuration of the lots.

No one was present to speak at the public hearing.

Ms. Nielson moved and Councilmember Ponder seconded the motion, which carried unanimously, to leave the public hearing open and defer this matter indefinitely.

**99S-436U-12 (Public Hearing)**

Woodland Hills, Phase 2, Revised  
Map 134, Parcel 63  
Subarea 12 (1997)  
District 27 (Sontany)

A request for revised preliminary approval for 135 lots abutting the northeast margin of Woodland Hills Drive, approximately 110 feet southeast of Donna Kay Drive (43.81 acres), classified within the R10 District, requested by Vista Partners, owner/developer, Wamble and Associates, surveyor.

Mr. Calleja stated this applicant is requesting a deferral until January 6, 2000. There has been a meeting set up with Public Works for December 16<sup>th</sup> for the Planning Commission staff as well as Public Works staff to meet with the applicant to discuss issues and concerns regarding this property. There is a blue line stream that runs through the middle of the property that will have an impact on the lot configuration; there is an issue in regard to a traffic study that needs to be done and there are some lots that do not meet the Subdivision Regulations.

No one was present to speak at the public hearing.

Ms. Nielson moved and Mr. Small seconded the motion, which carried unanimously, to leave the public hearing open and defer this matter until January 6, 2000.

**99S-437U-13 (Public Hearing)**

Watersview  
Map 136, Parcel 53  
Subarea 13 (1996)  
District 27 (Sontany)

A request for preliminary approval for 32 lots abutting the east margin of Bell Road and the west terminus of Watersview Drive (9.8 acres), classified within the R10 District, requested by Jack Williams, owner/developer, MEC, Inc., surveyor.

Mr. Calleja stated staff is recommending conditional approval subject to approval from Public Works. As part of this preliminary approval they are also requesting approval as a cluster lot subdivision option. The current zoning on the property is R10 and they are proposing a cluster lot option that would have lots with approximately 9,000 square feet at the perimeter and 6,000 square feet in the interior. They have provided the necessary green space. The proposal meets the requirements of Zoning Regulations with regards to a cluster lot subdivision and have provided one potential road extension for development to the south.

No one was present to speak at the public hearing.

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

**Resolution No. 99-951**

**“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-437U-13, is APPROVED SUBJECT TO APPROVAL OF THE PUBLIC WORKS DEPARTMENT; PUBLIC HEARING CLOSED (7-0).”**

**99S-438G-04 (Public Hearing)**

Ravenwood  
Map 52-4, Parcel 92  
Subarea 4 (1998)  
District 9 (Dillard)

A request for preliminary approval for 40 lots abutting the southwest margin of Cheyenne Boulevard, approximately 650 feet northwest of Shawnee Road (10.97 acres), classified within the RS10 District, requested by Allen Earps, owner/developer, MEC, Inc., surveyor.

Mr. Calleja stated staff is recommending conditional approval subject to approval from Public Works. The applicant is requesting this as a cluster lot option. The zoning on the property is RS10 and they are proposing to reduce the lot sizes down to 9,000 square feet at the perimeter and 6,000 square feet in the interior. They are providing open space and have three small cul-de-sacs and are providing an extension to the west.

No one was present to speak at the public hearing.

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

**Resolution No. 99-952**

**“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-438G-04, is APPROVED SUBJECT TO APPROVAL OF THE PUBLIC WORKS DEPARTMENT; PUBLIC HEARING CLOSED (7-0).”**

**Request for Bond Release**

97S-304U

Fredericksburg Townhomes, Phase 1, Section 3

Pulte Homes TN GP, L.P., principal

Subarea 12 (1997)

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

Mr. Calleja stated staff is recommending approval of the release of this performance bond. The bond covers water and sewer work and Water Services has indicated all work has been completed on this subdivision.

Ms. Ann Bell, neighborhood association board member, stated they had drainage problems in the area and that they did not have back flow prevention devices installed. That information was passed on to the developer and presently some devices have been installed; however, one broke and cost the association \$400 to repair. She asked that Water Services inspect all devices to make sure they are installed properly.

Chairman Lawson asked if the back flow devices were covered by the bond.

Mr. Calleja stated they were.

Chairman Lawson stated this item should be deferred until staff could get some answers to the problem.

Councilmember Ponder moved and Ms. Nielson seconded the motion, which carried unanimously, to defer this matter until January 6, 2000.

**Request for Bond Extension**

66P-021G

Parmart Retail Center

John B. Jewell, III, principal

Subarea 13 (1996)

[Buildout is at 100%]

Located at the southwest quadrant of Murfreesboro Pike and Hobson Pike.

