

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: January 4, 2001
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

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

Absent:

Mayor Bill Purcell
Vicki Oglesby
Marilyn Warren

Executive Office:

Richard C. Bernhardt, Executive Director
Ann Hammond, Director of Planning
Jeff Lawrence, Director of Operations
Carolyn Perry, Administrative Assistant II

Current Planning & Design Division:

Jennifer Regen, Planner III
John Reid, Planner II
Robert Leeman, Planner I
Jeff Stuncard, Planner I
Jimmy Alexander, Planning Technician II

Community Plans Division:

Jerry Fawcett, Planning Division Manager
Cynthia Wood, Planner III
Anita McCaig, Planner II

Advance Planning & Research:

Jean Stevens, Planner III
Sherry Williams, Planner III
Michelle Kubant, Planner II
Marty Sewell, Planner I
Ryan Latimer, Planning Technician I

Others Present:

Jim Armstrong, Public Works
Brooks Fox, Legal Department
Chris Koster, Mayor's Office

Chairman Lawson called the meeting to order.

ADOPTION OF AGENDA

Staff announced the following change in the agenda:

2000M-140U-09 Easements are to be retained.

Ms. Nielson moved and Councilmember Ponder 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:

- 2001Z-001G-04 Deferred until 02/01/01, by staff.
- 99S-300G-06 Deferred until 01/18/01, by applicant.
- 2001S-026U-13 Deferred until 01/18/01, by applicant.
- 2000S-249U-03 Deferred indefinitely, by applicant.
- 20001S-001G-06 Deferred indefinitely, by applicant.
- 2001S-014G-06 Deferred until 01/18/01, by applicant.
- 94-71-G-06 Deferred until 01/18/01, by applicant.
- 18-86-P-14 Deferred until 02/01/01, by applicant.
- 88P-029G-01 Deferred indefinitely, by applicant.
- 98-85-P-14 Deferred indefinitely, by applicant.

Ms. Nielson moved and Mr. Manier seconded the motion, which unanimously passed, to close the public hearing and defer the items listed above.

APPROVAL OF MINUTES

Councilmember Ponder moved and Ms. Nielson seconded the motion, which unanimously passed, to approve the minutes of the regular meeting of November 30, 2000.

Mr. Manier moved and Mr. Small seconded the motion, which unanimously passed, to approve the minutes of the regular meeting of December 7, 2000.

RECOGNITION OF COUNCILMEMBERS

Councilmember Bruce Stanley spoke in favor of 107-81-G-14, The Villages of Larchwood, Phase II, Section IV, 2001S-011U-14, Jackson Downs Commercial, Resubdivision of Lot 13 and 2001M-004-14, Hoggatt Family Cemetery Property Rights Transfer.

Councilmember Ludye Wallace stated he was present to obtain information regarding the Subarea 11 Plan amendment and spoke in favor of proposal 2000M-140U-09.

Councilmember Ronnie Greer stated he had concerns but that he was in favor of 2000S-395U-10.

PUBLIC HEARING: CONSENT AGENDA

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

Subarea 4 Plan Amendment Request
Industrial to Commercial Policy
Myatt Drive, 900 feet east of Gallatin Pike

The Subarea 4 Plan Amendment Request Public Hearing was set for February 1, 2001.

Subarea 11 Plan Amendment Request
Mixed Use to Residential Policy
Cameron-Trimble Neighborhood

The Subarea 11 Plan Amendment Request Public Hearing was set for February 15, 2001.

d. PRELIMINARY PLAT SUBDIVISIONS

2000S-099G-12 (*Public Hearing*)
Brookview Forrest
Map 172, Parcels 155 and 156
Map 173, Parcels 151, 152 and Part of Parcel 150
Map 180, Parcels 8 and 31
Subarea 12 (1997)
District 31 (Knoch)

A request for a revised preliminary approval for 158 lots abutting the southwest margin of Nolensville Pike and the north margin of Holt Road (55.94 acres), classified within the RS10 District, requested by Danco Property Investments, LLC, owner/developer, DBS and Associates, surveyor.

