

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: July 6, 2000
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

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

Absent:

Mayor Bill Purcell
Ann Nielson
Frank Cochran

Executive Office:

Richard C. Bernhardt, Executive Director
Carolyn Perry, Secretary III
Annette Clothier, Planner I

Current Planning & Design Division:

Theresa Carrington, Planning Division Manager
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
Cynthia Wood, Planner III
Randy Hutcheson, Planner I
Anita McCaig, Planner I

Advance Planning & Research:

Jeff Lawrence, Planner III
Ryan Latimer, Planning Technician I

Others Present:

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

Chairman Lawson called the meeting to order.

ADOPTION OF AGENDA

Mr. Manier moved and Ms. Oglesby 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-202U-07 Deferred two weeks, by applicant.
- 2000S-209G-04 Deferred two weeks, by applicant.
- 2000S-216G-14 Deferred indefinitely, by applicant.
- 2000S-217-14 Deferred two weeks, by applicant.
- 175-75-G-06 Deferred two weeks, by applicant.
- 88P-031U-03 Deferred two weeks, by applicant.

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

APPROVAL OF MINUTES

Ms. Oglesby moved and Mr. Manier seconded the motion, which unanimously passed to approve the minutes of the regular meeting of June 22, 2000.

RECOGNITION OF COUNCILMEMBERS

Councilmember Bettye Balthrop spoke in favor of zone change 2000Z-084G-02.

ADOPTION OF CONSENT AGENDA

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

SUBDIVISION PROPOSALS

- 2000S-029U-14**
- McGavock Pike Kroger
- Map 84-16, Parcel 119
- Map 95-4, Parcels 6-8 and 241
- Subarea 14 (1996)
- District 15 (Loring)

A request for final plat approval to reconfigure three lots and two parcels into four lots abutting the east margin of McGavock Pike, between Lebanon Pike and Park Drive (6.29 acres), classified within the CL District, requested by First Management Services, owner/developer, MEC, Inc., surveyor.

Resolution No. 2000-568

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-029U-14, is **APPROVED (7-0).”**

2000S-153U-07

Horton Heights, Sections 2 and 3,
Resubdivision of Lots 120-122
Map 102-8, Parcels 79 and 80
Map 102-11, Parcel 58
Subarea 7 (1994)
District 22 (Hand)

A request for final plat approval to consolidate three lots into two lots abutting the southeast margin of Charlotte Pike, between Brook Hollow Road and Summerly Drive (2.99 acres), classified within the RS40 District, requested by Western Hills Church of Christ and the Religious Science of Nashville Church, owners/developers, Tommy E. Walker, surveyor. (Deferred indefinitely from meeting of 5/25/00).

Resolution No. 2000-569

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-153U-07, is **APPROVED (7-0).”**

2000S-183U-07

Palo Alto Subdivision, Block B, Lots 2-6
Map 91-14, Parcels 71-75
Subarea 7 (1994)
District 22 (Hand)

A request for final plat approval to consolidate five lots and part of one lot into one lot abutting the northwest corner of O'Brien Avenue and Robertson Avenue (.94 acres), classified within the CS District, requested by Dr. H. R. Mallappa Gowda, owner/developer, Barge, Cauthen and Associates, surveyor. (Deferred from meetings of 6/8/00 and 6/22/00).

Resolution No. 2000-570

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-183U-07, is **APPROVED (7-0).”**

2000S-198U-09

The Plan of McNairy West Nashville, Lots 365-369
Map 93-13, Parcels 104, 108 and 118
Subarea 9 (1997)
District 19 (Wallace)

A request for final plat approval to consolidate five lots and part of one lot into one lot abutting the south margin of Pine Street and the west margin of 12th Avenue South (1.78 acres), classified within the CF District, requested by C. Mark Carver, trustee, owner/developer, Cherry Land Surveying, surveyor. (Deferred from meeting of 6/22/00).

Resolution No. 2000-571

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-198U-09, is **APPROVED (7-0).”**

2000S-218U-11
Arlington Subdivision
Map 106-6, Parcels 12, 16 and 17
Subarea 11 (1999)
District 15 (Loring)

A request for final plat approval to consolidate one parcel, two lots and part of three lots into two lots abutting the northeast margin of Murfreesboro Pike and the northwest margin of Arlington Avenue (7.42 acres), classified within the IR District, requested by Lewis Building Corporation, owner/developer, Crawford Land Surveying, surveyor.