Mr. Calleja stated staff is recommending disapproval of the request for extension and request authorization for collection of the bond if the left turn lane onto Hobson Pike is not completed and deeds are not executed with regard to the water and sewer project by January 31, 2000.

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

**Resolution No. 99-953**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the request for extension and **AUTHORIZES** the collection of the performance bond for Subdivision No. 66P-021G, Bond No. 98BD-068, Parmart Retail Center, in the amount of \$49,500 unless the left turn lane on Hobson Pike is completed and deeds are executed for the water and sewer project by 1/31/2000. The developer will be required to maintain appropriate security. **Failure of principal to maintain appropriate security shall be grounds for collection without further notification.**”

**Request for Bond Extension**

86P-102

Riverside, Phase 1

Rochford Realty and Construction Company, principal

Subarea 6 (1996)

[Buildout is at 98%]

Located abutting the southwest corner of Old Harding Pike and Morton Mill Road.

Mr. Calleja stated staff is recommending approval of the extension of the performance bond to September 1, 2000, because there is a huge borrow pit that is in the first phase of this development and utility poles must be moved before the dirt can be removed from the area.

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

**Resolution No. 99-954**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 86P-102, Bond No. 87BD-016, Riverside, Phase 1, in the amount of \$50,000 to 9/1/2000 subject to the submittal of an amendment to the present Letter of Credit by **1/7/2000** which extends its expiration date to 3/1/2001. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**

96S-248U

Oxton Hill

Dudley Warner, principal

Subarea 10 (1994)

[Buildout is at 98%]

Located abutting the northeast corner of Graybar Lane and Oxton Hill Lane. (Deferred from meeting of 11/24/99).

Mr. Calleja stated staff is recommending approval of the extension of this performance bond to May 24, 2000. As part of the process that Public Works goes through, once the retention pond is built the developer has to provide as built drawings to Public Works. When these drawings were done Public Works said the

pond is about 25% too small and needs to be increased. The developer now has to go back and do the engineering, dig the pond to size it needs to be, and resubmit finished drawings for approval.

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

**Resolution No. 99-955**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96S-248U, Bond No. 97BD-043, Oxtan Hill, in the amount of \$5,000 to 5/24/2000 subject to the submittal of an amendment to the present Letter of Credit by **12/31/1999** which extends its expiration date to 11/24/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**

97S-258U  
Villages of Larchwood, Phase 2, Section 2  
Hillmore Properties, principal  
Subarea 14 (1996)  
[Buildout is at 100%]

Located abutting both margins of Fitzpatrick Road, approximately 60 feet west of Kennington North and South.

Mr. Calleja stated staff is recommending disapproval of this request of extension and authorization for collection of the performance bond unless final paving, sidewalks and water and sewer line testing is completed by March 9, 2000.

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

**Resolution No. 99-956**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the request for extension and **AUTHORIZES** the collection of the performance bond for Subdivision No. 97S-258U, Bond No. 91BD-013, Villages of Larchwood, Section 2, Phase 2, in the amount of \$36,000 unless final paving and sidewalks are completed, testing of water and sewer lines is completed and deeds are executed by 3/9/2000. The developer will be required to maintain appropriate security. **Failure of principal to maintain amended security documents shall be grounds for collection without further notification.**”

**Request for Bond Extension**

98S-098G  
Summit Run, Phase 2  
Summit Run, LLC, principal  
Subarea 14 (1996)  
[Buildout is at 81%]

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

Mr. Calleja stated staff is recommending disapproval of this request for extension and for authorization for collection of the performance bond unless final paving, sidewalks and water and sewer testing is completed by March 9, 2000.

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

**Resolution No. 99-957**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **DISAPPROVES** the request for extension and **AUTHORIZES** the collection of the performance bond for Subdivision No. 98S-098G, Bond No. 98BD-038, Summit Run, Phase 2, in the amount of \$47,500 unless final paving and sidewalks are completed, testing of water and sewer lines is completed and deeds are executed by 3/9/2000. The developer will be required to maintain appropriate security. **Failure of principal to maintain amended security documents shall be grounds for collection without further notification.**”

**ZONE CHANGE AND PUD PROPOSALS**

**99Z-021T**

Council Bill No. BL99-86

A council bill to amend Sections 17.116.110 and 17.116.210 (Waste Management Uses: Permitted with conditions and Special Exceptions: Construction/demolition Landfill) of the Zoning Regulations by providing a three mile setback requirement between construction/demolition landfill facilities and private and public parks and schools, sponsored by Councilmember Brenda Gilmore.

