

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: Thursday, November 2, 1995
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Gilbert N. Smith, Chairman
Arnett Bodenhamer
Councilmember Stewart Clifton
William Harbison
Janet Jernigan
James Lawson
William Manier
Ann Nielson
Stephen Smith

Absent:

Mayor Philip Bredesen

Also Present:

T. Jeff Browning, Executive Director and Secretary
Carolyn Perry, Secretary II

Current Planning and Design Division:

Edward Owens, Planning Division Manager
Mitzi Dudley, Planner III
Tom Martin, Planner III
Shawn Henry, Planner II
John Reid, Planner I
Charles Hiehle, Planning Technician II

Advance Planning and Research Division:

Jeff Ricketson, Planning Division Manager
Jeff Lawrence, Planner III

Community Plans Division:

Jerry Fawcett, Planning Division Manager

Others Present:

Leslie Shechter, Department of Law

Chairman Smith called the meeting to order.

ADOPTION OF AGENDA

Mr. Lawson moved and Ms. Jernigan seconded the motion, which unanimously passed, to adopt the agenda including Proposal 95CB-020, the Capital Improvement Budget addendum item.

ANNOUNCEMENT OF DEFERRED ITEMS

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

95Z-106G	Deferred two weeks by applicant and Councilmember.
88P-057G	Deferred two weeks by applicant.
95P-029U	Deferred two weeks by applicant.
95S-308U	Deferred two weeks by applicant.
93P-005G	Deferred two weeks by applicant.

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

APPROVAL OF MINUTES

Mr. Lawson moved and Ms. Jernigan seconded the motion, which unanimously passed, to approve the minutes of the regular meeting of October 19, 1995.

RECOGNITION OF COUNCILMEMBERS

Councilmembers Leroy Hollis, Bruce Stanley and Vic Varallo were present to speak but preferred to wait until the item they were present for was called on the agenda. Councilmember Chris Ferrell stated he was present to observe.

ADOPTION OF CONSENT AGENDA

Ms. Jernigan moved and Mr. Lawson seconded the motion, which was passed unanimously, with the exception of Mr. Steve Smith who abstained on Subdivision No. 94S-079U, Jewell Estates, to approve the following items on the consent agenda.

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 95Z-107G
Map 175, Part of Parcel 39
Subarea 13
District 29

A request to change from OP District to CG District certain property abutting the east margin of Hobson Pike and the south margin of Old Hickory Boulevard (approximately 7 acres), requested by Doyle R. Monday, for Priest Lake Investments, owner.

Resolution No. 95-841

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 95Z-107G is **APPROVED**:

The requested CG district will implement the 'industrial' policy assigned to this property by the adopted Subarea 13 Plan."

Zone Change Proposal No. 95Z-109G
Map 168, Parcels 65, 66 and 67
Subarea 6
District 35

A request to change from CSL and AR2a Districts to MUL District certain property abutting the southwest corner of State Route 100 and Old Harding Pike (.82 acres), requested by Bobby Webb, owner.

Resolution No. 95-842

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 95Z-109G is **APPROVED**:

This request in Subarea 6 is within a ‘natural conservation’ policy area. Within such policy classifications, zoning to provide for neighborhood commercial services is acceptable as long as certain locational criteria are met. This site meets those criteria in that it is near the intersection of two major arterials, and is located about one and one-half miles from the nearest retail convenience service area. The existing CSL district is appropriate to meet this market need, as is the requested MUL district.”

Zone Change Proposal No. 95Z-111U
(Council Bill No. O95-63)
Map 104-2, Parcels 232 and 233
Subarea 10
District 21

A request to change from RM8 District to OP District certain property abutting the west margin of 29th Avenue North, approximately 600 feet north of Poston Avenue (.42 acre), requested by Carl Tatz and Treg Warner, owners.

Resolution No. 95-843

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 95Z-111U is **APPROVED**:

The Subarea 10 policy for this area is ‘office concentration’, which the OP district will implement.”

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 5-73-G
Music Valley PUD (Luby’s Cafeteria)
Map 62, Parcel 167
Subarea 14
District 15

A request for final approval for a phase of the Commercial (General) Planned Unit Development District abutting the west margin of Music Valley Drive, approximately 600 feet north of Music City Circle (2.2 acres), to permit the development of a 9,402 square foot cafeteria, requested by Ragan-Smith Associates, for Luby Cafeterias, Inc.

Resolution No. 95-844

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 5-73-G is given **CONDITIONAL FINAL APPROVAL FOR A PHASE**. The following condition applies:

Written confirmation of final approval from the Stormwater Management and Traffic Engineering Sections of the Metropolitan Department of Public Works.”

Proposal No. 98-73-G
Hickory Hills PUD (CRT Custom Products)
Map 41, Parcel 131
Subarea 2
District 10

A request to revise the final plan for a phase of the Commercial (General) Planned Unit Development District abutting the terminus of Hickory Hills Court, approximately 1,000 feet east of Hickory Hills Boulevard (3.4 acres), to add 4,940 square feet to an existing limited manufacturing facility.