Resolution No. 2001-01

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-099G-12, is **APPROVED WITH CONDITIONS (7-0).”**

FINAL PLAT SUBDIVISIONS

2000S-040U-13
Hazelwood, Section 9A
Map 148-12, Parcel 187
Subarea 13 (1996)
District 28 (Alexander)

A request for final plat approval for three lots abutting the southeast corner of Aeolia Drive and Artelia Drive (1.24 acres), classified within the RS7.5 District, requested by Margrette B. Woodroof, owner/developer, James L. Terry and Company, surveyor.

Resolution No. 2001-02

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-040U-13, is **APPROVED WITH CONDITIONS (7-0).”**

FINAL PLAT SUBDIVISIONS

2000S-186G-06

Lexington Point, Section 1 (1st Revision)
Map 126-15-B, Parcels 1-4, 142-148 and 160-170
Subarea 6 (1996)
District 23 (Bogen)

A request to amend a recorded final plat by deleting three lots and increasing the open space abutting the north margin of Newsom Station Road, approximately 1,350 feet northeast of Settlers Way (9.45 acres), classified within the RS15 District, requested by Phillips Builders, Inc., owner/developer, Barge, Waggoner, Sumner & Cannon, Inc., surveyor.

Ms. Hammond stated this item needs to be deferred until January 18, 2001. This is a final plat for which the preliminary plat action has previously been deferred and by error, staff failed to pull it off the agenda.

Councilmember Ponder moved and Mr. Small seconded the motion, which carried unanimously to defer this item until January 18, 2001.

2000S-306U-11

Frito Lay Property
Map 94, Parcels 153, 170 and 178
Subarea 11 (1999)
District 15 (Loring)

A request for final plat approval to subdivide three parcels into two lots abutting the east margin of Spence Lane, approximately 849 feet north of Lebanon Pike (22.67 acres), classified within the IWD and CS Districts, requested by Jack D. Brown, James E. Nichols and Frito Lay, Inc., owners/developers, Ragan-Smith Associates, Inc., surveyor.

Resolution No. 2001-03

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-306U-11, is **APPROVED WITH CONDITIONS (7-0).”**

2000S-329G-14

Old Hickory Business Park, 1st Revision
Map 44, Parcels 7 and 47
Subarea 14 (1996)
District 11 (Brown)

A request for final plat approval to subdivide one lot and one parcel into four lots abutting the southwest margin of Robinson Road, opposite Bridgeway Avenue (52.19 acres), classified within the IWD and R10 Districts, requested by Charles W. Hawkins, III, trustee, owner/developer, Cherry Land Surveying, surveyor.

Resolution No. 2001-04

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2000S-329G-14, is **APPROVED SUBJECT TO A BOND OF \$537,500.00 (7-0).”**

2001S-008G-14
Walden Woods, Phase 2B
Map 75, Parcel 78
Subarea 14 (1996)
District 12 (Ponder)

A request for final plat approval to create 23 lots abutting the southeast terminus of Walden Woods Drive, approximately 85 feet southeast of Wyntree North (6.48 acres), classified within the RS15 Residential Planned Unit Development District, requested by Walden Woods, LLC, owner/developer, C. Michael Moran, surveyor.

Resolution No. 2001-05

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2001S-008G-14, is **APPROVED SUBJECT TO A BOND OF \$238,000.00 (7-0).”**

2001S-011U-14
Jackson Downs Commercial, Resubdivision of Lot 13
Map 85, Parcel 100
Subarea 14 (1996)
District 14 (Stanley)

A request for final plat approval to subdivide one lot into three lots abutting the west margin of Jackson Downs Boulevard, approximately 1,104 feet southeast of Lebanon Pike (3.16 acres), classified within the CL District, requested by RCM Interest, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Resolution No. 2001-06

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2001S-011U-14, is **APPROVED WITH CONDITIONS (7-0).”**

2001S-024G-12
Stanford Village, Section 2
Map 173, Part of Parcel 194
Subarea 12 (1997)
District 31 (Knoch)

A request for final plat approval to create 22 lots abutting the west terminus of Stanford Village Drive and the southwest terminus of Blake Drive (6.0 acres), classified within the RS10 District, requested by Phillips Builders, Inc., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Resolution No. 2001-07

