

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: August 21, 1997
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Gilbert N. Smith, Chairman
Councilmember Stewart Clifton
William Harbison
James Lawson
William Manier
Ann Nielson
Marilyn Warren

Absent:

Mayor Philip Bredesen
Arnett Bodenhamer
Stephen Smith

Others Present:

Executive Office:

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

Current Planning & Design Division:

Ed Owens, Planning Division Manager
Shawn Henry, Planner III
Jennifer Regen, Planner III
John Reid, Planner II
Doug Delaney, Planner I
Jeff Stuncard, Planner I
Charles Hiehle, Planning Technician II

Community Plans Division:

Jerry Fawcett, Planning Division Manager
Chris Hall, Planner I

Advance Planning & Research Division:

John Boyle, Planning Division Manager
Jackie Blue, Planner I
April Alperin, Planner I

Others Present:

Jim Armstrong, Public Works
Leslie Shechter, Legal Department

Chairman Smith called the meeting to order.

ADOPTION OF AGENDA

Mr. Owens announced two changes to the agenda. Item 97Z-076U should be 97Z-076G and the caption for 97Z-081U should read part of Parcel 20 and should refer to .22 acres.

Mr. Lawson moved and Ms. Nielson seconded the motion, which unanimously passed, to adopt the agenda as amended.

ANNOUNCEMENT OF DEFERRED ITEMS

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

24-85-P	Deferred until 09/18/97, by applicant.
96P-006G	Deferred indefinitely, by applicant.
97S-299U	Deferred two weeks, by applicant.

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

APPROVAL OF AUGUST 7, 1997 MINUTES AND JULY 31, 1997 STUDY SESSION MINUTES

Mr. Lawson moved and Ms. Nielson seconded the motion, which unanimously passed to approve the minutes of the regular meeting of August 7, 1997, and the minutes of the Subarea 9 Study Session on July 31, 1997.

RECOGNITION OF COUNCILMEMBERS

No Councilmembers were present to speak at this time.

Chairman Smith and the Commission welcomed John Boyle to the planning staff as division manager of the Advanced Planning and Research Division.

ADOPTION OF CONSENT AGENDA

Mr. Lawson moved and Ms. Nielson seconded the motion, which unanimously carried to approve the following items on the consent agenda:

APPEAL CASES:

Appeal Case No. 97B-159U
Map 136-14, Parcel 138

Subarea 13 (1997)
District 29 (Holloway)

A request for a conditional use permit under the provisions of Section 17.124.350 (Floodplain) as required by Section 17.124.010 to construct a 780 square foot detached garage within the floodplain of the unnamed tributary of the east fork of Hamilton Creek, on property located in the R10 District at 536 Bluewater Drive, approximately 700 feet southeast of Butler Road (.35 acres), requested by Larry Chandler, appellant/owner.

Resolution No. 97-645

"BE IT RESOLVED that the Metropolitan Planning Commission offers the following recommendation for Appeal Case No. 97B-159U to the Board of Zoning Appeals:

The site plan complies with the conditional use criteria (7-0)."

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 97Z-075U
Council Bill No. O97-902
Map 104-2, Parcel 123
Subarea 10 (1994)
District 21 (McCallister)

A request to change from RM8 District to RM6 District certain property located at 119 Acklen Park Drive, approximately 200 feet east of Long Boulevard (.31 acres), requested by Chris E. Brown, appellant/owner.

Resolution No. 97-646

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-075U is **APPROVED (7-0)**:

This property falls within Residential High density policy (calling for multi-family development at densities up to 36 dwelling units per acre) within the Subarea 10 Plan between Interstate 440 and Acklen Park Drive. The RM6 District will implement that policy, and is consistent with the zoning pattern in this area."

Zone Change Proposal No. 97Z-076G
Council Bill No. O97-903
Map 22, Part of Parcel 38
Subarea 1 (1992)
District 1 (Patton)

A request to change from R40 District to OP District certain property abutting the north margin of Union Hill Road, approximately 320 feet east of Whites Creek Pike (2 acres), requested by Randall and Veronica Schmidt, appellants, for Larry Ennis, owner.

Resolution No. 97-647

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-076G is **APPROVED (7-0)**:

This property falls at the boundary of Retail Concentration Community policy (calling for community retail shopping services) along Whites Creek Pike and Residential Medium density policy (calling for multi-family development at densities between 4 and 9 dwelling units per acre) to the east within Subarea 1. It is appropriate to expand commercial zoning on this property since the Whites Creek Pike/Union Hill road intersection is an important commercial node for Joelton residents.”