Resolution No. 95-845

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98-73-G is given **CONDITIONAL FINAL APPROVAL FOR A PHASE**. The following condition applies:

Receipt of written confirmation of approval from the Storm Water Management and Traffic Engineering sections of the Department of Public Works. ”

Proposal No. 108-79-G
North Graycroft Manor
Map 42, Parcels 19, 54 and 29
Map 42-6, Parcel 14
Subarea 4
District 3

A request to revise a portion of the approved preliminary site development plan for the Residential Planned Unit Development District abutting the east margin of Interstate 65 North, approximately 450 feet north of Old Hickory Boulevard, (32.11 acres), to permit the development of a 226 unit multi-family residential complex and two 5 million gallon utility district water tanks, and final approval for one of the water tanks, requested by Barge, Waggoner, Sumner and Cannon, for Jerry Harlan and the Madison Suburban Utility District, owners.

Resolution No. 95-846

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 108-79-G is given **CONDITIONAL APPROVAL OF A REVISION TO THE PRELIMINARY SITE DEVELOPMENT PLAN AND FINAL APPROVAL FOR A UTILITY WATER TANK**. The following conditions apply:

1. The final plans for the multi-family portion of the PUD shall comply with the tree density requirements of the zoning ordinance, to include the area of the water tank site. Tree density for the portion of the water tank property within the PUD shall be planted within the remainder of the PUD.
2. The recording of a boundary plat with any request for final approval.
3. Compliance with the original conditions of preliminary approval set forth in a letter to Mr. Ray Walker Jr. dated July 2, 1979.”

Proposal No. 95P-007U

Hodges Estates
Map 90, Parcels 39 and 46
Subarea 7
District 22

A request for final approval for the Residential (Reduced Site Size) Planned Unit Development District abutting the west margin of Croley Drive and the east margin of Westboro Drive (3 acres), to permit the development of 23 single family lots, requested by Dale and Associates, for Danny Hodges, owner.

Resolution No. 95-847

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 95P-007U is given **CONDITIONAL FINAL APPROVAL**. The following conditions apply:

1. The applicant shall replace the 12” driveway culvert at the front of parcels 41 & 41.1 with an 18” culvert. The plans shall be upgraded accordingly.
2. Receipt of written confirmation of approval from the Storm Water Management and Traffic Engineering sections of the Department of Public Works.”

SUBDIVISIONS:

Final Plats:

Subdivision No. 94P-004U
Mt. View Apartments
Map 163, Parcels 119 and 135
Subarea 13
District 28

A request to subdivide two lots abutting the northeast margin of Mt. View Road and both margins of Baby Ruth Lane (18.54 acres), classified within the R8 Residential PUD District, requested by Houston T. Ezell, owner/developer, MEC, Inc., surveyor. (**Deferred from meeting of 10/19/95**).

Resolution No. 95-848

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 94P-004U, be **APPROVED** subject to posting a performance bond in the amount of \$202,000.00.”

Request for Bond Extension:

Subdivision No. 189-73-G
Cherry Creek Apartments
Merry Land and Investment Company, Inc., principal

Located abutting the south margin of Central Pike, approximately 100 feet east of Dodson Chapel Road.

Resolution No. 95-849

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 189-73-G, Bond No. 95BD-036, Cherry Creek Apartments, until June 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$130,000.00 by December 6, 1995 and extending the expiration date to

December 1, 1996. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 18-84-U
Village of Abbeywood, Addition to
Mertech Realty, L.P., principal

Located abutting the west terminus of Abbeywood Place, approximately 170 feet west of Thorndale Court.

Resolution No. 95-850

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 18-84-U, Bond No. 95BD-002, Addition to Village of Abbeywood until October 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the reduced amount of \$22,465.00 by December 6, 1995 and extending the expiration date to April 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 153-84-G
Willow Trace, Phase Two
P & C Building and Development, principal

Located abutting the north side of Brook Manor Drive and both sides of Rock Creek Trace.

Resolution No. 95-851

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 153-84-G, Bond No. 90BD-027, Willow Trace, Phase Two, until June 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$30,425.00 by December 6, 1995 and extending the expiration date to December 1, 1996. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 312-84-G
Poplar Creek Estates, Phase Three-A
Poplar Creek Development Company, principal

Located abutting the northwest terminus of Forest Oaks Drive, approximately 110 feet northwest of Forest Oaks Court North.

Resolution No. 95-852

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 312-84-G, Bond No. 93BD-089, Poplar Creek Estates, Phase Three-A, until June 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$35,000.00 by December 6, 1995 and extending the expiration date to December 1, 1996. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 47-86-P
Briley Parkway Business Center, Section One
Ted Trammell, Trustee, principal

Located abutting the northeast corner of Brick Church Lane and I-24, approximately 476 feet west of Brick Church Pike.

Resolution No. 95-853

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 47-86-P, Bond No. 90BD-004, Briley Parkway Business Center, Section One, until September 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$20,350.00 by December 6, 1995 and extending the expiration date to March 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 50-86-P
East Colony at Riverbend
East Colony at Riverbend, J.V., principal

Located abutting the southeast corner of Poplar Creek Road and Old Harding Pike.

Resolution No. 95-854

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 50-86-P, Bond No. 87BD-033, East Colony at Riverbend, until June 24, 1996, as requested, in the full amount of \$275,000.00."

Subdivision No. 74-87-P
Peninsula, Phase One
Jerry Butler Construction, Inc., principal

Located abutting the south margin of John Hager Road, approximately 1,310 feet southwest of New Hope Road.

