

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: January 20, 2000
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

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

Absent:

Mayor Bill Purcell

Others Present:

Executive Office:

Karen P. Nicely, Interim Executive Director

Current Planning & Design Division:

Theresa Carrington, Planning Division Manager
Michael Calleja, Planner III
Jennifer Regen, Planner III
John Reid, Planner II
Jeff Stuncard, Planner I
Andrew Wall, Planning Technician I
Dolores Watson, Secretary II

Community Plans Division:

Jerry Fawcett, Planning Division Manager
Kim McDonough, Planner III
Cynthia Wood, Planner III
Bob Eadler, Planner II
Anita McCaig, Planner I

Advance Planning & Research:

Jeff Lawrence, Planner III
Michelle Kubant, Planner II

Others Present:

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

Chairman Lawson called the meeting to order.

ADOPTION OF AGENDA

Ms. Carrington announced the following changes to the agenda:

- 2000Z-007U-11 - should read Part of Parcel 13
- 85-85-P-12 – The final plat is not on this agenda and is not requesting final approval
- 99M-153U-07 – That application has been withdrawn
- Other Business – Add Chairman’s Comments

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

ANNOUNCEMENT OF DEFERRED ITEMS

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

- 2000S-012G-14 Deferred two weeks, by applicant.
- 2000S-016G-13 Deferred indefinitely, by applicant
- 2000S-025U-11 Deferred indefinitely, by applicant.
- 2000S-031G-14 Deferred two weeks, by applicant.
- 2000S-032G-12 Deferred two weeks, by applicant.
- 2000Z-014G-14 Deferred two weeks, by applicant.
- 191-69G-14 Deferred two weeks, by applicant.
- 73-85-P-06 Final approval deferred two weeks, by applicant.

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

APPROVAL OF MINUTES

Ms. Nielson moved and Ms. Oglesby seconded the motion, which unanimously passed to approve the minutes of the regular meeting of January 6, 2000.

RECOGNITION OF COUNCILMEMBERS

Councilmember Vic Lineweaver stated he is in favor of proposal 93-86-P-06, Lakeshire Meadows, Section IV, which was listed on the consent agenda and also in favor of 99Z-124G-06.

Councilmember Lynn Williams stated she was present to observe the Subarea 7 public hearing.

Councilmember Michelle Arriola spoke in opposition to 2000Z-009U-12, and stated she had spoken to all Councilmembers that have council districts along Nolensville Road and all are in agreement that they do not want another car lot on Nolensville Road.

ADOPTION OF CONSENT AGENDA

Ms. Nielson moved and Ms. Oglesby seconded the motion, which unanimously carried, to remove items 2000Z-007U-11, 2000Z-009U-12 and 231-77-U-12 from consent, and to approve the following items on the consent agenda:

SUBDIVISION AND BOND PROPOSALS

2000S-019U-05

Barbara Branch Subdivision
Map 61-2, Parcels 57.1 and 58
Subarea 5 (1994)
District 4 (Majors)

A request for final plat approval to subdivide one lot and part of a reserve parcel into two lots abutting the south margin of Joyce Lane, approximately 540 feet west of Graycroft Avenue (1.1 acres), classified within the RS15 District, requested by Mable T. Moore and Barbara Branch, owners/developers, Land Surveying, Inc., surveyor.

Resolution No. 2000-95

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-019U-05, is **APPROVED (9-0).**”

2000S-020G-04

Myers & Odom Subdivision
Map 62, Parcels 80 and 120
Map 63, Parcel 237
Subarea 4 (1998)
District 9 (Dillard)

A request for final plat approval to subdivide one lot and two parcels into three lots abutting the south margin of Hidden Acres Drive, approximately 445 feet west of Neelys Bend Road (7.06 acres), classified within the RS40 District, requested by Carl E. and Patricia J. Myers, owners/developers, Land Surveying, Inc., surveyor.

Resolution No. 2000-96

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-020G-04, is **APPROVED (9-0).**”

2000S-027U-08

Joe Perry Subdivision
Map 82-5, Parcel 54
Subarea 8 (1995)
District 20 (Haddox)

A request for final plat approval to subdivide two lots into three lots abutting the northeast corner of Hume Street and 5th Avenue North (.56 acres), classified within the R6 District, request by Joseph L. Perry and Joyce Page, owners/developers, Land Surveying, Inc., surveyor.

Resolution No. 2000-97

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-027U-08, is **APPROVED (9-0).**”

Request for Bond Release

96S-117G
Hampton Hall, Section 1
Phillips Builders, Inc., principal
Subarea 14 (1996)

Located abutting the east margin of New Hope Road, opposite Jamaica Drive.

Resolution No. 2000-98

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 96S-117G, Bond No. 96BD-057, Hampton Hall, Section 1, in the amount of \$106,500.”

Request for Bond Release

98S-136G
Heron Walk, Phase 2, Section 4
Allen Earps, principal
Subarea 4 (1998)

Located abutting both margins of Shawnee Road, west of Cheyenne Boulevard.

Resolution No. 2000-99

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 98S-136G, Bond No. 98BD-055, Heron Walk, Phase 2, Section 4, in the amount of \$36,250.”

Request for Bond Release

98S-295U
Embassy Suites
Broadway Hotel Partners, LLC principal
Subarea 10 (1994)

Located abutting the southeast margin of Broadway, approximately 98 feet northeast of 19th Avenue South.

