

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

Date: February 17, 2000  
Time: 1:00 p.m.  
Place: Howard Auditorium

**Roll Call**

**Present:**

Douglas Small, Vice Chairman  
Frank Cochran  
Tonya Jones  
William Manier  
Vicki Oglesby  
Councilmember Phil Ponder

**Absent:**

Mayor Bill Purcell  
James Lawson, Chairman  
Ann Nielson  
Marilyn Warren

**Others Present:**

**Executive Office:**

Karen P. Nicely, Interim 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:**

Jeff Lawrence, Planner III  
Michelle Kubant, Planner II  
Paige Watson, Planner II  
Amy McAbee-Cummings, Planner I

**Others Present:**

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

Vice Chairman Small called the meeting to order and announced Chairman Lawson had been detained and may or may not be here.

**ADOPTION OF AGENDA**

Ms. Carrington announced the following changes to the agenda:

- 113-84-G-13      The addition is to an approved grocery store, not an existing one.
- 97P-036U-05      The zoning should be RS10 rather than R10.
- Other Business    Add – Chairman’s Remarks.

Ms. Oglesby moved and Mr. Manier 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:

- 98S-083G-10      Deferred two weeks, by applicant.
- 2000S-037G-04    Deferred indefinitely, by applicant.
- 99Z-124G-06      Deferred two weeks, by applicant.
- 2000P-002G-06    Deferred two weeks, by applicant.
- 27-87-P-03        Defer final plat only, two meetings, by applicant.

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

**APPROVAL OF MINUTES**

Councilmember Ponder moved and Ms. Oglesby seconded the motion, which unanimously passed to approve the minutes of the regular meeting of February 3, 2000.

**RECOGNITION OF COUNCILMEMBERS**

Councilmember Michelle Arriola spoke in favor of 2000Z-004T, to permit one-chair barber and beauty care uses as a home occupation accessory use in residential districts. Staff’s recommendation states this is a retail use but it is not. They are not selling products. This is just someone coming by after work getting their hair done, at a friend’s house, most likely. Some of these people just want to keep their license so they do this after work. I feel this is a service and is taking place all across Nashville.

Councilmember Vic Lineweaver stated he was in favor of 99Z-021T except for it should be a 3 mile setback. He also spoke in favor of 2000Z-002T.

Councilmember Feller Brown agreed with Councilmember Lineweaver and spoke in favor of 99Z-021T except for the 2 mile setback. He also spoke in favor of 2000Z-002T.

### **ADOPTION OF CONSENT AGENDA**

Ms. Oglesby moved and Councilmember Ponder seconded the motion, which unanimously carried, to approve the following items on the consent agenda:

#### **SUBDIVISIONS AND BOND PROPOSALS**

##### **99S-397G-13**

Woodland Pointe, Phase 1 (formerly  
Lakeside, Phase 1)  
Map 121, Part of Parcel 74  
Subarea 13 (1996)  
District 13 (Derryberry)

A request for final plat approval to create two lots abutting the east margin of Bell Road, opposite Pleasant Hill Road (25.85 acres), classified within the RM9 Residential Planned Unit Development District, requested by Franklin Land Company, LLC, owner/developer, Crawford Land Surveyors, surveyor.

##### **Resolution No. 2000-161**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 99S-397G-13, a request for final plat approval to create two lots abutting the east margin of Bell Road, opposite Pleasant Hill Road (25.85 acres), classified within the RM9 Residential Planned Unit Development District, requested by Franklin Land Company, LLC, owner/developer, Crawford Land Surveyors, surveyor, is **APPROVED SUBJECT TO A BOND OF \$611,500.00 (6-0).”**

##### **2000S-016G-13**

Villages of Long Hunter PUD, Phase 1  
Map 151, Part of Parcels 40, 41 and 82  
Subarea 13 (1996)  
District 29 (Holloway)

A request for final plat approval to create 106 lots abutting the southeast margin of Hobson Pike, north of Smith Springs Road (28.65 acres), classified within the R15 Residential Planned Unit Development District, requested by JCH Development Company, Inc., owner/developer, DBS and Associates Engineering, Inc., surveyor. (Deferred indefinitely from meeting of 1/20/00).

##### **Resolution No. 2000-162**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 2000S-016G-13, a request for final plat approval to create 106 lots abutting the southeast margin of Hobson Pike, north of Smith Springs Road (28.65 acres), classified within the R15 Residential Planned Unit Development District, requested by JCH Development Company, Inc., owner/developer, DBS and Associates Engineering, Inc., surveyor, is **APPROVED SUBJECT TO A BOND OF \$1,574,500.00 (6-0).**

##### **2000S-032G-12**

Winfield Park, Phase 2, Section 1  
Map 172, Parcel 144 and Part of Parcel 75  
Subarea 12 (1997)  
District 31 (Knoch)

A request for final plat approval to create 51 lots abutting the south margin of Mt. Pisgah Road, approximately 225 feet west of Mt. Pisgah Court (16.69 acres), classified within the RS10 District, requested by Danco Properties, owner/developer, Arrowhead Survey, surveyor. (Deferred from meetings of 1/20/00 and 2/3/00).

**Resolution No. 2000-163**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 2000S-032G-12, a request for final plat approval to create 51 lots abutting the south margin of Mt. Pisgah Road, approximately 225 feet west of Mt. Pisgah Court (16.69 acres), classified within the RS10 District, requested by Danco Properties, owner/developer, Arrowhead Survey, surveyor, is **APPROVED SUBJECT TO A BOND OF \$530,000.00 (6-0).**”

**2000S-052U-08**  
The Parman Corporation  
Map 81, Parcel 27  
Subarea 8 (1995)  
District 21 (Whitmore)

A request for final plat approval to subdivide one parcel into four lots abutting the east margin of Ed Temple Boulevard and the southwest margin of Central Gulf Railroad (13.85 acres), classified within the IWD District, requested by The Parman Corporation, owner/developer, Wamble & Associates, PLLC, surveyor.

**Resolution No. 2000-164**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 2000S-052U-08, a request for final plat approval to subdivide one parcel into four lots abutting the east margin of Ed Temple Boulevard and the southwest margin of Central Gulf Railroad (13.85 acres), classified within the IWD District, requested by The Parman Corporation, owner/developer, Wamble & Associates, PLLC, surveyor, is **APPROVED SUBJECT TO A BOND OF \$126,500.00 (6-0).**”

**Request for Bond Release**  
97S-348G  
Nashwood Park Apartments  
Zaring Homes, Inc., principal  
Subarea 4 (1998)

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

**Resolution No. 2000-165**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 97S-348G, Bond No. 96BD-030, Nashwood Park Apartments, in the amount of \$115,000.”