Resolution No. 95-855

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 74-87-P, Bond No. 94BD-072, The Peninsula, Phase One, until October 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$433,000.00 by December 6, 1995 and extending the expiration date to April 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 88P-025G
Hickory Chase
David K. Wachtel, Jr., principal

Located abutting the south margin of Old Hickory Boulevard, approximately 227 feet west of Donna Drive.

Resolution No. 95-856

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 88P-025G, Bond No. 93BD-027, Hickory Chase, until October 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$40,000.00 by December 6, 1995 and extending the expiration date to April 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 88S-206G
Peebles Subdivision

Katherine K. Peebles, principal

Located abutting the north side of Poplar Creek Road, approximately 421 feet east of Rolling River Parkway.

Resolution No. 95-857

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 88S-206G, Bond No. 88BD-014, Peebles Subdivision, until August 26, 1996, as requested, in the full amount of \$7,400.00."

Subdivision No. 88S-207G
Northgate Business Park
Northgate Business Park Associates., principal

Located abutting the east side of Myatt Drive, approximately 280 feet north of Myatt Boulevard.

Resolution No. 95-858

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 88S-207G, Bond No. 89BD-009, Peebles Subdivision, until May 5, 1996, as requested, in the full amount of \$41,950.00."

Subdivision No. 88S-209G
Interchange City Industrial Park, Section 31,
Resubdivision of Lot 1
Walter J. Knestrick, principal

Located abutting the northwest corner of Firestone Parkway and Heil Quaker Boulevard.

Resolution No. 95-859

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 88S-209G, Bond No. 88BD-009, Interchange City Industrial Park, Section 31, Resub. of Lot 1, until October 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$7,000.00 by December 6, 1995 and extending the expiration date to April 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 88S-369U
Vaughns Gap Valley
Michael R. Simon, principal

Located abutting the northeast side of Vaughn Gap Road, opposite Groome Drive.

Resolution No. 95-860

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 88S-369U, Bond No. 90BD-025, Vaughns Gap Valley, until September 30, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$6,300.00 by December 6, 1995 and extending the expiration date to March 30, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 88S-404U

Nocturne Forest, Phase One
Chateau Associates, Ltd., principal

Located between the northeast margin of Old Buena Vista Road and the west terminus of Nocturne Drive.

Resolution No. 95-861

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of a performance bond for Subdivision No. 88S-404U, Bond No. 89BD-008, Nocturne Forest, Phase One, until September 1, 1996, as requested, in the full amount of 117,550.00, said approval being contingent upon submittal of a letter by December 6, 1995 from Reliance Insurance Company agreeing to the extension. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 89P-019G
Allens Green, Section Two
Zaring Homes, Inc., principal

Located abutting the south margin of Poplar Creek Road, opposite Rolling River Parkway.

Resolution No. 95-862

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 89P-019G, Bond No. 93BD-063, Allens Green, Section Two, until June 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$362,000.00 by December 6, 1995 and extending the expiration date to December 1, 1996. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 89P-022U
Melrose Shopping Center
Land Trust Corporation, principal

Located abutting the west margin of Franklin Pike, between Gale Lane and Kirkwood Avenue.

Resolution No. 95-863

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 89P-022U, Bond No. 93BD-056, Melrose Shopping Center, until February 2, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the reduced amount of \$15,000.00 by December 6, 1995 and extending the expiration date to August 2, 1996. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 89S-178U
Brick Church Business Park, Phase Two
Brick Church Business Park, J.V., principal

Located abutting both margins of Brick Church Drive and the south terminus of Aldrich Lane.

Resolution No. 95-864

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 89S-178U, Bond No. 90BD-002, Brick Church Business Park, Phase Two, until June 1, 1996, as requested, said approval being contingent upon posting an

amended letter of credit in the full amount of \$61,800.00 by December 6, 1995 and extending the expiration date to January 31, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 93P-011G
Holt Woods, Section Four
Hurley-Y, L.P., principal

Located abutting the east margin of Holt Road, approximately 1,061 feet north of Holt Road.

Resolution No. 95-865

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 93P-011G, Bond No. 95BD-013, Holt Woods, Section Four, until October 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$28,000.00 by December 6, 1995 and extending the expiration date to April 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 93P-011G
Holt Woods, Section Five
Hurley-Y, L.P., principal

Located abutting the east margin of Holt Road, approximately 1,061 feet north of Holt Road.

Resolution No. 95-866

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 93P-011G, Bond No. 95BD-014, Holt Woods, Section Five, until October 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$245,500.00 by December 6, 1995 and extending the expiration date to April 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 93P-016G
Traceside, Section One
Centex Real Estate Corporation, principal

Located abutting the southeast margin of Highway 100, approximately 904 feet northeast of Pasquo Road.

Resolution No. 95-867

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of a performance bond for Subdivision No. 93P-016G, Bond No. 94BD-059, Traceside, Section One, until June 1, 1996, as requested, in the increased amount of \$200,000.00, said approval being contingent upon submittal of a letter by December 6, 1995 from Safeco Insurance Company of America agreeing to the extension. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 93P-021G
Holt Woods, Section Six
Hurley-Y, L.P., principal

Located abutting the west margin of Holt Road.