Resolution No. 2000-100

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 98S-295U, Bond No. 99BD-011, Embassy Suites, in the amount of \$50,000.”

Request for Bond Extension

98S-187G
Chesney Glen, Section 4
Phillips Builders, Inc., principal
Subarea 14 (1996)
[Buildout is at 59%]

Located abutting both margins of Glenfalls Drive, approximately 180 feet west of Chesney Glen Drive.

Resolution No. 2000-101

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-187G, Bond No. 99BD-011, Chesney Glen, Section 4, in the amount of \$70,000 to 8/1/2000.

Request for Bond Extension

98S-414G

New Hope Pointe, Phase 1, Section 4

Robert E. Earheart, principal

Subarea 14 (1996)

[Buildout is at 0%]

Located abutting the north terminus of Moonwater Court and the north terminus of Annapolis Circle.

Resolution No. 2000-102

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-414G, Bond No. 98BD-016, New Hope Point, Phase 1, Section 4, in the amount of \$38,750 to 3/2/2001 subject to the submittal of an amendment to the present Letter of Credit by **2/18/2000** which extends its expiration date to 9/2/2001. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Request for Bond Extension

99S-015G

New Hope Pointe, Phase 1, Section 6

Robert E. Earheart, principal

Subarea 14 (1996)

[Buildout is at 50%]

Located abutting the west margin of South New Hope Road, approximately 120 feet north of Cape Hope Pass.

Resolution No. 2000-103

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 99S-015G, Bond No. 99BD-015, New Hope Point, Phase 1, Section 6, in the amount of \$38,750 to 3/2/2001 subject to the submittal of an amendment to the present Letter of Credit by **2/18/2000** which extends its expiration date to 9/2/2001. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

ZONE CHANGE AND PUD PROPOSALS

2000Z-008G-12

Map 183, Part of Parcel 41

Subarea 12 (1997)

District 31 (Knoch)

A request to change from R8 to CS district a portion of property at Muci Drive (unnumbered), east of Old Hickory Boulevard and abutting the south margin of Interstate 24 (21.84 acres), requested by Charles Lowe, appellant, for Don L. Smith, trustee.

Resolution No. 2000-104

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-008G-12 is **APPROVED (9-0)**:

This property falls within the Subarea 12 Plan's Commercial Mixed Concentration (CMC) policy calling for high density residential, office, and commercial uses around the Old Hickory Boulevard/I-24 interchange. CS zoning is consistent with that policy and is also appropriate for the remaining interchange area between I-24 and Old Hickory Boulevard southward to Twin Oaks Lane, which is across from the existing CS zoning along Old Hickory Boulevard."

2000Z-013U-13

Map 135, Parcels 239 (.54 acres) and 239.01 (2.02 acres)
Subarea 13 (1996)
District 27 (Sontany)

A request to change from R10 to MUL district properties at 2120 Murfreesboro Pike and Murfreesboro Pike (unnumbered), approximately 1,110 feet south of Smith Springs Road (2.56 acres), requested by MUR-CI Home for Retarded Children, appellants/owners.

Resolution No. 2000-105

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-013U-13 is **APPROVED (9-0)**:

These properties fall within the Subarea 13 Plan's Mixed Use (MU) policy calling for a mixture of residential, office, and commercial uses. The MUL zoning is consistent with that policy and is the preferred zoning district around the Franklin Limestone Road/Murfreesboro Pike intersection."

1-74-U-13

Logan's Roadhouse Restaurant
Map 163, Parcel 241
Subarea 13 (1996)
District 28 (Alexander)

A request to revise the preliminary and for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the south margin of Bell Road and the east margin of Hickory Hollow Lane, classified SCR (1.67 acres), to permit the rebuilding of a restaurant destroyed by fire and to increase its size from 7,413 square feet to 7,992 square feet, requested by Design Engineering, P.C., for Logan's Roadhouse Restaurant, optionee, for B & V Venture, owner.

Resolution No. 2000-106

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 1-74-U-13 is given **CONDITIONAL APPROVAL OF A REVISION TO THE PRELIMINARY PLAN AND FINAL APPROVAL FOR A PHASE (9-0)**. 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."

239-84-G-13

Chasetel Wireless Communications (Texaco Food Market)
Map 135, Part of Parcel 385
Subarea 13 (1996)
District 27 (Sontany)

A request to revise the preliminary plan and for final approval for a portion of the Commercial (General) Planned Unit Development District located abutting the southwest margin of Murfreesboro Pike, approximately 300 feet south of Harding Place, classified CL (0.25 acres), to add a 103 foot tall monopole communications tower and equipment pad next to an existing convenience market/gas station, requested by Chasetel Wireless Communications, for SAMCO Partnership, owner.

Resolution No. 2000-107

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 239-84-G-13 is given **CONDITIONAL PRELIMINARY PLAN APPROVAL AND FINAL APPROVAL FOR A PHASE (9-0)**. 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.”

73-85-P-06

Nashville Highlands (formerly Robertson Highlands)
Map 128, Parcel 154
Subarea 6 (1996)
District 23 (Bogen)

A request to revise the preliminary plan and for final approval for Phase I of the Residential Planned Unit Development District located abutting the east margin of Old Hickory Boulevard, north of Amberwood Circle, classified R20 and R15 (60 acres), to revise the preliminary for 150 condominium/townhome units and 912 apartment units (1,062 total units), replacing 1,012 apartments and 50 townhomes (1,062 total units), and for final approval for Phase I, which includes 150 townhome units and a 2,000 square foot clubhouse, replacing 388 apartment units in Phase I, requested by Barge, Waggoner, Sumner and Cannon, for Nashville Highlands, LLC, owner.