Ms. Regen stated this amendment is intended to prevent landfills from locating near parks and schools by requiring a three mile separation between the construction/demolition landfill and parks and schools. Staff used a map of Davidson County to show that most areas in the county would be eliminated as potential landfill sites by this 3 mile buffer. Staff stated that some lesser separation requirement might be more appropriate, and that additional time would be needed to study what that separation factor might be.

Councilmember Brenda Gilmore spoke in favor of the bill, asked the Commission for approval and stated District 1 always gets the landfills and that this legislation should not be held up.

Councilmember Ponder stated he felt the 3 miles was too much and would like to see the distance reduced to 1.5 miles.

Mr. Small stated all landfills should be looked at and not just construction landfills and that he had a personal concern regarding trying to legislate a specific issue that occurs in one district for one particular proposal when there is a larger issue. Public hearings should not be held until all the issues are included.

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

**Resolution No. 99-958**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 99Z-021T is **DISAPPROVED (5-1-1)**:



**This council bill proposes to require a three mile separation between proposed construction/demolition landfills and existing private and public schools (excluding colleges and universities) and public parks. While it is appropriate to provide separation between these types of uses, there is not a supportable basis for establishing a required setback standard of three miles. More research is needed to determine what, if any, distance is appropriate and what other types of waste management uses are also appropriate for such a separation.”**

**99Z-151U-11**

Map 105-3, Parcels 217 (1.11 acres) and 219 (.65 acres)  
Subarea 11 (1999)  
District 19 (Wallace)

A request to change from IR to MUL district properties at 415 Chestnut Street and 4th Avenue South (unnumbered), abutting the north margin of the CSX Railroad (1.75 acres), requested by Scott Lewis, appellant, for Heiner Schuster, owner. (Deferred from meetings of 11/11/99 and 11/24/99).

Ms. Regen stated staff is recommending approval of this rezoning because it is consistent with the policy in the area. The applicant is in favor of it and has also spoken to the Zoning Administrator about how the buildings can be used.

Mr. Scott Lewis spoke in favor of the proposal.

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

**Resolution No. 99-959**

**"BE IT RESOLVED** by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-151U-11 is **APPROVED (7-0):**

**These properties fall within the Subarea 11 Plan’s Mixed Use (MU) policy calling for office, commercial, and residential uses. The MUL district is consistent with that policy.”**

**99Z-167G-02**

Map 41, Parcel 2 & 125  
Subarea 2 (1995)  
District 10 (Balthrop)

A request to change from R20 to IWD district property at 7585 Old Hickory Boulevard, approximately 1,240 feet west of Brick Church Pike (44.75 acres), requested by Ida Carrigan, appellant, for Laura K. P. True, owner.

Ms. Regen stated this property lies within a residential policy area within the Subarea 2 Plan. The applicant is requesting industrial zoning on this property contending that there are already commercial and industrial uses in the area. Regardless of what may be there today, that is not the intent of the subarea plan. The subarea plan is calling for this area to be developed for residential use and not to extend commercial or industrial zoning further east along Old Hickory Boulevard. Staff is recommending disapproval.

Ms. Ida Carrigan spoke in favor of this proposal and stated there was a need for jobs in the northwest quadrant of Nashville. She presented a letter from Coca-Cola regarding their development and asked the Commission for approval.

Ms. Warren stated she understood what staff is saying but there is a lot of commercial in that area and that she is undecided.

Ms. Nielson stated she agreed this type of development in this area is probably needed but the Commission must support the plan in place unless it is revisited.

Councilmember Ponder stated he was in favor of this project because of the other industrial type operations in the area but that he would like to defer this one meeting and let the developer come back with a beautification plan for the whole area with the barrier in the back by the homes.

Mr. Browning stated this item would not have second reading at Council until March and there would be time for staff to recommend on January 6<sup>th</sup> whether or not there would be merit for setting a public hearing for a General Plan amendment.

Councilmember Ponder moved and Ms. Nielson seconded the motion, which carried unanimously, to defer this matter until January 6, 2000, with instructions to staff to research a General Plan amendment.

**99Z-171G-14**

Council Bill No. BL99-106

Map 76, Part of Parcel 2

Subarea 14 (1996)

District 11 (Brown)

A request to change from R10 to RM4 district a portion of property at 735 Tulip Grove Road, abutting the north margin of the Nashville and Eastern Railroad (1.6 acres), requested by Joe McConnell, appellant, for John L. Fox, owner.