Resolution No. 95-868

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 93P-021G, Bond No. 95BD-015, Holt Woods, Section Six, until October 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$131,000.00 by December 6, 1995 and extending the expiration date to April 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 93P-023G
Gateway of Hermitage
Shurgard-Freegard Hermitage, J.V., principal

Located abutting the south margin of Central Pike, approximately 240 feet west of Old Hickory Boulevard.

Resolution No. 95-869

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 93P-023G, Bond No. 94BD-015, Gateway of Hermitage, until June 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$156,400.00 by December 6, 1995 and extending the expiration date to December 1, 1996. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 93S-084G
Bridle Path, Section Two
David B. Taylor, principal

Located abutting both margins of Palomino Place, approximately 240 feet east of Granny Wright Lane.

Resolution No. 95-870

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 93S-084G, Bond No. 93BD-018, Bridle Path, Section Two, until July 1, 1996, as requested, in the full amount of \$12,500.00."

Subdivision No. 93S-334U
Churchill Subdivision
Churchill Development Corporation, principal

Located abutting the east margin of Brook Hollow Road, approximately 458 feet south of Jocelyn Hollow Road.

Resolution No. 95-871

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 93S-334U, Bond No. 94BD-018, Churchill Subdivision, until July 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$30,000.00 by December 6, 1995 and extending the expiration date to January 2, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 94P-011U

Brenton Park
Danco Development, Inc., principal

Located abutting the east margin of Cloverland Drive, approximately 315 feet south of Old Hickory Boulevard.

Resolution No. 95-872

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 94P-011U, Bond No. 94BD-090, Brenton Park, until August 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the reduced amount of \$29,000.00 by December 6, 1995 and extending the expiration date to February 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 94S-079U
Jewell Estates
Dudley Warner, principal

Located abutting the east margin of Lealand Lane, approximately 155 feet north of Tower Place.

Resolution No. 95-873

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 94S-079U, Bond No. 94BD-016, Jewell Estates, until October 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the reduced amount of \$37,000.00 by December 6, 1995 and extending the expiration date to April 1, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 94S-126G
Bridle Path, Section Three
David B. Taylor, principal

Located abutting both margins of Thoroughbred Drive, approximately 290 feet of Stewarts Ferry Pike.

Resolution No. 95-874

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 94S-126G, Bond No. 94BD-035, Bridle Path, Section Three, until June 1, 1996, as requested, in the full amount of \$15,000.00."

Subdivision No. 94S-229G
Bridle Path, Section Four
David B. Taylor, principal

Located abutting both margins of Thoroughbred Drive, approximately 1,156 feet south of Stewarts Ferry Pike.

Resolution No. 95-875

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 94S-229G, Bond No. 94BD-063, Bridle Path, Section Four, until June 1, 1996, as requested, said approval being contingent upon posting an amended

letter of credit in the full amount of \$2,500.00 by December 6, 1995 and extending the expiration date to December 1, 1996. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Subdivision No. 95S-125U
Love Built Subdivision
Christ Church, principal

Located abutting the northeast terminus of Andrew Rucker Land, opposite Thrible Springs Drive.

Resolution No. 95-876

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 95S-125U, Bond No. 95BD-016, Love Built Subdivision, until June 1, 1996, as requested, in the full amount of \$6,000.00."

Request for Bond Extension and Replacement:

Subdivision No. 31-86-P
Whitworth, Phase Three, Section One
Third National Bank, present principal
Lake Whitworth, LLC, proposed principal

Located abutting the northwest corner of Woodlawn Drive and Compton Road.

Resolution No. 95-877

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension and replacement of the performance bond for Subdivision No. 31-86-P, Bond No. 94BD-093, Whitworth, Phase Three, Section One, until June 1, 1996, in the amount of \$340,640.00, as requested, said approval being contingent upon submittal of appropriate security and execution of the replacement bond by December 6, 1995. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Request for Bond Release:

Subdivision No. 94S-123U
Kroger Subdivision
The Kroger Company, principal

Located abutting the southwest corner of Taylor Street & Eighth Avenue North.

Resolution No. 95-878

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for release of a performance bond for Subdivision No. 94S-123U, Bond No. 94BD-038, Kroger Subdivision, I the amount of \$15,700.00, as requested."

Subdivision No. 94S-147U
Stewarts Lane Business Park
Oman Construction, Inc., principal

Located abutting the northeast corner of County Hospital Road and Briley Parkway.

Resolution No. 95-879

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for release of a performance bond for Subdivision No. 94S-147U, Bond No. 94BD-051, Stewarts Lane Business Park, in the amount of \$86,000.00, as requested."

MANDATORY REFERRALS

Proposal 95M-103U
Banner for Wildhorse Saloon
Map 93-6-2
Subarea 9
District 19

A mandatory referral from the Department of Public Works proposing the installation of a 1'6" by 17'6" banner to the First Avenue North facade of the Wildhorse Saloon at 120 Second Avenue North, requested by Eric Westin, for Gaylord Entertainment.

Resolution No. 95-880

"BE IT RESOLVED by the Metropolitan Planning Commission that it APPROVES Proposal No. 95M-103U.

Proposal 95M-105U
Sign on Second Avenue North
Map 93-2-4, Parcel 17
Subarea 9
District 19

A mandatory referral from the Department of Public Works proposing the installation of a 2'10" by 9'8" sign over the sidewalk on the Second Avenue North facade of 101 Church Street, for The Garth Store, requested by John Grace, Grace Development Company.