Resolution No. 2000-572

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-218U-11, is **APPROVED (7-0).”**

2000S-220U-08
Tennessee Dressed Beef Company
Map 82-5, Parcels 4 and 157
Subarea 8 (1995)
District 20 (Haddox)

A request for final plat approval to consolidate nine lots and part of five lots into two lots abutting the northwest corner of Van Buren Street and Burns Street (2.28 acres), classified within the IG District, requested by Tennessee Dressed Beef Company, Inc., owner/developer, Gary R. Cummings, surveyor.

Resolution No. 2000-573

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-220U-08, is **APPROVED SUBJECT TO A BOND OF \$45,000.00 (7-0).”**

2000S-221U-07
Pratt Subdivision
Map 91-12, Parcels 159 and 307
Subarea 7 (1994)
District 21 (Whitmore)

A request for final plat approval to consolidate four lots and part of a closed alley into one lot abutting the southwest corner of Alabama Avenue and 46th Avenue North (.41 acres), classified within the CS District, requested by Andrew B. and Ihla G. Pratt, owners/developers, Wamble and Associates, surveyor.

Resolution No. 2000-574

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-221U-07, is **APPROVED (7-0).”**

ZONE CHANGE AND PUD PROPOSALS

82-84-G-14

Greer Meadows at Cedar Creek
Map 75, Parcel 101
Subarea 14 (1996)
District 12 (Ponder)

A request to revise a portion of the preliminary plan of the Residential Planned Unit Development District located abutting the west margin of Tulip Grove Road and the south margin of Scotts Creek Parkway, classified RS10 (29.93 acres), to develop 87 single-family lots, replacing 116 single-family lots, requested by Barge, Waggoner, Sumner and Cannon, for Southeastern Building Corporation, owner.

Resolution No. 2000-575

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 82-84-G-14 is given **CONDITIONAL APPROVAL TO REVISE A PORTION OF THE PRELIMINARY PLAN (7-0)**.

The following conditions apply:

1. Prior to the issuance of any building permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Prior to the issuance of any building permits, the Metropolitan Council shall have approved, by ordinance, a mandatory referral for the relocation of an existing easement for an eight (8”) inch sewer line to move it away from the building envelope of lot number 3 in Phase One.
3. Prior to the issuance of any building permits, the applicant shall record a final plat and post any required bonds for utilities and public improvements.
4. With this preliminary plan approval, lots 1-16, 22-36, 39-43, 46-47, 49-50, 86-87, 73-79 are designated as critical lots. All critical lot plans shall be signed and stamped by a certified professional engineer. If upon review of the critical lot plan, the Planning Commission staff determines that more detailed information is necessary, the applicant shall provide the appropriate information to the staff. The staff may request the assistance of the Department of Public Works for review of the critical lot plan. If it is determined necessary by the Department of Public Works, a grading permit may be required. All final PUD plans and final plats shall also show these critical lots.
5. The final PUD plan and final plat shall include the naming of the Belgium Drive street connection to “Belgium Drive” for the 400 foot long portion of the road connection.”

97P-019G-06

Trace Creek Center of Pasquo
Map 155, Parcel 274
Subarea 6 (1996)
District 35 (Lineweaver)

A request to revise a portion of the preliminary plan for the Commercial (General) Planned Unit Development District abutting the south margin of Highway 100, east of Collins Road, classified RS40 (1.0 acre), to add a new driveway from Highway 100 to provide access to a proposed YMCA on parcel 128 to the south outside of the PUD, requested by Barge, Cauthen & Associates, for Kroger Limited Partnership, owner. (Deferred from meetings of 6/8/00 and 6/22/00).

Resolution No. 2000-576

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-019G-06 is given **CONDITIONAL APPROVAL TO REVISE A PORTION OF THE PRELIMINARY PLAN (7-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Prior to the issuance of any building permits, a revised plat for Lot 3 (tax map 155, parcel 274) shall be recorded showing/indicating the 20 foot wide ingress/egress easement from Highway 100 to the YMCA, Harpeth Heights Baptist Church, and Kroger, or documentation shall be provided to the Planning Commission staff indicating that the easement has been recorded with the Register of Deeds.
3. Upon the completion of the new driveway on parcel 274, the westernmost driveway from Highway 100 to the Harpeth Heights Baptist Church property on tax map 155, parcel 127 shall be eliminated in accordance with the letter dated May 27, 2000 from Donald Sadler, the Chairmain of the Harpeth Heights Baptist Church, to Mr. Tom Looby, Senior Vice President of the YMCA of Middle Tennessee.”