**Request for Bond Extension**  
96S-219G  
River Glen, Phase 4, Section 2  
Julius Doochin, principal  
Subarea 14 (1996)  
[Buildout is at 46%]

Located abutting the northern terminus of Benay Road.

**Resolution No. 2000-166**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96S-219G, Bond No. 99BD-018, River Glen, Phase 4, Section 2, in the amount of \$97,000 to 1/15/2001.

**Request for Bond Extension**  
97S-038U  
Trevecca Nazarene University  
Trevecca Nazarene University, principal  
Subarea 11 (1999)  
[This is a commercial development]

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

**Resolution No. 2000-167**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-038U, Bond No. 97BD-030, Trevecca Nazarene University, in the amount of \$35,000 to 4/1/2001.

**Request for Bond Extension**  
97S-192G  
Bedford Forrest  
King Pipeline and Utility Company, Inc., principal  
Subarea 12 (1997)  
[Buildout is at 20%]

Located abutting the north terminus of Waller Road, approximately 150 feet southwest of Nolensville Pike.

**Resolution No. 2000-168**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-192G, Bond No. 98BD-096, Bedford Forrest, in the amount of \$139,000 to 10/28/2000.

**Request for Bond Extension**  
97S-363G  
Greer Meadows, Section 2, Phase 3  
Odell Binkley, principal  
Subarea 14 (1996)  
[Buildout is at 0%]

Located abutting the western terminus of Greer Station Road, approximately 500 feet east of Tulip Grove Road.

**Resolution No. 2000-169**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-363G, Bond No. 98BD-011, Greer Meadows, Section 2, Phase 3, in the amount of \$13,000 to 10/15/2000.

**ZONE CHANGE AND PUD PROPOSALS**

**2000Z-020U-12**  
Map 146-3, Parcel 20.01  
Subarea 12 (1997)  
District 33 (Turner)

A request to change from R40 to IWD district property at Sidco Drive (unnumbered), abutting the east margin of Interstate 65 (.78 acres), requested by Charles C. Morrow, appellant, for Macolm C. Fry et al, owners.

**Resolution No. 2000-170**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-020U-12 is **APPROVED (6-0)**:

**This property falls within the Subarea 12 Plan’s Major Transportation (MT) policy calling for the accommodation of the CSX rail switchyard and compatible industrial and distribution activities. The IWD district is consistent with that policy and is appropriate for this small property located between the interstate and the railroad.”**

**2000Z-021G-02**  
Map 7, Parcel 47  
Subarea 2 (1995)  
District 10 (Balthrop)

A request to change from AR2a to RS20 district property at 1505 Springfield Highway, abutting the west margin of Tinnin Road (22.58 acres), requested by Jim Lukens, appellant, for Arles B. Greene, owner.

**Resolution No. 2000-171**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-021G-02 is **APPROVED (6-0)**:

**This property falls within the Subarea 2 Plan’s Residential Low Medium (RLM) policy calling for new residential development between 2 and 4 units per acre. The RS20 district is consistent with that policy.”**

**2000Z-023G-14**  
Map 52, Parcel 10  
Subarea 14 (1996)  
District 15 (Loring)

A request to change from AR2a to RS15 district property at Barton Lane (unnumbered), abutting the south margin of the Cumberland River (159.64 acres), requested by John E. Stevenson, appellant, for Sisters of Mercy of Nashville Tennessee, owners.

**Resolution No. 2000-172**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-023G-14 is **APPROVED (6-0)**:

**This property falls within the Subarea 14 Plan's Natural Conservation (NC) policy along the Cumberland River and Residential Low Medium (RLM) to the south. The NC policy calls for protecting the integrity of the Cumberland River while the RLM policy calls for residential uses at a density of up to 4 units per acre. The RS15 district is consistent with the NC and RLM policies and the single-family development pattern to the south. The floodplain provisions of the Stormwater Management Ordinance should sufficiently protect the Cumberland River floodplain."**

**113-84-G-13**

Aldi, Inc.  
Map 135-14, Parcel 90  
Subarea 13 (1996)  
District 27 (Sontany)

A request to revise a portion of the preliminary plan and final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the southwest corner of Murfreesboro Pike and Ransom Place, classified SCC (2.53 acres), to add a 1,796 square foot addition to an existing 14,860 square foot retail grocery store, requested by Waste Water Engineers, for Aldi Inc., owners.

**Resolution No. 2000-173**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 113-84-G-13 is given **APPROVAL OF A REVISION TO THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR A PHASE (6-0)**. The following condition applies:

Prior to the issuance of any building permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the metropolitan Department of Public Works."

**27-87-P-03**

Creekside Trails (formerly Eaton's Creek Park)  
Map 58, Parcel 16  
Subarea 3 (1998)  
District 1 (Gilmore)

A request to revise the preliminary and for final approval for a Phase 1 of the Residential PUD District located abutting the north margin of Cato Road and the west margin of Eaton's Creek Road, classified RS15 (52.17 acres), to permit 324 single-family lots within 11 phases, redesign the lot and street layout for approval of Phase 1 containing 25 single-family lots of which 12 are designated as critical lots in the development and to redesign the lot layout and street layout within the PUD, requested by Mitteldorf Engineering, for Eaton's Creek Real Estates Investors Fund, LLC. (Deferred from meeting of 2/3/00).

**Resolution No. 2000-174**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 27-87-P-03 is given **APPROVAL TO REVISE THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR PHASE I; FINAL PLAT WAS DEFERRED TO MARCH 16, 2000 AT THE REQUEST OF THE APPLICANT (6-0)**. The following conditions apply:

1. The approval of the final PUD plans for the various phases of proposed 27-87-P-03, Creekside Trails, ("The Development) shall occur in numerical sequence in accordance with the revised preliminary PUD plan.

2. Prior to the recording of the final plat for Phase I, in the Register's Office for Davidson County, the developer shall submit a separate plat dedicating five feet of land for additional right-of-way along the entire portion of the developer's land that fronts on Cato Road, east of Briley Parkway, thereby increasing Metropolitan Government's right-of-way to a width of thirty-feet from the centerline of the roadway along that frontage.
3. Prior to the approval of the final PUD plan for Phase II, the developer shall submit a separate plat dedicating five feet of land for additional right-of-way along the entire portion of the developer's land that fronts on Cato Road, west of Briley Parkway, thereby increasing Metropolitan Government's right-of-way to a width of thirty-feet from the centerline of the roadway along that frontage.
4. Prior to the approval of the final PUD plan for Phase III, the developer shall submit construction plans for a northbound left-turn lane on Eatons Creek Road, into the PUD, with a length of 75 feet and a 150 foot taper to the Metropolitan Planning Commission ("the MPC") and the Department of Public Works ("the DPW") for review and approval, and when approved, the bonding of such construction shall be in conformance with Metropolitan Government's standard procedures.
5. Prior to the approval of the final PUD plan for Phase IV, the developer shall submit right-of-way plans, construction plans, and cost estimates for the following: the widening of the pavement width of Cato Road to 24 feet, the development of a three foot unpaved shoulder on both sides of the widened paved surface, and the striping of two twelve-foot travel lanes, beginning at the northern portion of tax map 58, parcel 49 to the middle portion of tax map 69, parcel 9, a length of approximately 850 feet, generally in front of the Cumberland Elementary School; and, the development of a five foot wide sidewalk, on the western margin of Cato Road, immediately in front of Cumberland Elementary School, to the MPC and DPW for review and approval.