Resolution No. 95-881

"BE IT RESOLVED by the Metropolitan Planning Commission that it APPROVES Proposal No. 95M-105U.

Proposal No. 95M-107U
Eighth and Jefferson Sewer Abandonment
Map 82-13, Parcel 152
Subarea 8
District 20

A mandatory referral from the Department of Water Services to abandon approximately 177 feet of 12" sanitary sewer main and its associated easement between Madison and Jefferson Streets east of Eighth Avenue North. **(Project No. 95-SL-109).**

Resolution No. 95-882

"BE IT RESOLVED by the Metropolitan Planning Commission that it APPROVES Proposal No. 95M-107U.

OTHER BUSINESS:

Capital Budget Amendment.

Proposal No. 95CB-020

<u>Project by Program Year:</u>	<u>95-96</u>	<u>96-97</u>	<u>97-98</u>
From: I. D. No. 94SC0021 East Nashville (Cowan St. P. S.)			1,4000.0
To: I. D. No. 94SC0021 East Nashville (Cowan St. P. S.)	100.0	1,900.0	
From: I. D. No. 94SC0020 East Nashville (South Shelby Park P. S.)			4,572.0
To: I. D. No. 94SC0020 East Nashville (South Shelby Park P. S.)	100.0	5,271.0	
From: I. D. No. 93SC0016 Second Avenue Tunnel			25,158.0
To: I. D. No. 93SC0016 Second Avenue Tunnel	1,000.0	19,993.0	

Resolution No. 95-883

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** proposal No. 95CB-020.

This concluded the items on the consent agenda.

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 95Z-105G

Map 75-9, Part of Parcel 266
Subarea 14
District 14

A request to change from R10 District to OP District certain property abutting the south margin of Plantation Drive, approximately 500 feet east of Bonnasprings Drive (approximately 1/4 acre), requested by Rick Baggett, for Hermitage Church of Christ, owner.

Ms. Dudley stated this proposal was to apply OP to a small portion of a large parcel behind the commercial properties on Old Hickory Boulevard. The current Subarea 14 Plan places this area at the boundary of residential and commercial policies and the subarea update also proposes similar policy classifications. Due to this site’s proximity to a major intersection, the policies of subarea 14 are supportive of this sort of expansion and would also be supportive for the larger parcel, and staff recommends approval.

Councilmember Bruce Stanley stated that Mr. Rick Baggett, the applicant, had indicated he had requested this zone change for Hermitage Church of Christ, the owner. He stated he had contacted Hermitage Church

of Christ and none of their elders had knowledge of the rezone request. He asked the commission to defer the matter for two weeks to give him an opportunity to talk to the neighbors, the church and the applicant.

Ms. Dudley stated Mr. Baggett owned a jewelry company next to the subject site and represented that he had been authorized by the church to be their agent for this zone change.

Mr. Lawson stated he was concerned about commercial zoning encroaching into the neighborhood.

Ms. Dudley stated that in the subarea planning process this area was determined to be suitable for an expansion of the commercial area.

Ms. Nielson stated she was concerned with the circumstances of the rezoning request and the possibility that the owner of the property, the church, is not fully apprised of the rezoning request.

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

Zone Change Proposal No. 95Z-108U
Map 119-10, Part of Parcel 102
Subarea 11
District 16

A request to change from R10 District to OP District certain property abutting the east margin of St. Edwards Drive, approximately 225 feet north of Thompson Lane (approximately 1/3 acre), requested by Joe Huckowicz, for 176, LLC., owner.

Ms. Dudley stated the applicant was proposing to extend the OP office and parking zoning to provide more parking area for the office use on Thompson Lane. The policies of the subarea plan specifically recommend the current OP line be maintained to provide protection for the residences from commercial encroachment. This property is directly across the street from two residences. It would be very difficult not to offer them the same treatment if this proposal was approved. The proposed area to be rezoned is already paved and being used as a parking lot illegally and is also encroaching onto the parcel to the north.

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

Resolution No. 95-884

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 95Z-108U is **DISAPPROVED**:

The depth of the existing OP district is recognized in the subarea plan as providing a land use separation between the residential areas and the noise associated with Thompson Lane. The area requested for OP faces two residences, and there is nothing about this site to distinguish it from those residences across the street. If the OP district is applied in this location, it will be very difficult to deny the same treatment for those similarly situated parcels. The resulting zoning pattern would have a serious impact on the plan's intent to conserve and protect the residential neighborhood."

Zone Change Proposal No. 94Z-029U
Map 161-8, Parcels 87-91
Subarea 12
District 31

A request to change from R10 District to CS District certain property abutting the southeast corner of Ocala Drive and Nolensville Pike (2.96 acres), requested by R. Claybourne Petrey, Jr., attorney, for Boulton, Cummings, Connors and Berry.

Ms. Dudley stated a similar request had been before the Commission on two previous occasions. In 1993 there was a request for a commercial planned unit development and in 1994 there was a request to apply CS to exactly these same parcels. In both cases the Commission recommended disapproval as contrary to the General Plan. The Commission is now being asked to reconsider whether or not this constitutes a violation to the nodal concept of the General Plan. Staff recommended disapproval but suggested that the Commission not invoke the General Plan due to the commercial properties surrounding this site.