MANDATORY REFERRALS

2000M-061U-10

Harris Teeter Grocery/Office Easement Abandonment
Map 104-15, Part of Parcel 205
Subarea 10 (1994)
District 18 (Hausser)

A request to abandon a portion of a sewer easement to facilitate the construction of a Harris Teeter grocery/office building at the intersection of 21st Avenue South and Blair Boulevard, classified within the MUL District (3.66 acres), requested by Barge, Cauthen & Associates, Inc., appellant, for H. G. Hills Realty Company, owner.

Resolution No. 2000-577

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 2000M-061U-10.”

2000M-062U-05

Council Bill BL2000-335
Lillian Street Property Sale
Map 83-13, Parcel 149
Subarea 5 (1994)
District 6 (Beehan)

A council bill to sell property located on Lillian Street (unnumbered), classified R6 District (.03 acres), requested by the Public Property Administrator, for Metro Government, owner.

Resolution No. 2000-578

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 2000M-062U-05."

2000M-064U-09
Council Bill BL2000-330
Morrison Street Property Sale
Map 81-16, Parcel 546
Subarea 9 (1997)
District 20 (Haddox)

A council bill to sell property located on Morrison Street (unnumbered), east of I-40, classified RS3.75 District (.01 acres), requested by the Public Property Administrator, for Metro Government, owner.

Resolution No. 2000-579

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 2000M-064U-09."

2000M-065U-09
Council Bill BL2000-331
9th Avenue North Property Sale
Map 81-12, Parcel 37
Subarea 9 (1997)
District 20 (Haddox)

A council bill to sell property located at 1706 9th Avenue North, east of I-265, classified R6 District (.04 acres), requested by the Public Property Administrator, for Metro Government, owner.

Resolution No. 2000-580

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 2000M-065U-09."

2000M-066U-08
Council Bill BL2000-332
30th Avenue North Property Sale
Map 92-6, Parcel 293
Subarea 8 (1995)
District 21 (Whitmore)

A council bill to sell property located at 709 30th Avenue North, west of I-40, classified R6 District (.02 acres), requested by the Public Property Administrator, for Metro Government, owner.

Resolution No. 2000-581

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 2000M-066U-08."

2000M-067U-08
Council Bill BL2000-333
25th Avenue North Property Sale
Map 92-6, Parcel 625
Subarea 8 (1995)

District 21 (Whitmore)

A council bill to sell property located at 25th Avenue North (unnumbered), east of I-40, classified R6 District (.04 acres), requested by the Public Property Administrator, for Metro Government, owner.

Resolution No. 2000-582

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 2000M-067U-08."

OTHER BUSINESS

2. Contract for engineering design of sidewalks for Hillsboro Pike in Green Hills

Resolution No. 2000-583

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the Contract for engineering design of sidewalks for Hillsboro Pike in Green Hills."

This concluded the items on the consent agenda.

SUBDIVISION PROPOSALS

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

A request for preliminary approval for 78 lots abutting the south margin of Moss Road, northwest of Rural Hill Road (28.66 acres), classified within the RS7.5 and R15 Residential Planned Unit Development Districts, requested by Hickory Highlands, L.L.C., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Mr. Stuncard stated staff is recommending conditional approval subject to variances for the maximum lot size and maximum length of a dead end street. This project was indefinitely deferred last fall in order to give the applicant time to revise the adjacent PUD. That has been accomplished and is now in order. There are five lots at the end of two of the cul-de-sacs, which exceed maximum lot size. There is steep topography in the area, which is a justification for staff support for the variance. There are also several critical lots, which are noted on the plat, that will receive review upon final application.

No one was present to speak at the public hearing.

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

Resolution No. 2000-584

"BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-259U-13, is **APPROVED SUBJECT TO APPROVAL OF PUBLIC WORKS AND WATER SERVICES WITH**

**VARIANCES TO SECTIONS 2-4.2D AND 2-4.2E OF THE SUBDIVISION REGULATIONS;
PUBLIC HEARING CLOSED (7-0).”**

2000S-200G-13 (Public Hearing)

Maxwell Road Estates
Map 176, Parcel 27
Subarea 13 (1996)
District 29 (Holloway)

A request for preliminary approval for 52 lots abutting the south margin of Maxwell Road, approximately 1,150 feet east of LaVergne-Couchville Pike (15.3 acres), classified within the RS10 District, requested by Jerry Peiser, owner/developer, Garver Engineers, surveyor. (Deferred from meeting of 6/22/00).