Ms. Regen stated staff is not opposed to the RM4 zoning but the mechanics of this process. The RM4 zoning would be consistent with the subarea plan and zoning pattern in the area. The applicant is wanting to rezone the property in order to get more density on the land, and wants to complete the rezoning before having to transfer and replat the property. The staff, on the other hand, would prefer that the property first be replatted to place the sliver being rezoned to RM4 with the larger RM4 property, and then accomplish the rezoning.

Mr. Browning suggested a compromise. He suggested that the rezoning go forward to public hearing in January, 2000. Concurrently the developer could initiate a plat to combine the property being rezoned with the larger RM4 property. In this way the final reading of the rezoning and the platting of the property could occur almost concurrently.

Mr. Tom White explained the situation of the purchase of the property and stated he had reviewed the contracts and stated his client's contract is contingent on the rezoning and must buy the property within 15 days of the rezoning and that they are receptive to Mr. Browning's suggestion.

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

**Resolution No. 99-960**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-171G-14 is **APPROVED (7-0)**:

**This property falls within the Subarea 14 Plan's Residential Low Medium (RLM) policy calling for up to 4 units per acre. The RM4 district is consistent with this policy and the emerging zoning pattern in this vicinity." The Planning Commission indicated its desire to have the property replatted as close in time as possible to the actual rezoning of the property.**

**99Z-172U-05**

Council Bill No. BL99-110  
Map 61, Part of Parcel 37  
Subarea 5 (1994)  
District 4 (Majors)

A request to change from RS10 to CS district a portion of property at 600 Ben Allen Road, approximately 500 feet north of Hart Lane (.75 acres), requested by George Welch of Ragan-Smith Associates, appellant, for William J. Blevins, owner.

**91-86-P-05**  
Council Bill No. BL99-111  
Blevins Mobile Home Parts  
Map 61, Parcel 38 (6.02 acres) and Part  
of Parcel 37 (.75 acres)  
Subarea 5 (1994)  
District 4 (Majors)

A request to amend the existing Commercial (General) Planned Unit Development District located abutting the northwest corner of Ben Allen Road and Hart Lane, classified CS, and to add .75 acres to the existing PUD to permit 22 parking spaces and a 4,182 square foot expansion to the existing 8,412 square foot office, classified RS10 and proposed for CS (6.77 acres), requested by Ragan-Smith Associates, William J. Blevins, owner.

Ms. Regen stated the existing Commercial PUD is called Blevin's Mobile Homes Park. The request is to rezone the property to the north from residential, RS10, to commercial, CS. As well, they want to amend the PUD in order to add this land to the existing Commercial PUD and to provide for a small office expansion. Staff is recommending disapproval of the zone change and the PUD amendment because there is a residential medium policy that applies along Ben Allen Road.

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

**Resolution No. 99-961**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-172U-05 is **DISAPPROVED (7-0)**:

**This property falls within the Subarea 5 Plan's Residential Medium (RM) policy calling for 4 to 9 units per acre. The commercial uses permitted within the CS district are not consistent with this policy. This request would extend commercial zoning too far into this residential area, implicating the other single-family homes along Ben Allen Road for commercial zoning. There is already a topographic boundary along the existing northern PUD line with slopes in excess of 25%. There are opportunities for commercial zoning in the Commercial Mixed Concentration (CMC) policy along the frontage of Hart Lane."**

"BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Proposal No. 91-86-P-05 is given **DISAPPROVAL (7-0)**:

**The proposed zoning is not consistent with the Subarea 5 Plan's Residential Medium (RM) policy for this area. The Subarea 5 Plan indicates that the steep topography with slopes of greater than 25% on the northern portion of parcel 38 should serve as a boundary for the commercial zoning. The subarea policy allows CS along the frontage of Hart Lane, but limits further expansion."**

**107-81-G-14**  
Villages of Larchwood  
Map 108-4, Parcel 22

Subarea 14 (1996)  
District 14 (Stanley)

A request to revise the preliminary and final PUD plans for a portion of the Residential Planned Unit Development District located abutting the south margin of Fitzpatrick Road at the corner of Fitzpatrick Road and Kennington South, opposite Ragsdale Court, classified R10, to remove a sidewalk measuring 110 feet in length in front of lot 22, requested by J. T. Ragsdale, developer.

Ms. Regen stated at issue is a 110 foot section of sidewalk that was planned for a portion of parcel 22. The sidewalk was shown on the preliminary plans and the developer knew it should be provided. The developer alleges the sidewalk should not be provided in order to keep some large trees that are in the path.