Resolution No. 2000-108

“BE IT RESOLVED by The Metropolitan Planning Commission That Proposal No. 73-85-P-06 is given **CONDITIONAL APPROVAL OF A REVISION TO THE PRELIMINARY PLAN AND DEFERRAL OF FINAL PUD APPROVAL FOR PHASE 1 (9-0)**. The following conditions apply:

1. Prior to or in conjunction with the final PUD plan, the applicant shall submit construction plans approved by the Harpeth Valley Utility District for the off-site pumping station, water lines and on-site water tank along with bond estimates for the construction of these improvements.
2. Prior to the issuance of any grading permits (including rough grading) and any building permits, the applicant shall provide to the Planning Commission’s satisfaction a document showing the acquisition of the necessary water easements to permit construction of the off-site pumping station and the water lines through parcel 76 on tax map 128 to Old Hickory Boulevard.
3. Prior to the issuance of any grading permits (including rough grading), the applicant shall submit a letter to the Planning Commission from TDOT granting permission to extend the water line under Old Hickory Boulevard to the project site.

4. 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.”

85-85-P-12

Brentwood Commons
Map 160, Part of Parcel 209
Subarea 12 (1997)
District 32 (Jenkins)

A request to revise the preliminary plan and for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the north margin of Old Hickory Boulevard, east of Brentwood Commons Way, classified OL, to add a new 7,000 square foot office building in an open area of the Commercial PUD and to relocate an existing drainage easement, requested by Littlejohn Engineering Associates Inc., for Gateway Southeast Properties, Inc., owner. (Also requesting final plat approval).

Resolution No. 2000-109

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 85-85-P-12 is given **CONDITIONAL PRELIMINARY PLAN APPROVAL AND FINAL APPROVAL FOR A PHASE (9-0)**. The following conditions apply:

1. The applicant shall submit two sets of revised final PUD plans to the Planning Commission by February 2, 2000, that reflect the relocation of the an on-site stream, as agreed upon with Department of Public Works and the Stormwater Management Appeals Board on January 19, 2000, to meet the buffering requirement of the Stormwater Management Regulations.
2. Prior to the issuance of any grading permits, the Metropolitan Council shall have approved the Mandatory Referral (2000M-117U-12) to abandon 30 feet of the drainage easement.
3. 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.
4. Prior to the issuance of any building permits, a final plat shall be recorded including any necessary bonds for utilities and public improvements.”

78-86-P-12

Tusculum Church of Christ
Map 161, Parcel 272
Subarea 12 (1997)
District 31 (Knoch)

A request to revise the preliminary plan for the Residential/Commercial Planned Unit Development District located abutting the west margin of Nolensville Pike, approximately 1,200 feet south of Swiss Avenue, classified R10 (16.15 acres), to permit a 34,000 square foot, 900 seat church, a 5,800 square foot daycare for over 120 children, and 9,700 square feet of Sunday School classrooms (totaling 49,500 square feet) replacing 100 flats and 60 townhouse units, requested by Littlejohn Engineering Associates, for Tusculum Church of Christ, owner.

Resolution No. 2000-110

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 78-86-P-12 is given **CONDITIONAL PRELIMINARY APPROVAL (9-0)**. The following conditions apply:

1. Prior to any submittal for final PUD approval for this portion of the PUD, the Board of Zoning Appeals shall have approved a Special Exception use for the church and a daycare for over 120 children in the R10 base zoning district, required under Section 17.36.060(B) of the Zoning Ordinance.
2. Prior to or in conjunction with the submittal of any final PUD plans, construction plans for off-site road improvements shall be submitted to the Planning Commission for review and approval by the Metropolitan Department of Public Works and the Planning Commission, including a northbound left-turn lane at the northernmost entrance into the site from Nolensville Pike, with storage of 125 feet and a 275 foot taper.
3. Prior to the issuance of any grading permits, the applicant shall record a final plat to legitimize parcels 97 and 272 on Tax Map 161, which were previously subdivided by deed, and post any required bonds for utilities and public improvements.
4. 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.”

90-86-P-14

NES Airport Substation (Cheswicke PUD)
 Map 121, Parcel 9
 Subarea 14 (1996)
 District 13 (Derryberry)

A request for final approval for a portion of the Commercial (General) Planned Unit Development District abutting the north margin of Pulley Road at its western terminus, classified R10 (14.86 acres), to construct an NES substation, requested by Nashville Electric Service, appellant and owner.

Resolution No. 2000-111

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 90-86-P-14 is given **CONDITIONAL FINAL APPROVAL FOR A PORTION (9-0)**. 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.”

93-86-P-06

Lakeshore Meadows, Section IV
 Map 141, Part of Parcel 14
 Subarea 6 (1996)
 District 35 (Lineweaver)

A request for final approval for a phase of the Residential Planned Unit Development District located abutting southeast of Coley Davis Road and the south margin of Dona McPherson Drive, classified RM6 (11.5 acres), to develop 72 multi-family units, requested by Ragan-Smith Associates, for Lake Shore Estates, Inc., owners. (Deferred from meeting of 1/6/00).