In the event it is necessary to acquire additional right-of-way to complete the work described in this section, Metropolitan Government shall undertake to acquire such right of way, and prior to the approval of the final PUD plan for Phase V, the developer shall reimburse Metropolitan Government the fair market value actually paid by Metropolitan Government for such additional right-of-way.

6. Prior to the approval of the final PUD plan for Phase V, the developer shall pay to Metropolitan Government the amount required for the following: the widening of the pavement width of Cato Road to 24 feet, the development of a three foot unpaved shoulder on both sides of the widened paved surface, and the striping of two twelve-foot travel lanes, beginning at the northern portion of tax map 58, parcel 49 to the middle portion of tax map 69, parcel 9, a length of approximately 850 feet, generally in front of the Cumberland Elementary School; the development of a five foot wide sidewalk, on the western margin of Cato Road, immediately in front of Cumberland Elementary School; and, the acquisition of any necessary additional right-of-way.
7. Prior to the approval of the final PUD plan for Phase VI, the developer shall submit right-of-way plans, construction plans, and cost estimates for the development of an eastbound left-turn lane onto Cato Road from Ashland City Highway with a length of 125 feet and a 225 foot taper consistent with Tennessee Department of Transportation (TDOT) Standard Specifications for Road and Bridge Construction then used by the Department, to the MPC and DPW for review and approval, and when approved, the bonding of such construction shall be in conformance with Metropolitan Government's standard procedures.
8. Prior to the approval of the final PUD plan for Phase VIII, the developer shall submit right-of-way plans, construction plans, and cost estimates for the improvement or replacement of the existing concrete and iron beam bridge located on Cato Road immediately north of the Cato Road/Cato Court intersection so that the improved or new bridge meets the then-current AASHTO standards



with a pavement width of 24 feet shall be submitted to the MPC and the DPW for review and approval.

9. Prior to the approval of the final PUD plan for Phase IX, if the documents submitted under item 8., as approved by the DPW, establish the need for the acquisition of additional right-of-way, then the developer shall pay to Metropolitan Government the amount required for the improvement or replacement of the existing concrete and iron beam bridge located on Cato Road immediately north of the Cato Road/Cato Court intersection, and the acquisition of any necessary additional right-of-way, so that the improved or new bridge meets the then-current AASHTO standards with a pavement width of 24 feet.

If the documents submitted under item 8, as approved by the DPW, do not establish the need for additional right-of-way, then, prior to the approval of the final PUD plan for Phase IX, the developer shall bond such construction in conformance with Metropolitan Government's standard procedures.

10. Prior to the issuance of any building permits, the Stormwater Management and the Traffic Engineering sections of the DPW shall forward confirmation of final approval of this proposal to the MPC.
11. Prior to the recording of a plat for Phase I and prior to the issuance of any grading permits, the Stormwater Management Appeals Board shall have approved the location of the detention pond south of lot 25, which is located within the stream buffer."

**88P-054G-13**  
South Shore  
Map 165, Parcel 11  
Subarea 13 (1996)  
District 29 (Holloway)

A request for a revision to preliminary plan and final approval for Phase One of the Residential Planned Unit Development District located abutting the south margin of Hamilton Church Road, 2,400 feet west of Lavergne-Couchville Pike, classified R10 (66.06 acres), to permit 224 single-family lots within two phases, and final approval to develop 85 single-family lots Phase One, replacing the approved preliminary plan, approved for 224 single-family lots, requested by Barge, Waggoner, Sumner and Cannon, for Allen J. Newcomb, trustee for owners.

**Resolution No. 2000-175**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No.88P-054G-13 is given **CONDITIONAL APPROVAL TO REVISE THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR A PHASE (6-0)**. The following conditions apply:

1. Prior to or in conjunction with the submittal of any final plat for Phase I and any final PUD plans for Phase II, a geotechnical study showing how the roads will be engineered and constructed over the sinkholes shall be submitted to the Planning Commission and Public Works staff for review and approval.
2. Prior to the issuance of any building permits for lots designated as critical lots, plans shall be submitted to the Metropolitan Planning Commission and Public Works staff for review and approval. Lot numbers 68-73, 80 and 81 have been designated as critical lots due to the underlying sinkhole.
3. Prior to the issuance of any building permits or grading permits for any phase including roads and infrastructure, the Metropolitan Planning Commission shall have received a "Consent to

Easement” letter from the Army Corps of Engineers stating approval and authorization to cross the two high-water easements on the site.

4. Prior to the issuance of any building permits, a final plat shall be recorded and bonds shall be posted for all necessary public improvements. The final plat(s) shall include the dedication of right-of-way along Hamilton Church Road to allow for the future widening of the road to collector standards, if necessary.
5. 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.
6. Prior to the completion of half of the lots in Phase I (42 lots) and prior to final PUD approval for any portion of Phase II, the following off-site road improvements shall be completed by the developer:
  - A northbound left-turn lane from Hobson Pike onto Hamilton Church Road with a lane width of 12 feet and with 100 feet of storage and a 125 foot taper.
  - A southbound left-turn lane from Hobson Pike onto Hamilton Church Road with a lane width of 12 feet and with 100 feet of storage and a 125 foot taper.
  - An eastbound left-turn lane on Hamilton Church Road onto Hobson Pike with a lane width of 12 feet and with 100 feet of storage and a 125 foot taper.
  - A westbound right-turn lane from Hamilton Church Road onto Murfreesboro Pike with a lane width of 12 feet and with 100 feet of storage and a 125 foot taper.”

**97P-036U-05**

Riverwood Close  
Map 73-5, Parcels 140 and 149  
Map 73-9, Parcels 3 and 4  
Subarea 5 (1994)  
District 8 (Hart)

A request to revise the preliminary plan and for final approval of a portion of the Residential Planned Unit Development District abutting both sides of Cooper Lane, southwest of Demarius Drive, classified R10 (32.53 acres), to develop 178 townhomes and 7 single-family lots, replacing 193 townhomes and 7 single-family lots, requested by Barge, Waggoner, Sumner and Cannon, for Senliff, LLC, owners.