Mr. Phil Hill, owner and developer, stated the lot that the sidewalk abuts is not a lot that was part of this development. That lot has been there for approximately 7 to 8 years and the owner of that lot has requested the trees be left standing.

Ms. Regen stated the preliminary and final PUD plans showed the sidewalk and this portion of it would be within the right-of-way and not on the owners property.

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

**Resolution No. 99-962**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 107-81-G-14 is given **DISAPPROVAL (7-0)**:

**There is no basis for a variance to the Subdivision Regulations at this location. There are no unusual or unique circumstances that would prohibit this section of sidewalk from being built. The final PUD plan approved in 1997 showed this section of sidewalk. This sidewalk is needed to provide connections to existing sidewalks which have already been partially constructed to the south. The 10 trees the developer indicates should remain have always been at this location and were not an unknown site constraint when the final PUD plan was approved. The utility pole should be relocated to remove it as a sidewalk obstruction.”**

**96P-003G-14**  
Summit Run, Phase 2  
Map 86-3, Parcels 20-25, 30-33 and 36-37  
Subarea 14 (1996)  
District 12 (Ponder)

A request to revise the preliminary plan of the Residential Planned Unit Development District located abutting the north margin of Old Lebanon Dirt Road, east of Chandler Road, classified RS15, to eliminate two sidewalks and relocate a third sidewalk and reduce its width from 5 feet to 4 feet, requested by J. T. Ragsdale, developer.

Ms. Regen stated the applicant does not want to put in two of the sidewalks and wants to relocate one sidewalk. The sidewalks were shown on the preliminary plan and the applicant was aware they were required. Staff is recommending disapproval of elimination of two of the sidewalks. While staff supports the relocation of one of the sidewalks, staff is not entirely in agreement with the design.

Mr. Tom Ragsdale spoke in favor of the proposal and explained his method of measuring from the center of the cul-de-sac. In this case there was never a final PUD approved by the Planning Commission.

Ms. Carrington stated these sidewalks were included in the bond and were included in the estimate for the bond.

Mr. Browning stated the controlling factor is the preliminary plan for the PUD because that is where the features are defined and all plans after that must follow the preliminary.

Mr. Small stated this is a PUD, these sidewalks were in the plans to be put in, and the homeowners bought the property in anticipation of having sidewalks and they should be there.

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

**Resolution No. 99-963**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 96P-003G-14 is given **APPROVAL FOR THE ELIMINATION OF SIDEWALKS ON HUNTERS PATH COURT NORTH OF CHANDLERS PASS COURT; DISAPPROVAL OF THE ELIMINATION OF SIDEWALKS ON CHANDLERS PASS COURT; APPROVAL OF THE RELOCATION OF SIDEWALK ON HUNTERS PATH COURT SOUTH OF CHANDLERS PASS COURT WITH A REDUCTION TO 4 FOOT WIDTH AND ELIMINATION OF THE 2-FOOT GRASS STRIP (6-1).**

**MANDATORY REFERRALS**

**99M-138U-08**

Council Bill No. BL99-68

Alley Closure: Alley #517 and Portion of Alley #556

Map 81-15, Parcels 350-352 and 379-381

Subarea 8 (1995)

District 21 (Whitmore)

A request to close a portion of Alley #553 located beginning at the eastern edge of parcel 379 on tax map 81-15 and terminating at Knowles Street and to relocate that portion of Alley #517 between parcels 352 and 353 on tax map 81-15, requested by Barabara L. Estrin, Turner-Universal Construction Company, appellant for St. Vincent de Paul School. (Easements are to be retained and some are to be abandoned).

Ms. Regen stated staff is recommending approval. The Church wishes to expand the school which requires some alley closures. Alley #517 will be relocated and a new alley will be constructed before the closure of the existing alley will take effect. All easements are to be retained except Water and Sewer; all easements will be retained for Alley #556.

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

**Resoluiton No. 99-964**

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 99M-138U-08.”

**OTHER BUSINESS:**

4. Consider and establish “Level of Citizen Participation” for the *Subarea 8 Plan: 2000 Update* effort.

Mr. Inman Otey, Mr. George Brooks, Mr. Edward Sanders and Mr. John Horton asked the Commission to consider Level 3 Citizen Participation.

Ms. Frank stated that based on the staff’s review, we found the plan to be fundamentally sound; growth projections, both population and employment, included in the Subarea 8 Plan are generally in line with the rate of growth that has occurred in the subarea over the past five years; and changes that appear necessary are localized, not widespread throughout the subarea. Staff’s evaluation also found that the areas having the greatest need for review during this update process are along Jefferson and Buchanan Streets, 28<sup>th</sup> Avenue North, and the area along and south of Jo Johnston Avenue.