Resolution No. 2000-112

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 93-86-P-06 is given **CONDITIONAL FINAL APPROVAL FOR PHASE IV (9-0)**. 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.”

57-87-U-04

John Davis Development
Map 43-11, Parcels 142, 143 and 144
Subarea 4 (1998)
District 9 (Dillard)

A request to cancel the Commercial (General) Planned Unit Development District, abutting the north margin of State Highway 45 (Old Hickory Boulevard) and the west margin of Myatt Drive, classified CL (.68 acres), to cancel the entire PUD originally approved for a ceramics studio, requested by Ken L. Johnson, owner.

Resolution No. 2000-113

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 57-87-U-04 is given CONDITIONAL APPROVAL OF THE CANCELLATION (9-0). The following condition applies:

Approval of the cancellation by the Metropolitan Council.”

MANDATORY REFERRALS

99M-159U-11

Closure of Portion of Fiberglass Road
Map 105-12, Parcel 67
Map 106-9, Parcel 73
Subarea 11 (1999)
District 19 (Wallace)

A request to close a 228 foot unbuilt portion of Fiberglass Road from the northern edge of parcel 73 on tax map 106-9 to its terminus at parcel 67 on tax map (105-12), located west of Polk Avenue, requested by Ron Franklin, Plant Manager for GAF Fiberglass Corporation. (Easements are to be retained).

Resolution No. 2000-114

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (9-0)** Proposal No. 99M-159U-11.”

2000M-008G-03

Renaming of (Old) Ashland City Highway
to “River Trace:
Maps 55 and 56
Subarea 3 (1998)
District 1 (Gilmore)

A request by the Interim Director of Public Works to rename (Old) Ashland City Highway that exists along the Cumberland River and intersects with Libble Road to "River Trace" for Enhanced 911 efficiency and emergency response.

Resolution No. 2000-115

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (9-0)** Proposal No. 2000M-008G-03."

2000M-010U-11

Closure of Portion of Alley #2076
Map 106-6, Parcels 27, 28 and 46
Subarea 11 (1999)
District 16 (McClendon)

A request to close a portion of Alley #2076 beginning at the eastern edge of Alley #2084 to its terminus at parcel 28 on tax map 106-06, requested by Dan Barge, III of Barge, Cauthen & Associates, appellant, for Terrence J. Clyne, abutting property owner. (Easements are to be abandoned).

Resolution No. 2000-116

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (9-0)** Proposal No. 2000M-010U-11."

2000M-012U

Council Bill No. BL99-121
Chasetel Real Estate Lease Agreement
Various Sites

An ordinance approving an agreement between the Department of Water and Sewerage Services and Chasetel Real Estate Holding, Inc. to allow Chasetel Real Estate Holding, Inc. to install telecommunication equipment on Metropolitan Government property for a monthly lease fee and to establish a Site Review Fee of \$2000.00 per site.

Resolution No. 2000-117

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (9-0)** Proposal No. 2000M-012U."

2000M-013U-09

Council Bill No. BL99-123
Department of Social Services Lease Agreement
Map 93-16, Parcel 11
Subarea 9 (1997)
District 19 (Wallace)

An ordinance approving a lease agreement by and between The Metropolitan Government of Nashville and Davidson County, acting through Metropolitan Social Services and P. S. Business Park L.P. for additional office space at 813-815 Third Avenue South.

Resolution No. 2000-118

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (9-0)** Proposal No. 2000M-013U-09."

2000M-016G-14
Renaming of Granny Wright Lane to
“Bakers Grove Lane”
Map 137, Parcels 53, 54 and 85
Subarea 14 (1996)
District 12 (Ponder)

A request by the Interim Director of Public Works to rename Granny Wright Lane between Hobson Pike and Bakers Grove Road to "Bakers Grove Lane" for Enhanced 911 System efficiency and emergency response.

Resolution No. 2000-119

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (9-0)** Proposal No. 2000M-016G-14."

2000M-017U-12
Brentwood Commons Drainage Easement Abandonment
Map 160, Part of Parcel 209
Subarea 12 (1997)
District 32 (Jenkins)

A request to abandon and relocate a portion of a 30' drainage easement to accommodate the construction of a new office building in Brentwood Commons, a Commercial Planned Unit Development, requested by Littlejohn Engineering Associates, Inc., for Gateway Southeast Properties, Inc., owner.

Resolution No. 2000-120

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (9-0)** Proposal No. 2000M-017U-16."

This concluded the items on the consent agenda.

PUBLIC HEARING ON THE “FINAL DRAFT SUBAREA 7 PLAN: 1999 UPDATE”

Mr. Eadler stated this update process began last summer, staff held 2 community meetings and developed a mailing list of 180 addresses which included groups, organizations, institutions, businesses and a variety of individuals. He presented the changes to the plan and explained added language.

Chairman Lawson opened the public hearing.

Mr. Bob Cooper, Councilmember John Summers, Mr. Ralph Cohen, Mr. Samuel W. McClary, and Mr. David Bloodworth commended staff for their work, spoke in favor of the plan as written and encouraged adoption by the Commission.