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2001S-024G-12, is **APPROVED SUBJECT TO A BOND OF \$218,000 (7-0).”**

2001S-025U-07
Pratt Subdivision
Map 91-12, Parcels 159 and 307
Subarea 7 (00)
District 21 (Whitmore)

A request for final plat approval to consolidate four lots 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. 2001-08

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2001S-025U-07, is **APPROVED WITH CONDITIONS (7-0).”**

2001S-027U-07
Westover Subdivision
Map 91-5, Parcels 162-166
Map 91-9, Parcels 33, 43.01, 44.01 and 45
Subarea 7 (00)
District 22 (Hand)

A request for final plat approval to consolidate four lots and part of three lots into two lots abutting the north margin of Robertson Avenue and the east margin of Duluth Avenue (9.12 acres), classified within the IR and CS Districts, requested by J. Muhich Asset Trust, owner/developer, Volunteer Surveying, surveyor.

Resolution No. 2001-09

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2001S-027U-07, is **APPROVED WITH CONDITIONS (7-0).”**

PLANNED UNIT DEVELOPMENTS (revisions)

28-79-G-13
Cambridge Forest
Map 149, Part of Parcel 371
Subarea 13 (1996)
District 28 (Alexander)

A request to revise the preliminary plan and for final approval for Phase 3 of the Residential Planned Unit Development District located abutting the western terminus of Bridgecrest Drive, west of Rural Hill Road, classified R15 district (63.7 acres), to redesign the lot layout of five undeveloped phases (3, 4, 5, 6 and 7), proposed for 200 single-family lots and 41 townhomes, and approved for 200 single-family lots and 41 townhomes, and for final approval for 51 single-family lots in Phase Three, requested by DBS and Associates for Danco Development, owner. (Also requesting final plat approval).

Resolution No. 2001-10

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 28-79-G-13 is given **APPROVAL OF REVISION TO PRELIMINARY PUD PLAN AND CONDITIONAL FINAL PUD APPROVAL FOR PHASE 3; APPROVAL OF FINAL PLAT FOR PHASE 3 SUBJECT TO A BOND IN THE AMOUNT OF \$801,000.00 (7-0).** The following conditions apply:

1. Prior to the issuance of any building permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Prior to the issuance of any building permits, a final plat shall be recorded and bonds shall be posted for all necessary public improvements, including construction of roads and extension of utilities.”

2000P-006U-12

Brentwood Hall (formerly Haury-Smith, Oakes Drive)
Map 160, Parcels 67 and 110
Subarea 12 (1997)
District 32 (Jenkins)

A request for final approval for a Planned Unit Development District located abutting the southeast corner of Old Hickory Boulevard and Oakes Drive, classified RM6 district (3.47 acres), to develop 14 condominium units, requested by Gresham-Smith and Partners for Puryear and Helen Mims, owners, for Haury and Smith, optionee. (Also requesting final plat approval).

Resolution No. 2001-11

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 2000P-006U-12 is given **CONDITIONAL FINAL PUD APPROVAL, FINAL PLAT APPROVAL SUBJECT TO THE POSTING OF A \$25,500.00 BOND FOR A SEWER LINE EXTENSION (7-0)**. The following conditions apply

1. Prior to the issuance of any building permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Prior to the issuance of any building permits, a final subdivision plat shall be recorded including the posting of a \$25,500.00 bond for a sewer line extension.”

MANDATORY REFERRALS

2000M-140U-09

Close Unnamed Deeded Alley
Map 93-16, Parcels 231-236 and 240
Subarea 9 (1997)
District 19 (Wallace)

A request to close a deeded, but never dedicated unnamed alley from Winfrey Street to its terminus at Alley #190, requested by Mt. Ararat Missionary Baptist Church, abutting property owner. (Easements are to be retained).

Resolution No. 2001-12

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0) with conditons** Proposal No. 2000M-140U-09."