Mr. Stuncard stated this item has been indefinitely deferred by the applicant. There are issues regarding a geotec report in regard to some sinkholes on the site. That report has not been submitted to Public Works, therefore, they have asked for indefinite deferral.

No one was present to speak at the public hearing.

Ms. Oglesby moved and Mr. Small seconded the motion, which carried unanimously, to leave the public hearing open and defer this matter indefinitely.

2000S-184U-09

Phillips Street Subdivision
Map 81-16, Parcels 663-665
Subarea 9 (1997)
District 20 (Haddox)

A request for final plat approval to reconfigure three parcels into three lots abutting the northwest margin of Phillips Street, approximately 215 feet northeast of 10th Avenue North (.35 acres), classified within the RS3.75 District, requested by MBHD, LLC, owner/developer, Crawford Land Surveyors, surveyor.

Ms. Carrington stated staff is recommending approval with a variance to the minimum street frontage requirement in the Subdivision Regulations. The applicant currently has 3 parcels and are proposing 3 - 33 foot wide lots. The Subdivision Regulations require a minimum street frontage of 50 feet. Several parcels in this area do not meet the minimum 50-foot street frontage. The Commission has approved variances in this area in the past.

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

Resolution No. 2000-585

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-184U-09, is **APPROVED WITH A VARIANCE TO SECTION 2-4.2A OF THE SUBDIVISION REGULATIONS (7-0).”**

ZONE CHANGE AND PUD PROPOSALS

2000Z-021T

A request to amend Sections 17.04 (General Provisions and Definitions), 17.12 (District Bulk Regulations), 17.20 (Parking, Loading, and Access), 17.24 (Landscaping, Buffering, and Tree Replacement), 17.36

(Overlay Districts), and 17.40 (Administration and Procedures) of the Zoning Regulations to apply the provisions of the Urban Zoning Overlay District, requested by Metropolitan Planning Commission staff.

2000Z-094U-00

Maps 70, 71, 72, 80, 81, 82, 83, 91, 92, 93, 94, 103, 104, 105, 117, 118, 119

Various Parcels (37,640 parcels; 13,575 acres)

Subareas 5 (1994), 7 (2000), 8 (1994), 9 (1997), 10 (1994), and 11 (1999)

Districts 5 (Hall), 6 (Beehan), 7 (Campbell), 15 (Loring), 16 (McClendon), 17 (Greer), 18 (Hausser), 19 (Wallace), 20 (Haddox), 21 (Whitmore), 22 (Hand), 24 (Summers), and 25 (Shulman)

A request to apply the provisions of the Urban Zoning Overlay District, requested by Metropolitan Planning Commission Staff.

Ms. Wood introduced Mr. Don Elliott, of Clarion Associates, consultant for the Urban Zoning Overlay District.

Mr. Elliott presented the Urban Zoning Overlay District.

NASHVILLE -- URBAN ZONING OVERLAY DISTRICT

GOAL

*To Review Current Development Standards
In Light Of Their Appropriateness
For Portions Of Nashville Built Prior To The Mid-1950s,
And To Recommend Changes Necessary To
(1) Permit New Development Compatible With Those Areas, And
(2) Promote Implementation Of The General Plan.*

Issues Addressed

*Building Envelopes
Placement of Parking Areas
Screening and Buffering
Amount of Parking Required
Administration*

Issue Not Addressed

*Permitted Uses in Different Zone Districts
(Except through incentives for
residential mixed use projects and
a provision for zoning with conditions)*

Code Section	Issues Addressed
17.04 (General Provisions and Definitions)	Amounts of Parking Required
17.08 (Zoning Districts and Land Uses)	Administration
17.12 (District Bulk Regulations)	Building Envelopes
17.20 (Parking, Loading, and Access)	Placement of Parking Areas Amounts of Parking Required
17.24 (Landscaping, Buffering, and Tree Replacement)	Screening and Buffering
17.36 (Overlay Districts)	Administration
17.40 (Administration and Procedures)	Administration