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

Resolution No. 2000-121

“WHEREAS, the Metropolitan Planning Commission directed staff to conduct open workshop style meetings to provide the community the opportunity to work with the Commission’s staff on the review and updating of the *Subarea 7 Plan* that was adopted on January 14, 1994; and,

WHEREAS, two meetings were held between October 14 and November 4, 1999 at which community members working in conjunction with the staff of the Metropolitan Planning Commission, did in accordance with countywide General Plan guidelines, review and update the *Subarea 7 Plan*; and,

WHEREAS, additional efforts were made to obtain public input into the development of this updated plan, including a public hearing before the Metropolitan Planning Commission on January 20, 2000; and,

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

NOW, THEREFORE BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS** the *Subarea 7 Plan: 1999 Update* (Subarea Plan); in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission's development decisions in that area of the county. The *Subarea 7 Plan: 1999 Update* is also adopted as part of the General Plan."

SUBDIVISION AND BOND PROPOSALS

Request for Bond Extension

Subdivision No. 97S-196U
Whitney Place
Bob Haley, principal
[Buildout is at 100%]

Located abutting the south margin of Trimble Road, approximately 240 feet west of Lindawood Drive.

Mr. Calleja stated staff is recommending approval of the extension of the performance bond to July 20, 2000. This item was on the Commission's agenda for December 9, 1999, and January 6, 2000, and was indefinitely deferred. A requirement for the bond is the construction of a retention pond on two lots and the developer is trying to work with Public Works to see if they could do some off site improvements to the drainage area so the pond would not have to be built. They have never reached an agreement, so the applicant is now in the position of having to construct the retention pond.

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

Resolution No. 2000-122

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-196U, Bond No. 98BD-040, Whitney Place, in the amount of \$32,500 to 7/20/2000 subject to the submittal of an amendment to the present Letter of Credit by **2/3/2000** which extends its expiration date to 1/20/2001. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**"

Request for Bond Extension

97S-230U
River Crest
River Crest LLC, principal
Subarea 14 (1996)
[Buildout is at 88%]

Located abutting the north margin of Lebanon Pike, approximately 500 feet east of Gull Court.

Mr. Calleja stated staff is recommending disapproval of the request for extension and authorization for collection unless the Public Works punch list is completed by April 20, 2000. The punch list consists of items for Water Services and could be performed in a short time.

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

Resolution No. 2000-123

“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-230U, Bond No. 97BD-090, River Crest, in the amount of \$5,000 unless the Public Works punchlist items are corrected by 4/20/2000.

ZONE CHANGE AND PUD PROPOSALS

2000Z-020T
BL99-117

A text amendment to amend various portions of Sections 17.04 (General Provisions and Definitions), 17.08 (Zoning Districts and Land Uses), 17.12 (District Bulk Regulations), 17.16 (Land Use Development Standards), 17.20 (Parking, Loading, and Access), 17.24 (Landscaping, Buffering, and Tree Replacement), 17.32 (Sign Regulations), 17.36 (Overlay Districts), and 17.40 (Administration and Procedures) of the Zoning Regulations, requested by Metropolitan Planning Commission Staff.

Ms. Regen stated this bill was at Council public hearing in January and was then deferred by Council until February 1, 2000, so the Planning Commission could review the entire packet of amendments. There have been two meetings with John Stern of the Nashville Neighborhood Alliance and several Councilmembers on all the various concerns. She explained staff’s recommendations and the changes to be made regarding self service storage, accessory structures, landscaping and buffering, floodplain provisions, restaurant parking, off street parking and caption changes.

Councilmember Lineweaver asked for clarification on the portion on PUD’s in residential areas.

Ms. Regen stated the future uses allowed in a PUD will be those actually shown on the plan or what the base zoning allows today.

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

Resolution No. 2000-124

“BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-020T is **APPROVED WITH EXCEPTIONS (9-0)**:

These amendments are appropriate to clarify and strengthen the Zoning Regulations, except for permitting self-storage uses in MU districts, limiting the size of residential accessory structures, altering landscape buffer yard requirements, and requiring additional parking for full-service restaurants. The four amendments being deleted should be reviewed again with the proposed urban zoning standards.”

99Z-124G-06
Map 142, Parcels 39 (1.4 acres) and 42 (2.66 acres)
Subarea 6 (1996)
District 35 (Lineweaver)

A request to change from R15 to CL district properties at Bellevue Road (unnumbered) and 7380 Old Harding Pike, approximately 100 feet south of Bellevue Road (4.06 acres), requested by David Lose of Lose & Associates, appellant, for Mary Joe Mitchell, owner. (Deferred indefinitely from meeting of 10/28/99).

2000P-002G-06

Old Harding Pike Commercial PUD
Map 142, Parcels 38, 39 and 42
Subarea 6 (1996)
District 35 (Lineweaver)

A request for preliminary approval of a Planned Unit Development District located abutting the northeast margin of Bellevue Road and the northwest margin of Old Harding Pike, a portion classified CL and a portion classified R15 and proposed for CL District (5.76 acres), to permit a 7,475 square foot restaurant, a 3,600 square foot convenience market/gas station, and a 12,200 square foot restaurant, requested by Lose & Associates, Inc., for Mary J. Mitchell, owner, and Martha C. Richardson of Granite Developers, LLC, optionee.