The Commercial Arterial Existing policy is applied along Jefferson Street. This policy category acknowledges the existence of linear commercial development and encourages containment. The expansion of commercial activities into abutting residential areas is strongly discouraged. In February of this year, the Planning Commission made an exception to this general policy by amending the plan to allow for limited expansion of the depth of commercial zoning along Jefferson Street between 10<sup>th</sup> Avenue North and Interstate 40. This exception fostered the adaptive reuse of an older structure that was unable to meet on-site parking requirements. The shallow lot depth along Jefferson Street does not afford adequate on-site parking opportunity for certain commercial uses, and this is a distinguishing characteristic of older commercial strips throughout Davidson County. During this update process, other segments of Jefferson Street will be evaluated to determine if the deepening of the Commercial Arterial Existing policy is warranted.

Another area that warrants review is along Buchanan Street between 23<sup>rd</sup> Avenue North and Interstate 265. Planning staff is questioning the appropriateness of the Commercial Arterial Existing policy along this segment of Buchanan Street, which is a collector street with an established mixture of land uses serving the local residential area.

Staff is suggesting that the update examine 28<sup>th</sup> Avenue North. The recently adopted Long Range Transportation Plan recommends that the segment of 28<sup>th</sup> Avenue North between Charlotte Avenue and Interstate 40 be widened to five lanes. It is currently two lanes. This proposed widening would match up with the segment of 28<sup>th</sup> Avenue North between Jefferson Street and Interstate 40. This may pose issues for the adjoining residential areas, and warrants a closer review during the update process.

With regard to the Jo Johnston Avenue area, since the adoption of the subarea plan, there have been recurrent zone change requests for medium-high density residential development, which is not consistent with the Residential Medium density policy. The Planning Commission has supported these requests because of the high percentage of vacant lots, and minimal investments in the area. The existing pattern of development consists of a mixture of residential, commercial, and community facilities. The area has immediate access to an arterial street, Charlotte Avenue, and abuts industrial uses to the north. As a result, an evaluation of the current medium density residential policy is warranted.

Ms. Nielson moved and Mr. Small seconded the motion, which carried unanimously, to approve Level 3 Citizen Participation for the Subarea 8 Plan: 2000 Update.

1. Green Hills Urban Village Plan

Mr. Fawcett presented the staff report and stated the meeting is being held to inform the Commission of the recommendations that have been prepared by an advisory committee made up of residents, businesses and community organizations working with Planning Commission staff and the consulting firm of Gresham Smith and Partners. The committee members were selected from recommendations made by the three district councilmembers of the area, Charles Fentress, David Kleinfelter and Ron Turner. This work effort

began last fall as a result of a request from Councilmember Kleinfelter to the Planning Commission staff to provide planning guidance for the Green Hills area that is more detailed than is available from the Subarea 10 Plan.

The plan for Subarea 10 was completed at the end of 1994. The commercial and immediately surrounding area of Green Hills are designated as a regional activity center by this plan. It provides commercial goods and services, employment, community facilities and services and entertainment to the surrounding region. It is intended that the diversity of activity in these regional centers be supported by a variety of transportation facilities and services in order to reduce the number of single occupancy automobile trips, and to encourage freedom of movement among businesses, community facilities and residences within the activity center and in its immediate surrounding area.

At the time the Subarea 10 Plan was being prepared, there was a transportation plan being developed for the Green Hills area, called the Green Hills / Hillsboro Pike Transportation Study. This plan rejects the approach of widening Hillsboro Pike to six or more lanes in favor of making selected intersection improvements and introducing or strengthening pedestrian, bus transit and bicycle usage. Widening Hillsboro Pike would be extremely disruptive to businesses and would not ultimately provide a solution.

The recommendations being presented today are intended to provide a means to not only implement these recommendations, but to create a stronger vision of what Green Hills should be like and to define specific projects and organizational steps that can be undertaken to achieve this vision. The commercial area of Green Hills is the principal provider of goods and services of all kinds to the surrounding population. There is an estimated population of over 34,000 people within a two mile radius. This is equivalent to a medium-sized town. The vision being presented here is to transform Green Hills into an urban village, not unlike a town center, in which you will have the option of walking to several destinations, instead of having to hopscotch in your car to the parking lot of each establishment you want to visit. If found to be feasible, it would also include a transit shuttle service for trips too far to walk, and a system of bicycle routes and facilities to encourage bicycle use for short trips.