17.04 (General Provisions and Definitions)

New Definitions for:

- Retail
- General Retail
- Shopping Center Retail
- Convenience Retail

... to tie into different parking standards for each

(Zoning Districts and Land Uses)

New Provisions for “Conditional Zoning”

- Permits Metro Council to approve a rezoning to a standard zone district with a “condition” that certain uses will not be available.
- Allows Tailored Zoning Without Use of PUD's
 - Avoids Over-Proliferation of Zone Districts

17.12 (District Bulk Regulations)

- Reduces side setbacks from 5 ft to 3ft in smaller lot residential districts
- Allows zero side setbacks for internal parcel lines on townhouse projects

- Raises Max. FAR for MUN district from .5 to .6
- Raises Max. FAR for I district from 1 to 1.5
- Expands residential FAR bonuses from MUI to all Mixed Use and CC districts, raises the amount of the bonus, and requires that 25% of the bonus units be restricted for affordable housing
- Allows optional use of “contextual front setbacks” where existing development does not meet Code setbacks on a block face or corner.
- Establishes a process to create mandatory smaller front/corner setbacks based on a property owner or city petition.
- Expands the list of minor permitted encroachments into setbacks
- Allows residential accessory structures in UZO to have 16 foot side walls plus a roof pitch no steeper than the primary structure.

(Parking, Loading, and Access)

- Adopts a separate (and generally lower) on-site parking requirement for a few residential uses and many non-residential uses in the UZO, based on:
 - National APA/NPA Research
 - Comparison with other large city codes
 - Discussion with other large city staff
- Adopts a system of parking ratio reductions based on:
 - Transit
 - Pedestrian Access
 - Public Parking Lots
 - On-Street Parking
- Refines off-site parking restrictions and shortens term of required lease on off-site spaces
- Allows City more flexibility in approving shared parking arrangements
- Allows property owners to pool available parking to meet their joint parking needs
- Prevents residential parking in front setbacks
- Inserts an explanatory graphic about how to calculate parking requirements

(Landscaping, Buffering, Trees)

- Refines interior parking lot landscaping requirements for parking lots smaller than 12,000 sf or 30 spaces
- Refines language on allowed breaks for automobile access through perimeter landscaping strips.

- Limits the types of materials that can be used for opaque fences required to meet buffering/screening requirements
- Adopts three new buffer options that allow narrower buffers if accompanied by appropriately-scaled fences and walls

(Overlay Districts)

- Creates UZO District
- Outlines Purpose/Intent and Applicability of UZO District

(Administration and Procedures)

- Creates new “Minor Modification” procedure

Mr. Elliott commended staff for their good organization and smooth operation.

Councilmember Ponder asked if the county wide items would a separate ordinance.

Ms. Wood stated that right now it is all one package, but could be changed.

Mr. Elliott stated that in the text, everywhere it only applies to the urban zoning, it says so.

Mr. Manier stated Mr. Nicely, MDHA Director, in the letter to the Commission has some nominal suggested corrections, but didn’t know if they are valid or not. He asked if it is the intent to address these suggestions?

Ms. Wood stated staff also had just received that letter and had not had time to check into those suggestions, but this could be deferred one meeting and still be able to make the September public hearing.

Councilmember Ponder moved approval and Ms. Jones seconded the motion.

Mr. Manier stated he did not feel that was appropriate considering the problem with the suggestions from MDHA.

Councilmember Ponder withdrew his motion and Ms. Jones withdrew her second.

Mr. Manier moved and Councilmember Ponder seconded the motion, which carried unanimously, to defer these matters for two weeks.

2000Z-084G-02

Map 41, Parcels 2 (44.75 acres) and 125 (.5 acres)

Subarea 2 (1995)

District 10 (Balthrop)

A request to change from R20 district to RM9 and CL districts properties at 7585 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 1,200 feet east of Hickory Hills Drive (45.25 acres), requested by Bill Lockwood of Barge, Waggoner, Sumner, and Cannon, appellant, for Laura K. P. True, and Charles and Kay True, owners.

Mr. Reid stated last March this same property was applied for IWD zoning for Coca Cola and there was also a request for a subarea plan amendment to industrial. The Commission disapproved the IWD as contrary to the General Plan and indicated the residential low policy should remain on this property. Also indicating the preferred zoning was R20 and to continue the single family development pattern to the north. Therefore, staff is recommending disapproval of this new request as contrary to the General Plan because the RM9 and CL districts are not consistent with the residential low policy.