Ms. Regen stated this zone change and PUD are different shapes because the front portion is already zoned for CL so the applicant is only asking for the back portion of the property to be rezoned and the PUD District be placed over it. The back of this property is in a residential medium land use policy and the other portion falls within a Neighborhood Convenience node in the Subarea 6 Plan. It is an unmapped policy and says something no larger than about 30,000 square feet. Presently there are 27,000 square feet at that node. The applicant says this property should be interpreted as being in commercial policy. There is other developable land within the Subarea 6 Plan for commercial development available in the Bellevue Mall area and at the area along Old Hickory Boulevard between Charlotte Pike and I-40. Staff has concerns with the proposed 12,000 square foot restaurant, which would be a regional draw, and this zoned area is for neighborhood convenience. Old Harding Road and Bellevue Road are not roads to carry the additional traffic for this use. There is also an historic cemetery on the property. This is a neighborhood node and the applicant is asking for it to be enlarged. Staff is recommending disapproval of this zone change and PUD plan based on policy issues.

Councilmember Lineweaver spoke in favor of the proposal and stated this property needed to be cleaned up and have proper buffering. The only concerns he had heard were regarding the size of the project and traffic. There have been some revisions by Lose and Associates that staff has recommended. He requested a deferral to address the concerns and the historic cemetery.

Ms. Jones stated she was concerned with the size of the restaurants and there being 2 of them and just to keep them going will require a lot of people at certain times of day but there is no opposition in the audience from the Bellevue community.

Ms. Nielson stated regardless of the concerns there is still the issue of creating a regional rather than neighborhood function.

Councilmember Ponder moved and Mr. Cochran seconded the motion, which carried unanimously, to defer this matter 2 meetings.

2000Z-007U-11

Map 119-5, Parcel 13
Subarea 11 (1999)
District 16 (McClendon)

A request to change from R6 to CS district a portion of property at 327 Peachtree Street, approximately 150 feet east of Nolensville Pike (.18 acres), requested by Kinnie A. Johnson, appellant, for Young Brothers Construction, Inc., owners.

Ms. Regen stated the applicant is wanting to rezone the back portion of the property off of Peachtree Street to CS because the existing building encroaches into the area. There is an existing residential structure that has just been built adjacent to the property but there should be no problem with that. Staff is recommending approval. The applicant will be coming in with a plat to consolidate the back portion with the property facing Nolensville Road.

Mr. Kinnie Johnson stated he was present to give the Commission background on this proposal and to answer any questions they may have.

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

Resolution No. 2000-125

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-007U-11 is **APPROVED (9-0)**:

This portion of property falls at the boundary between the Subarea 11 Plan's Commercial Arterial Existing (CAE) policy along Nolensville Pike and Residential Medium (RM) policy to the east. The CS district is consistent with CAE policy which calls for commercial and office uses along Nolensville Pike. In addition, a plat has been filed with the Planning Commission consolidating this portion of property with parcel 39 in recognition of the existing commercial building that spans these two properties."

2000Z-009U-12
Map 147-7, Parcel 160
Subarea 12 (1997)
District 26 (Arriola)

A request to change from OR20 to CL district property at 4400 Nolensville Pike, abutting the north margin of Goins Road (1.94 acres), requested by Bill Lockwood of Barge, Waggoner, Sumner, and Cannon, appellant, for Quincy's Realty, Inc., owners.

231-77-U-12
Quincy's Steakhouse
Map 147-7, Parcel 160
Subarea 12 (1997)
District 26 (Arriola)

A request to cancel the Commercial (General) Planned Unit Development District located abutting the east margin of Nolensville Pike and the south margin of Goins Road, classified OR20 and proposed for CL District (1.94 acres), to cancel the PUD approved for a 6,330 square foot restaurant use, requested by Barge, Waggoner, Sumner and Cannon, for Quincy's Realty, Inc., owner, for Bill Pratt, Jr. of Southeast Chrysler/Plymouth/Jeep, optionee.

Ms. Regen stated this property currently has a former Quincy's Steakhouse restaurant on it and is being requested to be rezoned to CL. The CL zoning pattern already exists along this portion of Nolensville Road. The PUD is being requested to be canceled. There is one piece of property with one owner and the cancellation will not effect any of the adjacent properties. Staff is recommending approval of the rezoning to CL and cancellation of the PUD.

Councilmember Michelle Arriola spoke in opposition to the proposal and stated she and the neighborhood were totally opposed because they are trying to revitalize that part of town and all they have now is used car lots and pawn shops.

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

Resolution No. 2000-126

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-009U-12 is **APPROVED (9-0):**

This property falls within the Subarea 12 Plan's Commercial Arterial Existing (CAE) policy calling for office, commercial, and higher density residential uses along Nolensville Pike. The CL district is consistent with that policy and the existing zoning pattern."

"BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Proposal No. 231-77-U-12 is given CONDITIONAL APPROVAL OF PUD CANCELLATION (9-0). The following condition applies:

Approval by the Metropolitan Council of the cancellation."

2000Z-010U-10

Map 104-15, Parcels 182 (.46 acres) and Part of
Parcels 179 (.09 acres) and 205 (1.23 acres)
Map 104-16, Parcel 5 (.39 acres)
Subarea 10 (1994)
District 18 (Hausser)

A request to change from R8, OR20, and CL districts to MUL district properties at 2117 Blair Boulevard, Blair Boulevard (unnumbered), 2207 21st Avenue South, and 21st Avenue South (unnumbered) (2.17 acres), requested by Jimmy Granberry, appellant, for H. G. Hill Realty Company and Tollgatehouse Investments, LLC, owners.