Sidewalks are simply not available in many instances in Green Hills, and in most cases where they are available, they convey a negative message to the pedestrian user due to obstacles in the. We are proposing a standard that is designed to provide safe and attractive sidewalks for Green Hills, to encourage people to want to walk because it is an enjoyable experience. This standard provides a minimum five foot wide walkway separated from the curb by a six foot wide landscaping and utility strip. This strip can accommodate fire plugs, poles, newspaper vending machines, sidewalk furniture, bus shelters that currently obstruct pedestrian movement, and just as importantly, landscaping that can make walking a pleasant experience.

The plan for sidewalks is in three phases, with phase one being both sides of Hillsboro Pike from Crestmoor south to Hobbs. This would be done within the existing right-of-way by reducing existing vehicle travelways from 12 feet to 11 feet. This will not affect the traffic capacity of Hillsboro Pike, but traffic on residential streets should be monitored before and after these changes to measure any possible diversion of traffic from Hillsboro Pike. The intersections of Crestmoor/Glen Echo and Abbott Martin / Richard Jones are already in the process of being improved under a project by TDOT. The improvements will include sidewalks built to very similar standards and would be coordinated to provide a seamless coupling with the proposed project. Phase two would introduce sidewalks where there are essentially none today. The third phase would upgrade the locations where there are existing substandard sidewalks.

Some parts of Green Hills are better served with parking than others. Most of the problem of supply is one of distribution. The recommendation is to address this by encouraging additional parking supply in selected central locations and encouraging shared parking among businesses, just like what happens in a modern shopping mall. In this way one can park in the lot at one establishment and walk to one or more nearby establishments instead of using the automobile for each trip. This should be done through a business improvement district organization.

The 1994 transportation plan has as an important component a transit shuttle loop that would supplement pedestrian travel and lessen the need to use the automobile for trips internal to the Green Hills commercial area. This is conceptually a valuable component of the overall transportation system, but more needs to be understood about who and under what circumstances people would use such a service. The recommendation is to conduct a survey of Green Hills shoppers and visitors to determine whether or not such a service is viable, and what routes would work before attempting to implement a service. Frequent pickups and fast service to destinations are important characteristics of a successful system.

Bicycle travel is another important supplemental component of the transportation system. Bicycles are maneuverable, take up little space, and provide mobility for people without access to an automobile. Signed bike routes or bike lanes and simple racks for securing them at destinations are all that is needed to encourage bicycle use. The recommendation supplements what is in the 1994 transportation study. Linkages to likely destination points such as David Lipscomb, Vanderbilt, and Belmont Universities and Belle Meade Plaza are included. A separated bikeway is also proposed from Burton Hills along Sugartree Creek.

To assist drivers in finding principal destinations within Green Hills, directional signs are recommended for placement along key gateway roads such as Hillsboro Pike and Abbott Martin. The intent is to minimize the incidents of drivers randomly searching for destinations.

The 1994 transportation plan recognizes the need to address cut-through traffic on surrounding residential streets. As more congestion occurs on major arteries, these streets are more vulnerable to intrusive traffic. It proposes traffic calming devices in the form of speed humps to discourage speeding and make residential streets less desirable as shortcuts. These are being successfully used in other metropolitan area locations such as Brentwood. The recommendations in that plan for Cross Creek and Valley Brook are continued. Other candidates such as Lone Oak should be explored. Application should be made to implement these through use of the Nashville Neighborhood Traffic Management Pilot Program. Funding needs to be sought through Metro Council or transportation funds through matching grants from the Metropolitan Planning Organization.

As this Green Hills Study was being conducted, all who participated recognized that Green Hills, despite the moniker, lacks any visual attractiveness or visual identity. If we are to make this area friendly to pedestrians, it will be necessary to make it an attractive place to be. In addition to the introduction of landscaping space in conjunction with the proposed sidewalk network, a system of open spaces connected by this network is proposed. Some parts of this system already exist and need only be made accessible and enhanced. Others need to be added in conjunction with future development or as public projects. Each of the proposed open spaces should be developed differently to provide diversity of experiences and to take advantage of physical site characteristics.