Mr. Bill Lockwood, Barge, Waggoner, Sumner and Cannon, representing the True family, stated the previous submittal before the Commission was for an IWD zone change for Coca Cola. This body found it was not concurrent with the policies. The policy that is next to this property is CMC, which the Coke project in the industrial policy, would not have fit. We are now asking for this property to be in the CMC, which would allow for the CL zoning. The multi-family would also be permitted within the CMC. It seems strange that you have an R20 between Old Hickory Blvd. and an R10, which is the existing residential development, with larger lots between the industrial and a major thoroughfare. That is inconsistent planning. This step down version that we are trying to achieve helps facilitate this property.

We have had several meetings with the neighbors and they have given us their concurrence. They think this is a whole lot better than Coke and we think it is an appropriate condition.

Councilmember Ponder asked if there was a specific developer lined up for the project.

Mr. Lockwood stated there was no one signed up but they had talked to some drug stores that had addressed an interest.

Chairman Lawson reminded the Commission that they were looking at land use policy, not use.

Mr. Manier stated we have an undeveloped Commercial PUD and still some undeveloped applications in the area so there isn't a drastic need for this.

Mr. Bernhardt stated there were a couple of points the Commission needs to consider. One is, has there been any indication that a plan amendment is appropriate at this time. We have a rezoning request, we don't have a plan amendment, we don't have a traffic study. In looking at this there is no indication there is a real need for additional commercial at this location. More fundamentally, what you are talking about is really changing the character of this corridor from nodes of development around the interstate interchange, and the potential for a little village core at Brick Church Pike into stripping out the entire corridor. The character is changing. The addition of this amount of commercial without any indication that there is really a need for additional commercial, the result will be in lowering the intensity of use, sprawling it out and spreading it out, would not meet the intent of the what subarea plan has in mind. The subarea planning process, in order to be meaningful to the Council and to the public, has to be given some level of respect.

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

Resolution No. 2000-586

"BE IT RESOLVED by the Metropolitan Planning Commission that the following Zone Change Proposal No. 2000Z-084G-02 is **DISAPPROVED** as contrary to the General Plan (7-0):

These properties fall within the Subarea 2 Plan's Residential Low (RL) policy calling for up to 2 units per acre. The RM9 and CL districts are not consistent with that policy and would adversely impact the residential area to the north. It is not desirable to strip commercial uses along this portion of Old Hickory Boulevard. There is a stub-out street to the north, Autumn Ridge Drive, providing access to this site, which indicates that the residential pattern was to be continued on this property. Therefore, the existing R20 zoning is appropriate and consistent with the RL policy goal of continuing single-family development in this area."

Ms. Oglesby left at 2:40 p.m., at this point in the agenda.

298-84-U-14
Riverstone Condominiums
Map 85-14-A, Parcel 19
Subarea 14 (1996)
District 14 (Stanley)

A request to revise a portion of the preliminary site plan and for final approval for the Residential Planned Unit Development District located abutting the north margin of Lebanon Pike, 250 feet east of Guill Court, classified R10 District (5.00 acres), to redesign and develop 24 condominium units, requested by Dale and Associates, for Caliber Development Group, LP, owner. (Deferred from meeting of 6/22/00).

Mr. Leeman stated this is a request for a redesign of the undeveloped rear portion of the PUD for 24 multi family units. The front portion was approved and built in the 1980's. Originally the PUD was approved with 56 units with 32 in the front. The applicant is dedicating a portion of the rear for a future Greenways extension. This is consistent with the approved plan and meets all the Zoning Ordinance requirements and staff is recommending conditional approval.

Councilmember Bruce Stanley stated he was not against this revision. This PUD was approved for 56 units and from 1988 through 1990 there was construction that moved forward on and looked like they were going to complete the PUD. But, from 1990 to 1997 it lay dormant. There was no additional construction activity occurring on that Riverstone Condominium PUD. There was a great deal of question as to whether or not it was ever completed until he was contacted for a rezoning. It is on a 5 acre plot on Stones River and steeply slopes. He expressed that he was extremely appreciative that Mr. Abrams and Mr. Pickens were willing to donate the back portion of the property to Metro Greenways.