**Resolution No. 2000-176**

BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-036U-0 is given **CONDITIONAL APPROVAL TO REVISE THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR A PORTION (6-0)**. The following conditions apply:

1. With any final plat submittal for any phase of development, right-of-way shall be dedicated on either side of Cooper Lane, to a total width of 60 feet, along the frontage of parcels 22 and 149 as shown on tax map 73-5 and parcels 3, 4, 64 and 65 as shown on tax map 73-9.
2. Prior to the issuance of any building permits, a final plat shall be recorded and bonds shall be posted for all necessary public improvements.
3. Prior to the issuance of any 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 Department of Public Works.

4. Prior to the completion of any development phase, the left-turn lane from Cooper Lane into the proposed development entrance shall be constructed by the developer, and inspected and accepted by the Public Works Department.
5. Prior to the completion of any development phase, the left-turn lane from Cooper Lane onto McGavock Pike shall be constructed by the developer, and inspected and accepted by the Public Works Department.
6. Prior to the issuance of any building permits, the developer shall remove vegetation on both sides of the entrance and grade the area surrounding the proposed development entrance on Cooper Lane to achieve adequate site distance at this entrance.”

**MANDATORY REFERRALS**

**2000M-003U-09**  
 Alley #12 Closure  
 Subarea 9 (1997)  
 District 19 (Wallace)

A request to abandon the northern portion of Alley #12, between Broadway and Alley #13, requested by Ed Owens of Gresham-Smith and Partners, for Gaylord Entertainment, Inc.

**Resolution No. 2000-177**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 2000M-003U-09."

**2000M-021U-03**  
 Enchanted Hills Easement Abandonment  
 Map 58-10, Part of Parcel 33  
 Subarea 3 (1998)  
 District 1 (Gilmore)

A request to abandon a utility easement at 4441 Enchanted Circle measuring approximately 60' in length, requested by James Lawson, owner.

**Resolution No. 2000-178**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 2000M-021U-03."

**2000M-022U-05**  
 Closure of Alley #1116  
 Map 72-6, Parcels 237, 238 and 362  
 Subarea 5 (1994)  
 District 8 (Hart)

A request to close Alley #1116 between Gallatin Pike and its terminus at the CSX Railroad, requested by David L. Crane, Sr., for Robert L. Moore, Kenneth A. Karnes, and J. F. Crane, abutting property owners. (Easements are to be retained).

**Resolution No. 2000-179**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 2000M-022U-05."

**2000M-023U-05**  
Council Bill No. BL2000-178  
Capitol View Avenue Property Sale  
Map 60-12, Parcel 103  
Subarea 5 (1994)  
District 4 (Majors)

A council bill authorizing the sale of Metro Government property measuring 3 feet wide by 200 feet in length located on Capitol View Avenue (unnumbered), zoned RS10 district.

**Resolution No. 2000-180**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 2000M-023U-05."

**2000M-024U-14**  
McGavock Pike Kroger Easement Abandonment  
Map 84-16, Parcel 119  
Map 95-4, Part of Parcels 6 and 7  
Subarea 14 (1996)  
District 15 (Loring)

A request to abandon two sewer easements, measuring 10' and 20', to facilitate the construction of a CVS Pharmacy and the expansion and remodeling of an existing Kroger store located at the corner of Lebanon Pike and McGavock Pike, requested by Sam Boles.

**Resolution No. 2000-181**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (6-0)** Proposal No. 2000M-024U-14."

**OTHER BUSINESS**

2. Contract for geographic information system aerial (digital ortho) photography between the Metropolitan Planning Commission, Williamson County, Wilson County, and Kucera International, Inc.

**Resolution No. 2000-182**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the Contract for geographic information system aerial (digital ortho) photography between the Metropolitan Planning Commission, Williamson County, Wilson County, and Kucera International, Inc."

3. Fiscal Year 2000 Transportation Planning Contract with the Tennessee Department of Transportation.

**Resolution No. 2000-183**

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the Fiscal Year 2000 Transportation Planning Contract with the Tennessee Department of Transportation."

This concluded the items on the consent agenda.

## **SUBDIVISION AND BOND PROPOSALS**

### **2000S-041G-13 (Public Hearing)**

W. E. Sanders Property  
Map 176, Parcels 55 and 61  
Subarea 13 (1996)  
District 29 (Holloway)

A request for preliminary approval for six lots and final plat approval for three lots between Laurenwood Drive and Maxwell Road, approximately 220 feet east of LaVergne-Couchville Pike (3.5 acres), classified within the RS10 District, requested by Robert E. and Connie H. Robinson, owners/developers, Dale and Associates, surveyor.

Mr. Calleja stated staff is recommending approval of the preliminary plan as well as approval of the final plat. This property is not part of the adjacent PUD. Access for lot one will be off of Laurenwood Drive and the remainder of the lots will receive access off of Maxwell Road. All utilities are existing. These three lots are the first phase and the second phase will be the other three lots.

Ms. Connie Robinson, property owner, spoke in favor of the proposal as asked for approval.

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

### **Resolution No. 2000-184**

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 2000S-041G-13, a request for preliminary approval for six lots and final plat approval for three lots between Laurenwood Drive and Maxwell Road, approximately 220 feet east of LaVergne-Couchville Pike (3.5 acres), classified within the RS10 District, requested by Robert E. and Connie H. Robinson, owners/developers, Dale and Associates, surveyor, is **APPROVED; PUBLIC HEARING CLOSED (6-0).**”

### **2000S-043U-12 (Public Hearing)**

Locustwood, Section 3, Resubdivision of Lot 99  
Map 148-13, Parcel 201  
Subarea 12 (1997)  
District 30 (Kerstetter)

A request for preliminary approval for three lots abutting the southwest corner of Packard Drive and Creekside Drive (1.05 acres), classified within the R10 District, requested by James Schleicher, owner/developer, MEC, Inc., surveyor.

Mr. Calleja stated staff is recommending conditional approval of the three lot preliminary plan subject to Public Works approval. There is an existing house on the property. Because this is a developed area, staff took comparability into consideration for this three lot subdivision. Based on the comparability the property meets comparability in both lot frontage and size. It also meets the requirements of the Subdivision Regulations. Staff did receive one e-mail in opposition.

Ms. Tonya Harrington, Mr. Rule Jones and Mr. Jeff Harrington, spoke in opposition to the proposal and expressed concerns regarding duplexes being built on the property, property value.

Vice Chairman Small stated the property in question and all the surrounding property is zoned R10, which allows for both single family and multi family, so it would allow for the duplexes.