For example, the proposed open space in front of the new library site is a detention area for stormwater runoff. It could be landscaped and fitted with informational displays that tell visitors of ongoing experiments to determine the effectiveness of various plant materials in filtering pollutants from parking lot runoff. Such experiments could be conducted by Hillsboro High School science students. The library could be a repository for environmental resources that explore similar issues on a wider basis. The open space located at the corner of Crestmoor and Hillsboro is proposed to be created from the excess right-of-way that results from the realignment of the intersection. It may serve as an entry point to Green Hills with an appropriate sign and logo, much like what is at the southern entrance to Hillsboro Village. The largest of the open spaces, in front of Hillsboro High School, may be the site of civic gatherings and events. The sidewalk corridors linking these open spaces should be planted with trees to create a strong visual linkage between them.

Another major detraction from the visual appeal of Green Hills is the proliferation of utility poles for electrical transmission, traffic control and communications. NES has agreed and is in the process of preparing a pole reduction plan to eliminate unneeded poles and provide recommendations for less visually intrusive poles where poles remain. While it is expensive, the ultimate goal is to bury some utilities, such as



along Hillsboro Pike, where most visitors enter Green Hills and receive their first and most lasting visual impression. Pedestrian and street lighting should be of high aesthetic quality.

In order for Green Hills to evolve into a truly pedestrian oriented urban village, the relationships between buildings, parking and sidewalks need to be different. When traveling between businesses as pedestrian, you don't want to have to cross a parking lot to enter the business. The front door of the business needs to be adjacent to the sidewalk. Parking should be place either above or below as in a real world development in Seattle that incorporates this principle with a major grocery store with a variety of small shops along the sidewalk frontage. Parking from the main entrance is gained via an escalator. Additional parking is underground in this case. This same principle has been incorporated on a smaller scale in the new H.G. Hill development in Hillsboro Village at the corner of 21<sup>st</sup> Avenue and Wedgewood.

The urban design overlay district is a new zoning tool that enables development in accordance with specific goals and objectives that are different from the surrounding area, even though the surrounding area may be in the same zoning district. It does not change the use of land, but it provides great flexibility in the placement and size of buildings, amount and placement of parking, and aesthetic treatment of buildings and site features, including signs. Hillsboro Village is the first urban design overlay district in Nashville. Green Hills is at a cross roads in its development history. If it continues to evolve with its current and historical identity as a typical suburban style development it will never reach its potential as a place where people want to spend their time. If the stakeholders of Green Hills embrace the possibilities that have been illustrated here today, Green Hills can become a magnet for high-quality private investment and re-investment and a wonderful place to spend time.

2. Employee Contract for Theresa Carrington

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

**Resolution No. 99-965**

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the employee contract for Theresa Carrington for one year from December 16, 1999, through December 15, 2000.

3. APR Fund Appropriation

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

**Resolution No. 99-966**

BE IT RESOLVED by the Metropolitan Planning Commission that it approves the APR Fund Appropriation as follows:

Appropriation Balance - October 1, 1999				\$ 132,154.00
Resolution No. 966 Adopted				\$ 65,646.43
Net Appropriation Balance				\$ 197,800.43

Oct. Nov. Dec. 1999 Expenditures - Projected:				
Salaries			\$ 28,824.00	
Central Printing Services			\$ 1,500.00	
Data Processing Services			\$ 75.00	
Advertising			\$ 3,000.00	
Membership/Training			\$ 500.00	
Consultant's Services			\$353,778.00	
Postage			\$ 500.00	
Office Supplies			\$ -	
FICA			\$ 2,170.00	
Group Health Insurance			\$ 2,007.00	
Employer's Pension Contribution			\$ 1,200.00	
Group Life Insurance			\$ 234.00	
Dental Insurance			\$ 162.00	
<b>Total Projected Expenditures</b>				\$ 393,950.00
<b>Revenue in Transit</b>				\$ 201,458.80
Net Appropriation Balance				\$ 5,309.23

5. Set Public Hearing on *Subarea 7 Plan: 1999 Update* for January 20, 2000 MPC meeting

Ms. Nielson moved and Mr. Small seconded the motion, which carried unanimously, to set the public hearing for the *Subarea 7 Plan: 1999 Update* for January 20, 2000.

6. Legislative Update

Mr. Browning informed the Commission the Long Range Transportation plan that was out of compliance has been updated by the consultant and is now back in compliance.

**PLATS PROCESSED ADMINISTRATIVELY**

November 24, 1999 through December 08, 1999

**99S-407G M. E. LINK SUBDIVISION**  
Plats one deeded parcel as one lot

**98S-428U SONIC PROPERTIES of TENNESSEE**  
Plats one deeded parcel as one lot

**ADJOURNMENT**

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 4:10 p.m.

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Chairman

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Secretary

Minute Approval:  
This 6<sup>th</sup> day of January, 2000