Councilmember Clifton moved and Mr. Harbison seconded the motion, which carried unanimously to approve the following resolution:

Resolution No. 95-885

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 94Z-029U is **DISAPPROVED**:

The requested CS district is too far removed from the commercial node centered around the Nolensville Road/Old Hickory Boulevard intersection to be considered a part of the commercial node. However, previous zoning approvals have extended commercial zoning to parcels surrounding the ones in question. Therefore, it would be appropriate to allow similar commercial zoning on these parcels from the standpoint of equitable zoning."

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 167-73-U
Sugartree, Phase 3, Lot 204
Map 116-8-G, Parcel 204
Subarea 10
District 34

A request to revise the approved final site development plan for Phase 3 of the Residential Planned Unit Development District abutting the south margin of Woodmont Boulevard, approximately 1,800 feet east of the Memphis-Bristol Highway (0.2 acre), to reduce the side setback adjacent to Valley Forge (a private street) from 10' to 6' to allow construction of an addition to an existing single-family dwelling, requested by John R. Hooten, owner. **(Deferred from meeting of 10/19/95).**

Mr. Martin stated this development was constructed with a ten foot street setback, and this is a request for a six foot setback. Mr. Martin stated any action to reduce the required setback would place the structure dangerously close to the street lanes (within 11 feet). He therefore stated the staff was recommending disapproval of the setback amendment. Mr. Martin further advised the Commission that there was no precedent for reducing the setback along private streets within a PUD to less than ten feet.

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

Resolution No. 95-886

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 167-73-U is **DISAPPROVED**:

The proposed modification of the building setback line would result in the placement of a structure only 11 feet from the adjacent street travelway, and only six feet from the street easement. It would appear that the desired building addition can be accomplished in some alternate form.”

SUBDIVISIONS

Preliminary Plats:

Subdivision No. 95S-268U (Public Hearing)

Arbor Close
Map 117-1, Parcel 106
Subarea 10
District 25

A request for preliminary approval for an 11 lot subdivision abutting the east margin of Bowling Avenue, between Woodlawn Drive and Forrest Park Avenue (6.3 acres), classified within the RS20 District, requested by Beryl W. Horn, owner/developer, Gresham-Smith and Partners, surveyor. **(Deferred from meetings of 09/21/95 and 10/19/95).**

Mr. Owens stated this development had been modified to take the form of a conventional lot pattern with predominately perpendicular lot lines. Staff has recalculated the comparability requirements. The average lot frontage required now is 108 feet and all lots meet that minimum standard. The required area to meet area comparability is 20,000 square feet, the minimum lot size within the district. All lots have more than this area. Mr. Owens stated the staff recommended approval.

Mr. Robert Rutherford, representing the property owners, stated he had spoken to the surrounding neighbors and to Mr. George Dean, their representative, and that to his knowledge there was no further opposition from the surrounding neighbors.

Mr. Arthur Crownover, one of the six owners of the property, stated he had met with the neighbors and to his knowledge everyone was in agreement with the third plan they had developed.

No one was present to speak in opposition.

Mr. Lawson moved and Ms. Jernigan seconded the motion, which carried unanimously, with the exception of Mr. Harbison who abstained, to close the public hearing and to approve the following resolution:

Resolution No. 95-887

“BE IT RESOLVED by the Metropolitan Planning Commission that the Plan of Subdivision No. 95S-268U, be given **PRELIMINARY APPROVAL as revised with the substitute application.**”

Subdivision No. 95S-291G

Madison Southern Methodist Church Property
Map 42-4, Parcel 55
Subarea 4
District 3

A request to subdivide a lot into four lots abutting the south margin of Campbell Road and the north margin of Amqui Road (1.86 acres), classified within the R20 District, requested by Southern Methodist College, owner/developer, Cole Land Surveying, surveyor. **(Also requesting final plat approval). (Deferred from meeting of 10/19/95).**

Mr. Owens stated this item was considered by the Commission two weeks ago and had been deferred for confirmation from Water Services that they could service the subdivision. The public hearing was closed at that time. The only exception required by this approval is to one provision of the subdivision regulations requiring upgrade of Amqui Drive. Mr. Owens advised that Amqui Drive should be ended at this point, because future development to the east would be commercial development which should gain access more directly to Gallatin Road. Since Amqui Drive should realize no further traffic, there would be no need to upgrade the street. Staff is recommending approval and a variance to that provision of the subdivision regulations.

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

Resolution No. 95-888

“BE IT RESOLVED by the Metropolitan Planning Commission that the Plan of Subdivision No. 95S-291G, be given **PRELIMINARY AND FINAL APPROVAL** with a variance to street improvement requirements.”

Subdivision No. 95S-307U (Public Hearing)
Anton Place Subdivision
Map 148, Parcel 16
Subarea 12
District 30

A request for preliminary approval for an 18 lot subdivision abutting the east terminus of Anton Drive, approximately 600 feet east of Creekside Drive (4.67 acres), classified within the R8 District, requested by Bill Fraish, owner/developer, Ragan-Smith-Associates, Inc., surveyor.