Councilmember Ponder asked Mr. Jones if there were any other duplexes near by.

Mr. Jones stated there were not any on his street or anywhere around there.

Councilmember Ponder asked if the property owner was present, but there was no response from the audience.

Ms. Jones stated she didn't feel the Commission had any choice because the request is for a subdivision and not a zone change, but the whole neighborhood is zoned R10.

Ms. Oglesby moved and Ms. Jones seconded the motion, which carried unanimously, to close the public hearing and approve.

Mr. Cochran stated he understood the neighbors concern but when this was zoned it was zoned where duplexes could be built on these lots. If this Commission turned it down they could go through court to get it approved.

Mr. Manier agreed the Commission did not have any choice under these circumstances.

Councilmember Ponder moved to defer this matter one meeting with an explanation.

Ms. Jones stated there was a motion and a second on the floor.

Ms. Oglesby stated she would withdraw her motion to hear what Councilmember Ponder had to say.

Councilmember Ponder stated he would like to see the neighbors to have the opportunity to sit down with the owner to see if he could be convinced single family homes would be better on those lots.

Vice Chairman Small asked Ms. Oglesby if she would like to withdraw her motion.

Ms. Oglesby stated, yes, she would withdraw her motion.

Vice Chairman Small asked Ms. Jones if she would like to withdraw her second.

Ms. Jones said she would withdraw her second but that she had some hesitations that the Commission could do that. This is part of the process. We can meet with the owner until the cows come home but he can sell it to whoever.

Vice Chairman Small asked legal counsel, David Diaz-Barriga, if the deferral was legal.

Mr. Diaz-Barriga stated procedurally the Commission could defer this. Everyone is aware this is not a zoning issue and what Councilmember Ponder is wanting to do is to see if he can have the owner agree to voluntarily restrict the property to single family detached homes.

Councilmember Ponder moved and Mr. Cochran seconded the motion, which carried with Ms. Jones in opposition, to leave the public hearing open and defer this matter for two weeks.

**2000S-051G-14 (Public Hearing)**  
Rock Crest Subdivision  
Map 75, Parcel 142  
Subarea 14 (1996)  
District 12 (Ponder)

A request for preliminary approval for 25 lots abutting the east margin of Tulip Grove Road, approximately 390 feet north of Tulip Grove Lane (10.0 acres), classified within the RS15 District, requested by Tim Grindstaff, owner/developer, Dale and Associates, surveyor.

Mr. Calleja stated this is a cluster lot subdivision. Staff is recommending approval of the preliminary subdivision plan. The preliminary plan has one cul-de-sac with a potential extension to the south. Because this is a cluster lot and they have provided the required buffer around the perimeter of the lots as well as the necessary green space, so they meet the requirements of the cluster lot subdivision regulations as stipulated in the Zoning Regulations. In addition, the subdivision as proposed, meets the requirements of the Subdivision Regulations.

No one was present to speak at the public hearing.

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

**Resolution No. 2000-185**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 2000S-051G-14, a request for preliminary approval for 25 lots abutting the east margin of Tulip Grove Road, approximately 390 feet north of Tulip Grove Lane (10.0 acres), classified within the RS15 District, requested by Tim Grindstaff, owner/developer, Dale and Associates, surveyor, is **APPROVED; PUBLIC HEARING CLOSED (6-0).**”

**Request for Bond Extension**

97S-172U  
Gayle Malone Subdivision  
Gayle Malone, principal  
Subarea 10  
[Buildout is at 100%]

Located abutting west terminus of Wimbledon Road, approximately 355 feet west of Foxhall Road.

Mr. Calleja stated staff is recommending approval of the request for this extension to May 17, 2000, so they can complete the punch list for Water Service, have the deeds drawn up and finalize this project.

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

**Resolution No. 2000-186**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-172U, Bond No. 97BD-078, Gayle Malone Subdivision, in the amount of \$2,000 to 5/17/2000 subject to the submittal of an amendment to the present Letter of Credit by **3/1/2000** which extends its expiration date to 11/17/2000. **Failure of principal to provide 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 (Waste Management Uses: Permitted with Conditions) and 17.116.210 (Waste Management Uses: Special Exception) of the Zoning Ordinance by providing a 2 mile setback requirement between construction/demolition landfill facilities and public parks and schools, sponsored by Councilmembers Brenda Gilmore, Leo Waters, Don Majors, and Carolyn Tucker.

**2000Z-002T**

Council Bill No. BL2000-171

A request to amend Section 17.08.030 (District Land Use Table) of the Zoning Ordinance to change construction and demolition landfills from permitted by right "P" to a "PC" (permitted with conditions) use in the IR and IG districts, sponsored by Councilmembers Feller Brown, Ron Nollner, and J. B. Loring.

Mr. Reid stated both of these items are Council Bills that deal with locating construction and demolition landfills in the county. 99Z-021T, sponsored by Councilmember Gilmore, would require a 2 mile separation between schools, parks and landfills. That was amended from a 3 mile standard the last time the Commission considered it.

2000Z-002T is sponsored by Councilmember Brown and it proposes allowing landfills as permitted uses in IR and IG districts with conditions. The condition would require a 150 foot separation between landfills and residential zoning districts.

Staff is recommending disapproval of both bills because there is no rational basis to support a 2 mile standard, and we shouldn't be making it harder for landfills to locate in industrial zoning districts, because that is where they need to be. Both bills single out construction and demolition landfills and they don't treat other similarly impactful uses, like sanitary landfills, in the same way. In other cities the greatest separation standard is 300 feet.

Councilmember Ponder stated that at the last Planning Committee meeting a change to 3 miles was passed, but in the meeting, when the sponsor got up, she deferred this without mentioning changing it to 3 miles. It is currently staying at 2 miles. He said, after our discussion, since that Councilmember is not present today, he would move for a deferral.

Ms. Jones asked if topography was factored in.

Mr. Reid stated topography was not factored in.

Mr. Manier stated he could understand the concern, but that distance was a little overkill for him. The point staff is making is that the acreage is there but that doesn't mean everybody wants to sell or the land is available and all of a sudden you've got yourself in a situation where there's not any. Some restrictions on this usage are appropriate, and this just seems extreme.

Mr. Cochran agreed with Mr. Manier and stated you can't shut down all efforts in the county for these landfills. Surrounding counties are not going to want you coming over into their county and that's the first thing they'll stop. Construction costs will elevate if they can't find places to dispose of their byproducts. There should be some restrictions, but this is ridiculous. Davidson County has got to take care of their own.

Ms. Oglesby asked how the 2 or 3 miles was arrived at.

Councilmember Ponder stated Councilmember Gilmore had a particular situation in her district. That's why she is the sponsor on this bill and she was trying to protect Beaman Park. A fair amount of her district is still vulnerable.