2000P-001U-10

Harris Teeter (21st Avenue South/Blair Boulevard)
Map 104-15, Parcels 179, 182 and 205
Map 104-16, Parcel 5
Subarea 10 (1994)
District 18 (Hausser)

A request for preliminary approval of a Planned Unit Development District located abutting the west margin of 21st Avenue South and the south margin of Blair Avenue, classified CL, OR20, and R8 and proposed for MUL District (3.66 acres), to permit a 32,550 square foot building containing a 25,050 square foot, first-floor grocery store and a 7,500 square foot, second floor office use, requested by Barge Cauthen & Associates, for H. G. Hill Realty Company, Tollgatehouse Investments, LLC, owners, for H. G. Hill Realty, owner and optionee.

Ms. Regen stated the PUD is being applied to a larger area because the applicant wants to rezone the front portion for Mixed Use Limited zoning, which is consistent with the unmapped neighborhood commercial policy at the intersection, but they are not going to rezone the back portion, which is shown as open space on the plan, because it is not for development. There will be traffic improvements made to 21st Avenue with left turn lanes. There will be 20 foot sidewalks along 21st Avenue and along Blair Blvd. The Harris Teeter store will be on the first floor, the second floor will have office uses and there is an underground parking lot that will have 29 parking spaces. Staff is recommending approval of the zone change and PUD.

Councilmember Ginger Hausser stated she had been in contact with approximately 100 constituents with 64% in support of the project, 18% in opposition and about 17% with no opinion. The concerns she heard were regarding traffic, design and landscaping, size of the store, the effect this rezoning will have on the homes on Blair Blvd. and Ashwood, if there will be future requests from those homeowners to rezone for

something other than residential and the importance of pedestrian traffic. H. G. Hills Realty Company has committed to spend, in addition to what they are proposing, an additional \$25,000 for pedestrian improvements, not only on their site, but to enable folk to feel comfortable getting to the site. She submitted their commitment letter to the record. She said she was committed to working through some of these concerns and if the Commission approves this proposal today, she was not necessarily going to ask for approval at Council, if these concerns from the neighbors had not been addressed. She also submitted to the record a letter of support from the Hillsboro/West End Neighborhood Association.

Kim Hawkins presented the plans to the Commission and stated the design team was present to answer any questions.

Ms. Susan Mathius, Ms. Jane Gordon and Ms. Carol Cunningham expressed concerns regarding the left hand turn lane on 21st Avenue, what will happen to the green space in the future, maintaining a grocery at that location, the scale of the store and moving the commercial zone line further away from 21st Avenue.

Councilmember Ponder stated he was on a committee, Walk to School, and this location was one of the corners discussed and asked school children's safety be taken into consideration.

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

Resolution No. 2000-127

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-010U-10 is **APPROVED (9-0)**:

These properties fall within the Subarea 10 Plan's unmapped neighborhood commercial policy calling for the preservation of the existing neighborhood shopping area around the 21st Avenue/Blair Boulevard intersection. The MUL district is consistent with that policy since these properties are already used for commercial purposes. MUL zoning should not be extended back further on parcel 205 or southward along Ashwood Avenue."

"BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Proposal No. 2000P-001U-10 is given **CONDITIONAL PRELIMINARY PUD APPROVAL (9-0)**. The following conditions apply:

1. Approval of preliminary PUD and associated zone change (2000Z-010U-10) by the Metropolitan Council.
2. Prior to or in conjunction with the submittal of any final PUD plan, the applicant shall submit to the Planning Commission for the Traffic Engineer's review and approval the following items:
3. 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.

Construction Plans

- showing the dedication of 5 feet of right-of-way along 21st Avenue;
- showing sidewalks measuring a minimum of 10 feet along Blair Boulevard and 21st Avenue South; and,
- showing 50 feet of pavement from the 21st Avenue South/Blair Boulevard intersection southward on 21st Avenue South.

Restriping Drawings

- showing the restriping of all travel lanes along 21st Avenue South, beginning south of the Blair Boulevard/21st Avenue intersection;

- showing the restriping of Blair Boulevard between 21st Avenue South and 24th Avenue South.”

2000Z-011U-03

Map 58, Part of Parcel 137 (.60 acres)

Map 58-16, Part of Parcels 37 (.52 acres) and 38 (.40 acres)

Subarea 3 (1998)

District 2 (Black)

A request to change from RS15 to MUL district properties at 4061 Cedar Circle, Cedar Circle (unnumbered), and 4121 Clarksville Pike, opposite Meadow Road (1.52 acres), requested by Mike Hampton, appellant, for Robert J. Miller et ux, Paul W. Williamson et ux, and Carolyn Phillips, owners.

Ms. Regen stated there is a Commercial Arterial Policy that applies along Clarksville Pike on either side and as you move off there is a Residential Policy. These properties being requested for MUL zoning are located in a Residential Medium Policy. Staff is recommending disapproval on this rezoning request because these properties should remain residential. Staff would support rezoning to CL the small triangular area on Clarksville Pike.

Mr. Mike Hampton spoke in favor of the project and stated there is a proposed widening of Clarksville Pike, which will take 25 feet and push everything back. The little 5.7 acres will be proposed for additional parking for staff. That particular section will be incorporated in all the smaller parcels, 1, 2, 3, 4, and 5, will become one parcel.

Ms. Regen stated staff did not analyze the widening of Clarksville Pike as part of this because of concern of the policy issue and bring commercial zoning into the residential area.