Mr. Reid stated the subdivision contained minimum lot sizes of 8,000 square feet and average lot sizes of 9,000 square feet. To the west is an existing single family residential neighborhood in an R10 district with lots at an average of 28,000 square feet and a minimum lot size of 21,000 square feet. To the north, south and east are existing apartments. The lot comparability requirements in the subdivision regulations do not apply because the proposal involves new road construction and the property has not been previously subdivided. All reviewing agencies recommend approval. This application meets all the subdivision requirements and staff is recommending approval.

Chairman Smith asked why the line for the R8 and R10 was drawn at this location.

Mr. Reid stated the R8 was placed on this property during the 1974 county wide rezoning. This parcel is the only one left over from the apartment development on surrounding parcels.

Mr. Randy Caldwell, with Regan-Smith-Associates, Inc., stated he understood there was some concern from the neighbors and he would be glad to answer any questions posed. He stated they had increased the lot sizes as much as possible, lowered the total number of lots and provided an 18,000 square foot transition lot.

Mr. Bill Fraish, owner/developer, stated they were not asking for any zoning change but just approval for the subdivision.

Councilmember Leroy Hollis stated this was a very close community and that anyone could see the proposed subdivision was a separate area but it is all on Anton Drive. He thought it was too many houses and that it would ruin the area. He said it would be a big impact on the area and would put at least three times more cars on Anton Drive than the neighborhood was accustomed to. He also stated that Councilmember Vic Varillo was also in favor of disapproval.

Mr. Rick Hobson, Ms. Brenda Hobson, Ms. Brenda Greenfield, Ms. Edith Curry, Ms. Jackie Purcell, Mr. Leonard Graves and Mr. Brian Young were present and expressed their concerns regarding the small lot sizes, narrower lot frontages, proposed house sizes, increased traffic, and potential drainage problems, and presented the Commission with a petition of opposition from area residents.

Chairman Smith stated the house sizes were not part of the Commission's jurisdiction. He stated that the Commission had to deal with the law and the owner was not even asking for what the law would allow him to have.

Mr. Hobson stated he was asking the Commission to consider this proposal as a comparability issue. Since the only access to the subdivision was along Anton Drive through the existing R10 single family subdivision with oversized lots, he felt comparability should be considered.

Chairman Smith asked Mr. Reid to go over the comparability position the staff had taken.

Mr. Reid stated the lot resubdivision comparability requirement did not apply to this proposal because this property involved new road construction and the property has not been previously subdivided. The comparability applies when there are existing roads or resubdivision of existing property.

Leslie Shechter, legal representative for the Planning Commission, stated the Commission, in hearing subdivisions, is sitting as an administrative body and therefore is confined to making findings as to whether the particular subdivision meets the criteria as set out in the subdivision regulations. There is no legislative discretion in bringing in equity issues. If the subdivision meets the basic requirements there is no discretion.

Mr. Brian Young asked the Commission to explain the comparability term.

Mr. Browning explained that comparability was a concept adopted in the subdivision regulations to be applied in predominantly developed areas where prevailing lot sizes did not conform with zoning applied. He explained that the surrounding subdivisions have lots larger than the zoning requires. However, the Anton property being proposed for subdivision has never been subdivided, and comparability would not apply in this situation.

Councilman Hollis stated there was no way the neighborhood could know that there was a zone change from R10 to R8 within such a short distance. They had no warning and it is not fair to the neighborhood..

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

Ms. Jernigan stated the concerns seemed to be regarding the traffic and asked if there were guidelines regarding neighborhood streets.

Mr. Owens stated all of the neighborhood streets are classified as local residential streets. A local residential street is designed to carry up to around 2,000 trips per day.

Mr. Manier stated he felt the Commission had no discretion. He stated he had a lot of sympathy for the people that didn't like what is happening but he felt the legal counsel had stated that this is an administrative function not a discretionary function. All requirements have been met and the Commission had no choice.

Ms. Nielson, Mr. Lawson and Mr. Bodenhamer expressed their concerns for the area residents and urged the developer to work with the community for satisfaction.

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

Resolution No. 95-889

“BE IT RESOLVED by the Metropolitan Planning Commission that the Plan of Subdivision No. 95S-307U, be given **PRELIMINARY APPROVAL.**”

Subdivision No. 95S-310G (Public Hearing)

Hudson Subdivision
Map 63-1, Parcel 5
Subarea 4
District 9

A request to subdivide a lot into three lots located between Nawakwa Trail and Tacoma Trail, approximately 312 feet east of Neely’s Bend Road (1.38 acres), classified within the R15 District, requested by H. B. and Mazie S. Hudson, owners and developers, Land Surveying, Inc., surveyor. **(Also requesting final plat approval).**

Mr. Henry stated this subdivision proposes to create three lots: one lot containing the existing house, one additional lot adjacent to it, and a third lot along the unimproved public right-of-way, which would be held in reserve as a building site until the adjacent street is improved. Mr. Henry stated this proposal satisfies the minimum zoning for the area and staff recommends approval.

No one was present to speak in favor or in opposition to this proposal.