Mr. Cochran stated landfills, sometimes, makes property that's not very conducive to building usable, once they are filled.



Councilmember Ponder stated there was one in his district that is opening this month that will eventually be athletic fields.

Councilmember Brown stated he would go along with Councilmember Ponder on deferring this matter. Mr. Manier has hit the nail on the head. What we are trying to do is just what the Commission did a while ago with the duplexes. Because property is zoned a certain way the Planning Commission or the Council should have some kind of jurisdiction on what can go there. He said there are some folks trying to put a C & D landfill adjacent to the Corps of Engineers nature trail in his district right now, and it's across the street from the Old Hickory Beach, where thousands and thousands of people go every summer. It's adjacent to the boat launch and across the street from Old Hickory Lake. This is what we are trying to avoid.

Mr. Manier agreed with Councilmember Brown and stated it is inappropriate, but what control would be appropriate. We need to get it moved and how far is far enough, how big should the site be and what other requirements should be placed on the utilization of the site for that purpose.

Vice Chairman Small stated if this is deferred two weeks the Commission will not be able to discuss anything but the 2 or 3 mile discrepancy unless we instruct staff to bring back some suggestion standards and look at what other cities have done. Perhaps this should be deferred two meetings in order to give staff enough time for research.

Ms. Jones asked if as it stands, speaking about the property close to Beaman Park, it is presently zoned for this landfill, can they pull a permit and do this while we are writing restrictions.

Councilmember Ponder stated it can happen.

Ms. Jones stated she just wanted to bring that out because if the Commission defers this out another month, this thing can get built and what we are trying to accomplish won't happen.

Councilmember Ponder stated it's not Beaman Park we are worried about now.

Vice Chairman Small stated Councilmember Gilmore had said the people that were going to build next to Beaman Park decided not go build there and that is not an issue anymore.

Councilmember Ponder moved and Mr. Manier seconded the motion, which carried unanimously to defer these two text amendments for two meetings.

**2000Z-003T**  
Council Bill No. BL2000-172

A request to amend Section 17.40.280 (Administration and Procedures: Special Exception Uses) of the Zoning Ordinance by requiring the location of historic bed and breakfast homestays first be approved by Metro Council, prior to Board of Zoning Appeals (BZA) approval, sponsored by Councilmember John Summers.

Ms. Regen stated this bill is to make B & B's have to be preapproved by Council before someone could start an historic B & B's. Now applicants go to the Historic Commission, Planning Commission, Board of Zoning Appeals, notices are sent to everyone within 300 feet of the property and then the BZA makes a recommendation whether to approve or disapprove. Staff is recommending disapproval because this creates a more onerous process than necessary. The current process has been working within the past few years. Councilmember Summers has indicated he feels the B & B uses need to be approved by Council because he feels they are transient lodging within the residential zoning district. Several years ago a B & B overlay was created and that requires Council approval, but they removed that from the code, finding that was too onerous a process.

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

**Resolution No. 2000-187**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-003T is **DISAPPROVED (6-0)**:

**The Zoning Ordinance currently requires certain special exception land uses to be first approved by the Council before proceeding to the BZA. These uses involve either large land areas, have unique operating characteristics, or tend to dominate the area more intensely than do other land uses permitted in the same zoning district (i.e. sanitary landfill, asphalt plant, waster transfer facility, airport runway, hazardous operation, and wastewater treatment facility). A historic bed and breakfast operation is located within an existing owner-occupied, single-family structure within a residential neighborhood. This provision of the ordinance was designed to preserve historic buildings. The operating characteristics of historic bed and breakfast homestays do not warrant an additional development review process."**

**2000Z-004T**

Council Bill No. BL2000-173

A request to amend Section 17.16.250C. (Residential Accessory Uses: Home Occupation) of the Zoning Ordinance to permit one-chair barber and beauty care uses as a home occupation accessory use in residential districts, sponsored by Councilmembers Michelle Arriola and Phil Ponder.

Ms. Regen said this is to amend what is allowed as a home occupation use, to allow for a one chair barber or beauty seat in someone's home. Staff is recommending disapproval because the regulations for a home occupation specifically state that you cannot serve the client or patron on the property. If a one chair barber and beauty is allowed, then other uses will be requested.

Ms. Jones stated one of the issues we have is we're watching society take some home direction and the IRS has specific rules and requirements for businesses for what you have to be able to do in your home to be a business entity. I'm not sure we don't have a little conflict here.

Ms. Nicely stated the difference staff is making is between the kind of home office you might have when you are a telecommuter and one when you bring the clients into homes in residential areas.

Councilmember Ponder asked if part of the reasoning is that this is a hands on occupation.

Ms. Regen stated, no. It's simply that the code treats all uses alike. One of the big things we are seeing in Nashville is that people want protection of their neighborhoods. This is one way when you start to see the neighborhoods become looking more like a commercial area. We have right now a neighborhood that is very concerned about people who are abiding by the home occupation use but they are tired of the Fed-Ex and UPS trucks coming to the neighborhood to make all the deliveries. They say it is looking more like an office park than a residential area. You can't restrict those, but if you start to add retail or a personal care service, there will be the issue of parking.

Councilmember Ponder repeated what Councilmember Arriola said earlier – Realism. There are probably not 300 of these establishments in this county right now. None of the ones I know about are causing traffic problems. I haven't heard any complaint about that element of it.

Mr. Cochran stated he understood what this is trying to do, but I am a retired attorney and I could come here and ask to be an attorney at my house or an accountant. Once you allow certain things there may be no end of it.

Mr. Manier stated that if this becomes a permitted use we'll actually have somebody proposing an ordinance to allow a sign of a certain type in the front yard to notify the public. He stated he recognized we are in a changing world but if there are several of these operations around there is no evidence they are there.

Councilmember Ponder stated that's because they can't have signs.

Ms. Jones stated they didn't want signs.

Mr. Manier stated you can't get the signs until you make the usage legal.

Councilmember Ponder stated he knew they couldn't put signs out because of other matters in the code book.

Ms. Oglesby stated she was concerned. Based on what she had heard from staff it was a box she had rather not open.

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

**Resolution No. 2000-188**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-004T is **DISAPPROVED (5-1)**:

**This council bill proposes to allow one-chair barber and beauty care in a home as an accessory use to a home occupation. These uses are not appropriate since they would allow commercial traffic within residential neighborhoods. Additionally, the bill does not address other professional and service-related uses which may ask for similar consideration, negating the intent of the home occupation use not to serve clients or patrons within the home."**

**2000Z-018U-03**

Map 71-2, Parcels 5 (2.4 acres), 5.01 (1.01 acres), 5.02 (1.66 acres) and 5.03 (1.03 acres)  
Subarea 3 (1998)  
District 2 (Black)

A request to change from R8 to CL district properties at Brick Church Pike (unnumbered), opposite Brooklyn Avenue (6.1 acres), requested by Mike Burns, appellant, for Normal L. and Clara Mae Belt, owners.