Mr. Manier stated it would be appropriate to defer this to allow staff to look at the widening and the impact of the widening to those properties that front Clarksville Pike.

Ms. Warren moved and Ms. Nielson seconded the motion, which carried unanimously, to defer this matter two weeks.

2000Z-012U-08

Map 92-11, Parcels 48 (.29 acres), 49 (.26 acres)
and 50 (.26 acres)

Subarea 8 (1995)

District 21 (Whitmore)

A request to change from R6 to OR20 district properties at 507 and 511 20th Avenue North, approximately 150 feet north of Clifton Avenue (.81 acres), requested by Mike Hampton, appellant, for Spruce Street Baptist Church, Jesse W. Sparks, Katherine J. Sparks, and Jack E. Lee, owners.

Ms. Regen stated staff is recommending disapproval of this because the existing subarea policy is not calling for office and multi-family uses at this density. The policy calls for 9 units per acre rather than 20 units per acre. There have been other rezonings in this area in the past as a reinvestment into this area that have occurred. This area is to be updated with the subarea plan which is supposed to conclude in August of this year and perhaps this rezoning should wait until that subarea plan is updated and staff has looked at this area.

Councilmember Ponder asked if the church owned the property, if they would retain the property and what were they going to use it for.

Mr. Mike Hampton stated they wanted to use it for community outreach.

Ms. Warren stated this was an area she would like to see revitalized.

Mr. Small stated this whole area is not developed under a plan now and it is like a jigsaw puzzle. It needs redevelopment, investment and it needs a plan. It is across the street from a school that has a plan and it would make sense to see what the subarea plan comes out to be and re-look at this in August.

Ms. Jones stated she could see staff's position because this area does need some organized direction but there is a lot of the same zoning close and that she had not problem with the change at this time.

Councilmember Ponder moved and Mr. Cochran seconded the motion, which carried with Mr. Small in opposition, to approve the following resolution:

Resolution No. 2000-128

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-012U-08 is **APPROVED (8-1)**:

The Subarea 8 Plan goals for this neighborhood include conserving the residential integrity while encouraging quality reinvestment. While the OR20 zoning district permits residential and office uses that are more intense than envisioned by the subarea plan, it will provide for reinvestment in this neighborhood."

OTHER BUSINESS:

1. Subarea 2 Plan Amendment continued from January 6, 2000 meeting

Ms. Wood stated the location of the amendment request is around the I-24/Old Hickory Boulevard interchange. Staff will look at both sides of the interchange. Consideration of amending the plans that apply to this area was prompted by a zone change request in Subarea 2 that was filed for the 12/9/99 MPC agenda. This will need to proceed on a 2-3 month timeline, with the aim of allowing the zone change request to proceed for the May 2nd public hearing at Council.

The notification process will be to establish a mailing list similar to those used in the update process. In addition to names from Nashville Neighborhood Alliance, Chamber of Commerce, Councilmembers, and old CAC members, staff will also get names from the Mayor's Office of Neighborhoods. Staff will send letters of the two community meetings to that list and to Councilmembers: Bettye Balthrop, Brenda Gilmore, and Ron Nollner. The meetings will be advertised in the paper.

Mr. Manier requested direct mail notification for adjacent property owners.

Ms. Jones moved and Councilmember Ponder seconded the motion, which carried unanimously, to set the Subarea 2 Plan Amendment for March 2, 2000.

2. Approval of vendor recommended by MPO selection committee to perform aerial photography and GIS update and conversion

Mr. McDonough explained the process that was taken for the selection.

Ms. Nielson moved and Mr. Manier seconded the motion, which carried unanimously, to approve Kucera International, Inc. to perform aerial photography and GIS update and conversion.

3. Employee contracts for Mike Calleja and John Reid

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

Resolution No. 2000-129

“BE IT RESOLVED by the Metropolitan Planning Commission that it approves the employee contracts for Mike Calleja and John Reid for one year from February 1, 2000 through January 31, 2001.”

4. Legislative update
5. Chairman’s Comments

Chairman Lawson updated the Commission on the Executive Director Search Committee and stated Patrick Willard will be representing the Mayor’s Office along with himself, Doug Small, Councilmember Phil Ponder, Seab Tuck from the Urban Design Forum and Billy Lynch from Metro Human Resources. No confirmation has been received from the Nashville Neighborhood Alliance.

Chairman Lawson stated he was fortunate enough, last week, to spend most of Wednesday and part of Thursday talking with the majority of staff. The outcome was extremely rewarding and staff is excited about moving forward with new opportunities and using this as an opportunity to look at things that are causing staff great concern. One concern is the 28 day cycle, which is killing staff and they don’t have time to do some things they used to, such as site visits.

**PLATS PROCESSED ADMINISTRATIVELY
January 6, 2000 through January 19, 2000**

- | | |
|----------|--|
| 98S-160G | BRENTWOOD HAMPTON (formerly Holt Cove)
Change name of subdivision |
| 98S-401U | NORTHSIDE STATION, Lot 3
Platted one lot |
| 99S-276G | BROODSIDE PARK TOWNHOMES, Phase 1, Resubdivision
Revises addresses, building numbers and minimum finished floor elevation |
| 99S-423U | FALL-HAMILTON/WDCN SUBDIVISION
One lot into two lots |

ADJOURNMENT:

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 4:45 p.m.

Chairman

Secretary

Minute Approval:
This 3rd day of February, 2000