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

Resolution No. 95-890

“BE IT RESOLVED by the Metropolitan Planning Commission that the Plan of Subdivision No. 95S-310G, be given **PRELIMINARY AND FINAL APPROVAL.**”

Final Plats:

Subdivision No. 95S-312U

Henry Bloods’ Addition,
Resubdivision of Lot 30 and Part of Lot 29
Map 82-15, Parcel 174
Subarea 5
District 20

A request to subdivide a lot into two lots abutting the northeast corner of Woodland Street and South Sixth Street (.39 acres), classified within the OP District, requested by Irving R. and Elma Mae F. Hillard, owners/developers, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Mr. Henry stated there are two structures on one lot, and the petitioner is proposing to place each structure on a separate lot through this subdivision. The subdivision will require a variance for lot frontage for one of the lots. The subdivision regulations require a minimum of 50 feet of frontage. One lot is proposed for only 48 feet of frontage due to the placement of the existing buildings. Staff suggests approval of the request, in that it would be preferable to have each structure on its own lot.

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

Resolution No. 95-891

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 95S-312U, be **APPROVED** with a variance to the 50’ minimum frontage requirement.”

Consideration of Bond Collection:

Subdivision No. 134-84-G

Devon Close

W. H. Eason, Jr., principal

Located abutting the northeast corner of Bellevue Road and Hicks Road.

Mr. Henry stated this performance bond of \$7,500 is held for off-site drainage improvements. The principal stated he would surrender the bond and let public works build the drain. Public works stated they could construct the drain with the \$7,500. Staff is recommending approval of the collection.

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

Resolution No. 95-892

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby authorizes the COLLECTION of a performance bond for Subdivision No. 134-84-G, Bond No. 95BD-030, Devon Close, because the principal has chosen to forfeit the bond in lieu of completing the improvements."

Subdivision No. 307-84-U

Jackson Downs, Section One, Phase Two

RCM Interests, principal

Located abutting the southeast terminus of Jackson Downs Boulevard, approximately 950 feet southeast of Lebanon Pike.

Mr. Henry stated this was a \$10,300 bond for roadway improvements and what is lacking is final pavement on one section. This bond was approved by the Commission in June 1993. There were several extensions over the past two years. The first extension was granted in November 1993, a second extension in March 1994 and a third extension in June 1994. In October 1994, after three homes had been built a fourth extension was granted at the request of the principal to deal with a sewer problem. The sewer relocation project was completed in January 1995. In March 1995 the principal wanted to extend the bond for another six months in order to accommodate a future development on a commercial site, a Target retail outlet store. This proposal is being negotiated and principal wants to extend the paving of this section of road until that deal can be worked out.

Mr. Bob Matthews stated he was trying to close the sale of this land for the potential Target store this week. This will be a massive grading project and there is no point to pave the road and then tear it up again.

Ms. Jernigan asked if any if the home owners had complained about the unfinished road.

Mr. Browning stated there were complaints when the bond was up for renewal two times ago.

Mr. Matthews stated they had added gravel to make sure the road was not hazardous or muddy.

Chairman Smith stated that with the winter months approaching, Public Works might not be able to pave the road until spring whether the bond was collected or not.

Mr. Browning suggested if the Commission were to extend the bond, to only extend it until spring when the weather breaks so the street can be paved.

Mr. Stephen Smith moved and Mr. Harbison seconded the motion, to approve the following resolution:

Resolution No. 95-893

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby APPROVES the request for an extension of the performance bond for Subdivision No. 307-84-U, Bond No. 84BD-006, Jackson Downs, Section One, Phase Two, until July 1, 1996, as requested, said approval being contingent upon posting an amended letter of credit in the full amount of \$10,300.00 by November 17, 1995 and extending the expiration date to January 2, 1997. Failure of principal to provide amended security documents shall be grounds for collection without further notification."

Upon voting, all voted in favor of the resolution except for Mr. Manier who abstained.

OTHER BUSINESS:

Chairman Smith introduced Mr. Jeff Ricketson, the new APR Planning Division Manager to the Commission.

1. Set November 30 to consider the appropriate citizen participation level for updating the Subarea 6 Plan.

Mr. Browning asked the Commission to set the discussion for how to conduct citizen participation in Subarea 6 for the November 30, 1995 meeting. He suggested the Commission not advertise this meeting in the newspapers at a cost of approximately \$800, but said the neighborhood groups and citizens committees would be informed by letter.

Mr. Lawson moved and Ms. Nielson seconded the motion, which carried unanimously, to confirm the date of November 30, 1995 for discussion on the citizen participation method for the Subarea 6 Plan update. The Commission concurred that public notification would be by letters sent to various citizen groups and interested parties.

2. Discussion with Council on the Zoning Ordinance Rewrite (this matter will be discussed at 4:00 p.m.).

Staff presented the Councilmembers with the history and future schedule for the Zoning Ordinance rewrite. Mr. Ed Owens discussed several of the more important changes being proposed within the ordinance, primarily more reliance on base zones and less reliance on the planned unit development process. Mr. Owens also pointed out that the ordinance contains more comprehensive performance standards.

PLATS PROCESSED ADMINISTRATIVELY:

October 18, 1995 to November 1, 1995

95S-305U West Grove Subdivision, Resub. of Lots 92 & 93
Request to move property line to give Lot 92 room for a driveway.

- 95S-320G Sherry L. Newton Lot
 Create a 2 acre lot from 9.5 acre tract.
- 95S-234G Rooms To Go Subdivision
 Change lot configuration to accommodate buyer.
- 95S-340G Holland Place Subdivision
 Remove zone lot division.

ADJOURNMENT:

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 5:15 p.m.

Chairman

Secretary

Minute Approval:
This 16th day of November, 1995