

**MINUTES**  
**HENDERSONVILLE REGIONAL PLANNING COMMISSION**  
**TUESDAY, MAY 17, 2011**  
**6:30 P.M. – CITY HALL**

Chairman Freudenthal called the meeting to order at 6:30 p.m. in the City Hall Meeting Room, 101 Maple Drive North, Hendersonville, TN.

**ROLL CALL:**

Present: Lori Atchley, Mark Bristol, Tommy Elsten, Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps and Darlene Stringfellow. Absent: Don Ames and Frank Pinson. Also present: Fred D. Rogers, Jr., Planning Director; and Georgie Mathis, Administrative Clerk.

**PUBLIC HEARING:** None

**MINUTES:** None

**PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:**

**11-041-001: FINAL MASTER DEVELOPMENT PLAN, PREMIER PARK, ADD BOWLING CENTER TO THE LIST OF PERMITTED USES:**

MOTION BY Elsten and was SECONDED BY Stringfellow to approve Final Master Development Plan, Premier Park, with adding Bowling Alley to the list of Permitted Uses in Premier Park PUD and to include the Staff Report. Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Ames and Pinson. Motion carried.

Planning Department

STAFF REPORT

Premier Park is located on the south side of Volunteer Drive, west of Old Shackle Island Road. This is the old Globe building which has been under renovation for the last 7 years. The exterior of the building is complete. The interior is unfinished. The site improvements, i.e. parking, lighting, landscaping are not complete.

The Planning Commission approved a Final Master Plan for a MCD PUD in February of 2005. MCD is mixed heavy commercial and light industry. Attached is the Final Master Development Plan. Zoom in on the left side to see the list of Permitted Uses.

The owner, Dennis Brandon, has been pursuing tenants for the last several years. He has actively pursued sports, amusement and entertainment uses. We are told that an expo center (flea market) may open latter this year. Mr. Brandon still plans to house his industrial operation in the building, however, it does not appear as likely as before that other industrial operations will locate here.

Included in the list of Permitted Uses is Entertainment and Amusement Services except Bowling Alley, Riding Stable and Motion Picture Theater. Skating, amusement arcades, billiards, and other uses which are similar to bowling are permitted.

Mr. Brandon has a solid prospect for the bowling alley. This is the reason for this request.

STAFF COMMENT

None

Submitted by Fred Rogers, Planning Director (May 13, 2011)

**LONG RANGE PLANNING REPORT:**

**NORTHEAST CORRIDOR MOBILITY STUDY:**

The Northeast Corridor Mobility Study, for all practical purposes, is completed. There was a meeting two weeks ago and are waiting for any last comments. Barring any final comments, the Plan will be put to print and be placed on the MPO website. We are pursuing setting up a presentation to the Board of Mayor and Aldermen and would like to invite the Planning Commission to attend that presentation. A summary of the conclusions of the Study was presented to the Planning Commission and a more detailed presentation will be presented at the Board of Mayor and Aldermen presentation.

In summary, this started off being called the Commuter Rail Study with the potential for commuter rail from downtown Nashville through Hendersonville to Gallatin. In the beginning, they looked at all the various options for mass transit, narrowed it down to about three different modes with about two or three different optional routes for each of those modes. They've further narrowed that down to three different modes, one being commuter rail, the other being light rail and the third being bus rapid transit. Commuter rail is like heavy rail – it's like the Music City Star from downtown out to Lebanon, it's like a train – a real train. Light rail is more like going to the big cities and getting on the subway and sometimes it's underground and sometimes it on top of the ground – it is on a fixed track but it's just lighter and a lot less expensive with a lot more flexibility. Bus rapid transit is a lot like light rail on wheels but it's on a dedicated traffic lane like an HOV lane. The commuter rail or heavy rail had the most ridership but it would be fairly expensive. The commuter rail would have the lowest number of riders for the medium level cost so they did not recommend this option. The light rail (LRT) has the highest cost but also the highest ridership. The BRT is projected to attract approximately 94% of the ridership of light rail at approximately 19% of the cost so that is the recommendation. It would be a bus rapid transit on a new HOV-like lane to be added to Vietnam Veterans from Gallatin through Hendersonville to I-65, down I-65 and then to Ellington, Ellington into downtown.

It would be like an expansion of the 92 XG which is Gallatin and the 92 XH which is Hendersonville. They would build the extra lane and have the park and ride at each station and the stations would be in the medians of Vietnam Veterans. Not sure exactly how that would work, but hopefully this has whetted Planning Commission's appetite enough to come to the full presentation.

The second part of the recommendation is to develop policies to move toward light rail. Light rail is still very popular and the City would really like to have light rail – the leadership would like to have light rail but needs to have the ridership and get the cost to a controllable level thus the need for transit-oriented development within a half of a mile of each stop and then to have circulator routes from other areas to the stations.

The date has not been set but we are looking toward setting up a presentation to the Board of Mayor and Aldermen and would like to invite the Planning Commission to attend this presentation.

## **OTHER:**

## **FLOWER EXPRESS:**

The requestor, Derek Vance, was not present for the meeting. He has been denied basically all options – been denied by the Board of Zoning Appeals, denied by the Planning Commission,

denied by Board of Mayor and Aldermen. Fred Rogers sent him a letter and asked him to submit a new plan within two weeks of Board of Mayor and Aldermen denial and he did do that – he came in at the deadline and basically said he wanted to propose an option – the purple option with the pink band. It is on the agenda and he knew it was on the agenda and the Planning Commission is entitled to act.

MOTION BY Elsten that the Planning Commission accept the drawing of lavender with the pink stripe across the center and the purple awnings because it's the only one that does comply.

Millsaps said a letter should also include by ordinance you have a certain time in which to make this correction comply or additional steps within the authority of this Commission will be considered and just put him on notice if he doesn't comply – he either has to do it or come back and be on the agenda again.

MOTION SECONDED by Atchley.

Following discussion, including discussion that the purple option is not compatible with other buildings, the question was called by Millsaps, Chairman Freudenthal restated the motion.

MOTION BY Elsten and SECONDED BY Atchley to deny the purple request due to non-compliance, approve the Planning Staff recommendation of light lavender as shown on the drawing supplied by staff and to advise the requestor in writing of the action taken and the legal ramification thereof. Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Ames and Pinson. Motion carried.

## **REPORTS:**

### **REGIONAL SUMMIT:**

Fred Rogers noted the Cumberland Region Tomorrow Regional Summit is an annual event which will be on Wednesday, May 25, 1:00 to 6:00 p.m., at War Memorial Auditorium. The reception starts at 5:00 p.m. There is no cost for Planning Commission members to attend and, if interested in attending, need to let him know within the next day or so to be registered.

**ADJOURNMENT:**

MOTION BY Millsaps and was SECONDED BY Jenkins to adjourn the Hendersonville Regional Planning Commission Meeting at 6:57 p.m. Atchley, Bristol, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Ames and Pinson. Motion carried.

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LORI ATCHLEY, Secretary

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BOB FREUDENTHAL, Chairman

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FRED D. ROGERS, JR., Planning Director