Ms. Regen stated staff is recommending disapproval because of the extent of the zoning. We feel commercial zoning is appropriate on the front portion of this property but are not in support of bring commercial back beyond the ridge line. The Commission made the same decision regarding the commercial and ridgeline on the adjacent property. Staff recommends disapproval for the commercial zoning and suggests a recommendation of support for commercial up to the ridgeline.

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

**Resolution No. 2000-189**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-018U-03 is **DISAPPROVED (6-0) but would support CL district on the portions east of the ridgeline:**

**These properties fall within the Subarea 3 Plan’s Commercial Mixed Concentration (CMC) policy between Brick Church Pike and the ridgeline, south of the TVA line, and the Residential Low Medium (RLM) policy area west of the ridgeline. The CMC policy calls for higher density residential, office, and commercial uses and the RLM policy calls for up to 4 units per acre. While the CL district is consistent with the CMC policy east of the ridgeline, it is not consistent with the RLM policy west of the ridgeline.”**

**2000Z-019G-04**  
Map 43-5, Parcel 175  
Subarea 4 (1998)  
District 9 (Dillard)

A request to change from RS7.5 to ON district property at 106 Garner Avenue, approximately 140 feet east of Gallatin Pike (.37 acres), requested by William G. Craddock, appellant, for William G. Craddock et ux, owners.

Ms. Regen stated the zoning along Gallatin Pike is CS and just past the properties fronting Gallatin Pike the zoning converts to a single family neighborhood. Staff is recommending disapproval because there is a residential policy applied to this area and our use of office zoning as a transition to residential really hasn’t worked. When we do these office zonings they eventually come back and try to make them commercial. Further, the Mayor is a strong supporter of affordable housing and we should look at our rezonings to see if we are taking affordable housing. Staff is recommending disapproval for the policy implications as well as the loss of affordable housing.

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

**Resolution No. 2000-190**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2000Z-019G-04 is **DISAPPROVED (6-0)**;

**This property falls within the Subarea 4 Plan’s Residential Medium (RM) policy calling for residential uses at a density of 4 to 9 units per acre east of the Gallatin Pike commercial corridor. The ON district is not consistent with that policy. It is not appropriate to extend non-residential zoning to this property since the only access is a residential street, Garner Avenue. Further, rezoning this residential property would decrease affordable housing opportunities. While there are small parcels of office zoning adjacent to the commercial uses along Gallatin Pike, those have not been effective for transition purposes.**

**There have been many requests to rezone the office to commercial zoning, which deteriorates the residential properties. It is this gradual two-step process of converting properties from residential to office to commercial use that decreases the city’s affordable housing stock and negatively impacts neighborhoods. Allowing commercial traffic on a residential street would implicate other residential properties for non-residential zoning.”**

**OTHER BUSINESS:**

4. Legislative update

Councilmember Ponder provided an update on the current legislative status of items previously considered by the Commission.

1. Appointment of the Citizen Advisory Committee for the Subarea 8 Plan Update.

Mr. Manier moved and Ms. Oglesby seconded the motion, which carried unanimously, to approve the following appointments to the Citizens Advisory Committee for the Subarea 8 Plan Update:

**Nominated by Mayor Bill Purcell:**

Mr. Timothy Ayers  
North Nashville CDC  
1005 21<sup>st</sup> Avenue North, Suite 2  
Nashville, TN 37208

Mr. Ayers is the executive director of the North Nashville Community Development Corporation. Prior to joining the North Nashville CDC, he served as the small business manager of the Nashville Area Chamber of Commerce. He also served as mayor and councilman of the City of Springfield in Ohio for six years. Mr. Ayers was the legislative consultant for the Ohio Department of Agriculture and the Public Utilities Commission. He holds a Bachelor of Science degree in political science from Capital University in Columbus, Ohio.

Ms. Sharon Hurt  
JUMP, Inc.  
1215 9<sup>th</sup> Avenue North, Suite 201  
Nashville, TN 37208

Ms. Hurt is the executive director of the Jefferson Street United Merchants Partnership (JUMP), Inc. For 14 years, she resided in the Haynes Manor community and is now a property owner in North Nashville. She has been a member of St. Peter AME Church for 16 years serving as the Public Relations Director. Ms. Hurt was employed at Meharry Medical College for 17 years. She is a graduate of Tennessee State University.

**Nominated by Councilmember Morris Haddox:**

Mr. Ernest Campbell  
1217 5<sup>th</sup> Avenue North  
Nashville, TN 37208

Mr. Campbell is a sociologist specializing in race and ethnicity. He is retired from Vanderbilt University where he was a professor and dean of the graduate school and formerly chaired the Faculty Senate. He resides in Germantown where he has been a resident for 20 years. Mr. Campbell is a member of the original Citizen Advisory Committee for the Subarea 8 Plan.

Dr. Janet S. Parham  
1908 Heiman Street  
Nashville, TN 37208

Dr. Parham is a speech pathologist in the Metro school system. She is a resident of North Nashville, and holds a Bachelor of Science degree from Tennessee State University; a Masters degree from the University of Iowa; and a Doctorate of Education degree from Vanderbilt University. She is active in various community organizations such as the North Nashville Organization for Community Improvement; Neighborhood Livability Project; Citizen Advisory Committee of the Wharton School Strategy Area; and the Eighteenth Avenue Family Enrichment Center.

**Nominated by Councilmember Edward Whitmore:**

Ms. Maribeth J. Crutchfield  
3406 Batavia Street  
Nashville, TN 37209

Ms. Crutchfield is a kindergarten teacher at Granbery Elementary School, and has worked in the Metro school system for 22 years. She holds a Bachelor of Science degree from Vanderbilt University and a Masters degree from Tennessee State University. She is a board member of Bethlehem Centers of Nashville, and a member of numerous other organizations such as the Metro Nashville Chapter of the Coalition of 100 Black Women; the Nashville Vanderbilt Club; and Music City Chapter of the Links, Inc.

**Nominated by Councilmember Ludye Wallace:**

Mr. J. Henry Sherrell  
Sherrell Realtors  
513 17<sup>th</sup> Avenue North  
Nashville, TN 37203

Mr. Sherrell resides in North Nashville and has been a resident for 50 years. He is a graduate of Pearl High School and Tennessee State University. Mr. Sherrell is the owner of Sherrell Realtors, a business that has been in operation in North Nashville at the same location for 43 years. He is a member of the Gordon Memorial United Church.