2001M-001U-09

Aerial Encroachment for Bailey’s Pub & Grille
Map 93-6-3, Parcel 8
Subarea 9 (1997)
District 19 (Wallace)

A request to encroach 2'10" at 408 Broadway with a sign measuring 2'10" in width by 10'0" in length at a height of 16'6" above the public sidewalk for Bailey's Pub & Grille, requested by Doug Kaufmann of Atlas Sign Company, Inc., appellant, for James K. Zielke of Total Entertainment Corporation, leasee.

Resolution No. 2001-13

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 2001M-001U-09."

2001M-002G-10

Granny White Pike Easement Acquisitions
Map 159, Parcels 20, 89, 90 and 91
Subarea 10 (1994)
District 33 (Turner)

A request to acquire a 20' permanent easement and a 10' temporary easement to accommodate the construction of an 8" sewer line, Project Nos. 99-SG-195 and 99WG-190, classified within the R40 district on 17.56 acres, requested by the Department of Water Services.

Resolution No. 2001-14

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 2001M-002G-10."

2001M-003U-09

Aerial Encroachment for Gaylord
Entertainment Center
Map 93-6, Parcel 8
Subarea 9 (1997)
District 19 (Wallace)

A request to encroach 5'6" over the public sidewalk with an awning at 501 Broadway for "Jack Daniel's Old #7 Club," a new restaurant at the Gaylord Entertainment Center measuring 6' in height by 14' in length at a height of 9'0" above the sidewalk, requested by Scott Johnson of Crown Tent & Awning Company, appellant, for Sports Authority of Metro Nashville and Davidson County.

Resolution No. 2001-15

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 2001M-003U-09."

2001M-004U-14

Hoggatt Family Cemetery Property Rights Transfer
Map 85, Parcel 19
Subarea 14 (1996)
District 14 (Stanley)

A request to approve the transfer to the State of Tennessee any interest that the Metropolitan Government of Nashville and Davidson County may have in the property known as the Hoggatt Family Cemetery, located southeast corner of Lebanon Pike and Stewarts Ferry Pike, classified within the R10 district on 180.67 acres, requested by the Public Property Administrator.

Resolution No. 2001-16

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 2001M-004U-14."

2001M-005G-02
Conveyance of Property to the State of Tennessee
Map 51-2, Parcel 5
Subarea 2 (1995)
District 3 (Nollner)

A request to sell a portion of property (1,954 square feet) located at 321 Port Drive to the State of Tennessee in conjunction with the construction of Project No. 19012-2152-44, classified within the RS20 District, requested by the Public Property Administrator.

Resolution No. 2001-17

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 2001M-005G-02."

OTHER BUSINESS

1. Fiscal Year 2001 Transportation Planning Contract with the Tennessee Department of Transportation. (Deferred from meeting of 12/7/00).

Resolution No. 2001-18

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the Fiscal Year 2001 Transportation Planning Contract with the Tennessee Department of Transportation."

2. Employee contract for Jeff Stuncard

Resolution No. 2001-19

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the Employee contract for Jeff Stuncard for one year, from January 16, 2001 through January 15, 2002."

3. Employee contract for Sherry Williams

Resolution No. 2001-20

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the Employee contract for Sherry Williams for one year, from January 1, 2001 through December 31, 2001."

This concluded the items on the consent agenda.

PUBLIC HEARING:

- a. **CODE TEXT AMENDMENTS (March 2001, July 2001, November 2001)**
- b. **GENERAL PLAN with ZONING MAP AMENDMENTS**

c. **ZONING MAP AMENDMENTS**

2000Z-022U-05 (Public Hearing)

Map 72-13, Parcels 187-190, 195, 196, 198 and 369
Subarea 5 (1994)
District 7 (Campbell)

A request to change from RM20 and CS districts to ORI district eight properties on Gallatin Pike between McClurkin and Douglas Avenue (11.74 acres), requested by Thomas Hooper, President of Nashville Auto Diesel College, appellant, for Nashville Auto Diesel College, owner.

Ms. Regen stated the diesel college is wanting to make this change in order to expand their campus. The property falls within a residential-medium policy in the Subarea 5 Plan. This change would be to an institutional use in a residential area and staff is recommending disapproval as contrary to the General Plan. There is no Campus Master Plan and staff feels that is very important. It would define the limits for future expansion. Staff also has a request to defer this matter for 8 weeks. Councilmember Campbell is not in favor of the ORI zoning and would like to see the institutional zoning with the institutional overlay on the property.