Something that should be addressed, not today, not necessarily by your body, but possibly by the Council, is Planned Unit Developments. They are dinosaurs that were passed throughout Davidson County back in the 1980's. In the mean time you have parcels that are located directly contiguous to or within close proximity to PUD's that never have been acted upon and they just lay there until an interested party comes forward and is willing to purchase into that PUD. Then they are given the right to do what ever they want to on that PUD as long as it agrees with whatever was passed by the Planning Commission. There needs to be a 3 year maximum to develop those PUD's. If they remain undeveloped after 3 years, they need to go to the trash.

Chairman Lawson stated that was a very interesting point about time limits on PUD's.

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

Resolution No. 2000-587

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 298-84-U-14 is given **APPROVAL OF A REVISION TO THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR A PHASE (6-0)**. The following conditions apply:

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

2. Prior to the issuance of any building permits, a revised condominium plat shall be recorded, including the dedication of land in the floodway and 100 year floodplain (the area beginning at the edge of the river to the 423 foot elevation mark which includes all of the 100 year floodplain) for a future extension of the Stone's River Greenway."

OTHER BUSINESS

1. Dickerson Pike Commercial Area Plan Presentation

Councilmember-at-Large Carolyn Tucker commended the people that worked on the plan and spoke in favor of the plan.

Ms. McCaig stated this is our presentation for "Planning to Stay-the Dickerson Pike Commercial Area Plan, our latest small area plan. Today we are presenting this to you for your endorsement.

I'd like to introduce my coworkers who worked on this plan with me – Randy Hutcheson, Amy McAbee-Cummings, and Annette Clothier. Also, some of our Steering Committee members who have led this planning effort are here in the audience.

The Dickerson Pike Plan is our second commercial area plan and our sixth small area plan. These plans allow us to focus in-depth in a community and give a boost to improvement efforts. The Dickerson Pike area has struggled against negative public perceptions for many years – it's time to change that!

The community put together a Steering Committee of 16 members who have been involved from the start – including area business owners, property owners, and residents. It has representatives who are members of the Dickerson Road Merchants, Skyline North Area Business Council, Chamber of Commerce, Neighborhoods Against Crime, and several Neighborhood Watch groups. It is this Steering Committee who is leading the planning efforts with support from us, area Councilmembers, the Neighborhoods Resource Center, and others. During March and April we met each week and held 3 community workshops to put together this plan.

One of the first things we did was to conduct an Appearance Preference Survey. This allowed us to compare visual images, where each image is scored from a high of positive 10 to a low of negative 10. This way we got a general feel for the type of improvements people would like to see in the area.

Some things community members do not like: the lack of sidewalks and bus stops, trash and graffiti, areas with junk, vacant lots that aren't maintained, and unsightly utility poles.

Some things that they like: crosswalks and nice street lights, the lack of overhead wires and poles, nice sidewalks and walking areas, a grassy strip with trees between the sidewalk and the street, and landscaped areas.

One thing this survey did was to help the community form a guiding vision.

We presented this plan at an Open House at Shwab School on May 24th. Over 100 community residents, business owners, property owners, Metro employees, and neighborhood activists attended this event. We gained more support for the community's planning efforts. We had great food, music and conversations, and Councilmember Tucker started us off with a stirring rendition of the national anthem.

On Tuesday, June 6th, our planning efforts made the front page of the Tennessean in a very positive article about the community members staying and fighting to make this area a great place to live – one with a positive image. Community members emphasized efforts to rebuild, transform, and work together to accomplish this. A later editorial also highlighted the plan and what people are working towards.

One of the most important things in this process was to teach the community the skills needed to continue planning efforts. They are now able to build upon this foundation and lead efforts for other areas along Dickerson Pike.

Mr. Jody Martini, Mr. Jack Cauthorn and Ms. Rita Viramontes spoke in favor of the plan.

3. Legislative update

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

PLATS PROCESSED ADMINISTRATIVELY

June 22, 2000 through July 5, 2000

- 2000S-143U KENNEDY PROPERTY**
Consolidates two lots into one lot

- 2000S-195G MIDDLETON, Resubdivision of Lots 11 and 12**
Reconfigures two platted lots

- 2000S-203U ROTHFUSS ADDITION to WEST NASHVILLE**
One deeded parcel into one platted lot

ADJOURNMENT

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 3:35 p.m.

Chairman

Secretary

Minute Approval:
This 20th day of July, 2000