**Nominated by the Nashville Chamber of Commerce:**

Mr. Phillippe S. Hinds  
Meharry Medical College  
9001 Cambridge Court  
Brentwood, TN 37027

Mr. Hinds is the associate vice president of campus services at Meharry Medical College. He holds a Bachelor of Science degree from Roosevelt University and Masters degree from Iowa University. Prior to joining the staff at Meharry Medical College he was employed at the Xantus Corporation.

Mr. Randy Parham  
Southeast Venture, LLC  
227 French Landing Drive, Suite 390  
Nashville, TN 37228

Mr. Parham is a real estate principal with Southeast Venture, LLC. He is the former president and owner of MetroCenter Management, Inc. Mr. Parham holds a Bachelor of Architecture and a Bachelor of Environmental Design degrees from Auburn University, and is a licensed real estate broker and architect. He is active in various professional and civic associations such as the Nashville Area Chamber of Commerce; Tennessee Chapter of the National Association of Industrial and Office Properties; and Partnership 2000. Mr. Parham served on the original Citizen Advisory Committee for the Subarea 8 Plan as well as the Nashville Zoning Advisory Committee.

Mr. David Swett, Jr.  
Swett's Restaurant & Catering  
2725 Clifton Avenue  
Nashville, TN 37209

Mr. Swett operates a family restaurant in North Nashville, Swett's Restaurant & Catering. He is a graduate of Whites Creek High School and Johnson-Wales University where he obtained a degree in Culinary Arts.

Mr. Swett's family owned and operated restaurant has been serving the North Nashville community since 1954.

**Nominated by the Neighborhood Alliance:**

Ms. Cresa Bailey  
Tennessee Department of Human Services  
400 Deaderick, 12<sup>th</sup> Floor  
Nashville, TN 37219

Ms. Bailey is a consultant for the Tennessee Department of Human Services. She has resided in North Nashville for 12 years. Ms. Bailey's extensive community service includes serving on the Farmer's Market Focus Committee and the Citizen Advisory Committee for the Fisk-Meharry Neighborhood Strategy Area. She served as a member of the Citizen Advisory Committee on the original Subarea 8 Plan, and is currently the president of the Fisk Area Neighborhood Group (FANG).

Mr. Thomas Epperson  
P.O. Box 280663  
Nashville, TN 37228

Mr. Epperson has resided in North Nashville for 34 years. He holds a Bachelor of Science degree in Psychology from Tennessee State University. He is currently employed as a grant analyst with the State of Tennessee. Mr. Epperson is the chairman of the Buena Vista Neighborhood Strategy Area committee. He is a veteran of the United States Army.

Mr. Stephen McRedmond  
P.O. Box 100902  
Nashville, TN 37224

Mr. McRedmond is a native of Nashville and graduated from Father Ryan High School. He holds a Bachelor of Fine Arts degree from Webster College. His family has operated a local business in Nashville for 68 years. He is a member of the Glenview/Mill Creek Neighborhood Association and has served as a member of the Citizen Advisory Committee on the Subarea 11 Plan. He has been active in local community groups and vocal in encouraging the development of greenways in Nashville. He and his family own property in Subarea 8 along the Cumberland River and they are currently involved in a project to develop the site.

**Nominated by the Metropolitan Planning Commission:**

Mr. Leslie Davis  
Hopewell Missionary Baptist Church  
1307 Ireland Street  
Nashville, TN 37208

Mr. Davis is an employee of the State of Tennessee Department of Human Services. Also, he is the pastor of the Hopewell Missionary Baptist Church in North Nashville. Mr. Davis is a graduate of Cameron High School, Tennessee State University and the American Baptist College. One of his ministry outreach program involves educating the North Nashville community on the importance of proper daily nutrition.

Mr. Barry L. Walker  
Marathon Village  
1305 Clinton Street  
Nashville, TN 37203

Dr. Artmas L. Worthy  
1700 D.B. Todd Boulevard  
Nashville, TN 37208

Dr. Worthy is the Dental Director of the Matthew Walker Comprehensive Health Center and the owner of a private dental practice. He is a graduate of Morehouse College and Meharry Medical College. Dr. Worthy is actively involved with numerous professional and civic associations such as the Capitol City Dental Society; Pan-Tennessee Dental Society; National Dental Association and 100 Black Men of America. In an effort to facilitate investments in North Nashville, he has completed a twenty-unit townhouse development at 19<sup>th</sup> Avenue North and Jo Johnson Avenue.

#### 4. Chairman's Remarks

Vice Chairman Small updated the Commission on the Executive Director Search Committee meeting held on February 11, 2000.

The search committee had its first meeting last Friday and the Department of Human Resources was there, who advised us that they had developed an RFQ and were working with Purchasing to develop an RFP to find a search firm, who would do a national search for us. The Search Committee talked about their input into both who the search group would be and any information we might want to be giving them. We are going to be looking at the job description, which dates back approximately 10 years. We will be updating that job description and maybe expanding it to talk about characteristics and qualifications. The committee will be meeting, every two weeks. Human Resources felt that we will probably be looking at a time frame that would not be any sooner than around the first of June, potentially longer, but the position needs to be filled by June 1<sup>st</sup>. After they find the search firm that is going to do the search, give them the job description and qualifications, then they will go out and do the work and bring the candidates back. We are still working on the exact procedures we are going to use in the Search Committee on how we are going to select which candidates to interview, whether by phone or in person, and who is going to be responsible for what part of it.

Chairman Lawson is preparing a draft of a letter to the Vice Mayor regarding the meeting time change surveys and discussions by the Commission. He plans to draft this letter to distribute it to each of the Commissioners to get input on it with respect to reviewing it and for any suggested changes before he actually submits it to the Vice Mayor.

#### **PLATS PROCESSED ADMINISTRATIVELY**

February 3, 2000 through February 16, 2000

- |                   |   |
|-------------------|---|
| <b>89S-161G</b>   | <b>ANTIOCH COMMUNITY CHURCH of GOD, First Revision</b><br>Reconfigured two platted lots |
| <b>2000S-018G</b> | <b>HOUSE of RIGHTEOUS ENDEAVOR LOTS</b><br>One parcel into two lots                     |
| <b>2000S-034G</b> | <b>RIVERVIEW COMMERCIAL SUBDIVISION</b><br>One lot into two lots                        |
| <b>99S-394U</b>   | <b>MAPLETOP GARDENS</b><br>One lot into two lots  |

#### **ADJOURNMENT**



There being no further business, upon motion made, seconded and passed, the meeting adjourned at 2:45 p.m.

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Chairman

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Secretary

Minute Approval:  
This 2<sup>nd</sup> day of March, 2000