No one was present to speak at the public hearing.

Ms. Nielson moved and Councilmember Ponder seconded the motion, which carried unanimously to close the public hearing and defer this matter for 8 weeks.

2001Z-002U-03 (Public Hearing)

Council Bill No. BL2000-555
Map 59, Parcel 73
Subarea 3 (1998)
District 1 (Gilmore)

A council bill to rezone from R8 to CS district property at 3225 Whites Creek Pike, approximately 50 feet south of Briley Parkway (3.86 acres), requested by Reverend Robert Say, appellant, for Church of Nazarene Advisory Board, Tennessee District, owner.

Ms. Regen stated staff is recommending disapproval of this request finding there are other opportunities in the immediate vicinity for commercial development.

No one was present to speak at the public hearing.

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

Resolution No. 2001-21

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2001Z-002U-03 is **DISAPPROVED (7-0)**:

The IWD district is the preferred zoning to implement the Subarea 3 Plan's Industrial (IND) policy calling for manufacturing, warehousing, and bulk distribution uses. IWD is the predominant zoning pattern encompassing the UPS facility and quarry. Retail Concentration Community (RCC) policy applies to the southwest quadrant of the Briley Parkway/White Creek Pike interchange across the street from the properties in this request, and also applies around the Green Lane/Whites Creek Pike intersection just north of Briley Parkway. Since there are ample opportunities for commercial development within the RCC policy, this property should be rezoned to the IWD district."

2001Z-003U-04 (Public Hearing)
Map 43-9, Parcel 186
Subarea 4 (1998)
District 9 (Dillard)

A request to change from RS7.5 to CS district property at 106 Dupont Avenue, approximately 155 feet east of North Gallatin Pike (.38 acres), requested by R. B. Rochelle, appellant, for R. B. Rochelle et ux, owners.

Ms. Regen stated staff is recommending disapproval of this rezoning because the of the commercial pattern along Gallatin Pike and intrusion into the residential. Staff feels this property should remain residential.

No one was present to speak at the public hearing.

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

Resolution No. 2001-22

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2001Z-003U-04 is **DISAPPROVED (7-0)**:

This property falls within the Subarea 4 Plan's Residential Low Medium (RLM) policy calling for the preservation of the existing residential neighborhood and new development of single-family homes at up to 4 units per acre. The CS district is not consistent with that policy. It is not appropriate to extend non-residential zoning such as the CS district into this residential area. Since there is a single-family home on this property, rezoning it would decrease affordable housing opportunities and implicate other residential properties adjacent and across the street."

2001Z-004U-08 (Public Hearing)
Map 82-9, Parcels 155 (.09 acres) and 156 (.05 acres)
Subarea 8 (1995)
District 20 (Haddox)

A request to change from IR to MUN district properties at 409 and 411 Taylor Street, approximately 100 feet east of 5th Avenue North (.14 acres), requested by John Abernathy of Carleton Architecture, LLC, appellant, for Whitman/Weiner, owners.

Ms. Regen stated staff is recommending approval because the property falls within the Mixed Use policy and MUN zoning would be consistent with surrounding zoning.

Ms. Nancy Reynolds, area resident, requested information regarding the 1400 block of 4th Avenue.

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

Resolution No. 2001-23

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2001Z-004U-08 is **APPROVED (7-0)**:

These properties fall within the Subarea 8 Plan's Mixed Use (MU) policy calling for a mixture of residential, office, and commercial uses and the Phillips Jackson Redevelopment District. The MUN district is consistent with that policy and the surrounding established zoning pattern."

107-81-G-14 (Public Hearing)
The Villages of Larchwood, Phase II, Section IV
Map 108, Parcel 52
Subarea 14 (1996)
District 14 (Stanley)

A request to amend a portion of the preliminary plan of the Residential Planned Unit Development District located at the southern terminus of Fitzpatrick Road, south of Blackwood Drive, classified R10 district (9.33 acres), to create a cul-de-sac 40 feet from the property line, where Fitzpatrick Road was approved with a public street connection to White Pines Drive, requested by Walter Davidson and Associates, for Hillmore Properties, owner.

Mr. Leeman stated this proposal is for an amendment to eliminate a street connection between Fitzpatrick Road and White Pines Drive. This item was heard last August with the same request. We had a final plat where they were proposing to bring the cul-de-sac away from the property line. The preliminary PUD plan was always proposed with the street connection to the White Pines Subdivision to the south, which presently has a stub out. Last summer, after a lot of discussion, this last phase of the PUD had 25 lots and they decided to do a final plat for 22 lots leaving 3 lots vacant understanding the connection would be made at a later date. The Commission approved the final plat for the 22 lots.

Staff is recommending disapproval. The street connection will reduce the traffic impact on the residents in the area. A connection is necessary and will provide the residence and emergency vehicles an alternative access plan.

Mr. Coleman Martin, Larchwood resident, spoke in opposition to the amendment.

Mr. Phillip Hill, developer, stated the original plat for this PUD called for a connector for the road to go to the end of the property. We submitted our plans and Public Works called us and asked us to build a cul-de-sac. There were no plans at that time for the White Pines Subdivision. When we came in with our final plat the Commission said the road needed to be connected. The White Pines developer's final plat was on the same agenda as this plan and the Commission asked that this one be deferred because they wanted the road connected. White Pines was approved on that same day and I built exactly what Public Works told me to build.

Councilmember Stanley stated that if this connection is made the subdivision would become a cut through to Bell Road.

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

Mr. Bernhardt stated staff is not interested in promoting cut through traffic, but is interested in providing legitimate options for public health and safety and disbursing traffic as much as possible. He used a map to show the several traffic options.

Ms. Jones stated this did not work out like it should have with all parties sharing the expense, but it is a logical connection and an asset.

Mr. Small agreed and stated that what ever happens at Council - happens, but from the Commission's prospective the connection would promote good planning and safety.

Mr. Manier stated this was a lack of communication, but anybody that is experienced in this business must know the recorded plat is the controlling instrument. Regardless of how misunderstandings arise the recorded says the roads connect.

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

Resolution No. 2001-24

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

Connecting Fitzpatrick Road to White Pines Drive will reduce the traffic impact on existing Fitzpatrick Road residents, provide a more direct connection to the larger roadway network, and increase public safety both for this PUD and the White Pine subdivision to the south by providing residents and emergency vehicles an alternative access point to Elm Hill Pike.”

d. PRELIMINARY PLAT SUBDIVISIONS

2000S-395U-10
Cedar Lane Subdivision
Map 118-1, Parcel 96
Subarea 10 (1994)
District 17 (Greer)

A request for preliminary plan approval to resubdivide two lots into three lots abutting the northwest corner of Cedar Lane and 12th Avenue South (.78 acres), classified within the R8 District, requested by Marjorie Gleaves and Marion H. Stone, owners/developers, Littlejohn Engineering Associates, Inc., surveyor. (Deferred from meeting of 12/7/00).

Mr. Stuncard stated staff is recommending approval of this plan. This item was deferred from the last meeting in order to give the applicant time to meet with Councilmember Greer and the neighboring property owners. The plan has been modified to alleviate some grade concerns to the neighboring property.

Mr. Glenn Asher stated he was concerned because there is presently an alley behind his house and this project will create an alley next to the house also.

Ms. Paul Hawley stated she was in favor of the project and the Montgomery's had been very cooperative in informing the neighbors.

Mr. Nathan Montgomery spoke in favor of the project and explained the modifications to the plan.

Ms. Anita Martin stated she was not opposed to the development of this property and would like to see something positive for the community. What is there now is an eyesore. However, she doesn't want to see additional problems getting from point A to point B.

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

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

Resolution No. 2001-25

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 2000S-395U-10, is **APPROVED WITH CONDITION TO BE APPROVED BY PUBLIC WORKS (7-0).**”

OTHER BUSINESS

4. Legislative update

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

ADJOURNMENT

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 3:15 p.m.

Chairman

Secretary

Minute Approval:
This 18th day of January, 2001