Zone Change Proposal No. 97Z-077U

Map 92-7, Parcels 398 and 399

Subarea 8 (1995)

District 21 (McCallister)

A request to change from IR District to R6 District certain property abutting the southeast and southwest margins of Batavia Street and 21st Avenue (.79 acres), requested by Jimmy Yates, appellant, for Meharry Medical College, owner.

Resolution No. 97-648

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-077U is **APPROVED (7-0)**:

The Subarea 8 Plan places this property along the boundary of Mixed Use Policy (calling for a mixture of residential, office, and community facility uses) to the north and industrial policy around the railroad tracks to the south. There are ample industrial opportunities to the south, and it is appropriate to apply Mixed Use policy down to the CSX railroad spur (south of Batavia Street) to continue the affordable housing redevelopment efforts in the immediate area. The R6 District will implement Mixed Use Policy.”

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 98-73-G

Prevost (Hickory Hills Commercial PUD)

Map 40, Part of Parcel 36

Subarea 2 (1995)

District 10 (Garrett)

A request for final approval for a portion of the Commercial (General) Planned Unit Development District abutting the west margin of Hickory Hills Boulevard, approximately 600 feet north of Old Hickory Boulevard (4.4 acres), classified R10, to permit the development of a 17,950 square foot bus maintenance facility, requested by Batson and Associates, Inc., for MPACT Construction Group, owner.

Resolution No. 97-649

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98-73-G is given **CONDITIONAL FINAL APPROVAL FOR A PHASE (7-0)**. The following conditions apply:

1. Written confirmation of final approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. The recording of a final subdivision plat and the posting of any required bonds.
3. This approval is contingent on the applicant obtaining an ARAP Creek Crossing Permit from the State of Tennessee Department of Environment and Conservation, Division of Water Pollution Control.”

Proposal No. 20-85-P

Country Cabin Bar-B-Q
Map 142, Parcel 136
Subarea 6 (1996)
District 35 (Lineweaver)

A request for final approval of the Commercial (General) Planned Unit Development District abutting the south margin of Old Harding Pike, 1,000 feet east of Hicks Road (.79 acres), classified R15, to add 799 square feet to an existing restaurant, requested by Dale and Associates, for Buddy Rogers, owner.

Resolution No. 97-650

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 20-85-P is given **CONDITIONAL FINAL APPROVAL (7-0)**. The following condition applies:

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

The Commission will hear this proposal at its meeting on September 18, 1997 at 1:00 p.m.

Proposal No. 96P-021U
Brownstone
Map 171, Parcels 94, 120, 121 and 139
Subarea 12 (1997)
District 32 (Jenkins)

A request for final approval for the Residential Planned Unit Development District abutting the north margin of Cloverland Drive, approximately 1,050 feet west of Edmondson Pike (48.52 acres), classified R40, to permit the development of 96 single-family lots, requested by Anderson-Delk and Associates, Inc., for Radnor Development Corporation, owner.

Resolution No. 97-651

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 96P-021U is given **CONDITIONAL FINAL APPROVAL (7-0)**. The following conditions apply:

1. Written confirmation of final approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. The recording of a boundary plat.
3. The recording of a final subdivision plat upon the posting of all required bonds including the striping of a left turn lane of Cloverland Drive.”

SUBDIVISIONS:

Final Plats:

Subdivision No. 94S-140G
Bayview, Section 2
Map 136, Part of Parcel 7
Subarea 13 (1997)
District 27 (Sontany)

A request to create 13 lots abutting the west margin of Old Smith Springs Road, approximately 425 feet northwest of Bell Road (3.24 acres), classified within the R10 District, requested by Bayview Ventures and Avalene E. Cass, owners/developers, Cherry Land Surveying, surveyor.

Resolution No. 97-652

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 94S-140G, is granted **CONDITIONAL APPROVAL subject to posting a performance bond in the amount of \$75,750.00.**”

Subdivision No. 96S-255U
Paradise Subdivision
Map 135, Parcel 198
Subarea 13 (1997)
District 27 (Sontany)

A request to create four lots abutting the intersection of Smith Springs Road and Ned Shelton Road (3.73 acres), classified within the R10 District, requested by Trustees of Antioch Congregation of Jehovah's Witnesses, owner/developer, Littlejohn Engineering Associates, Inc., surveyor.

Resolution No. 97-653

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 96S-255U, is granted **CONDITIONAL APPROVAL subject to posting a performance bond in the amount of \$20,500.00.**”

Subdivision No. 97S-261G
Laurenwood Subdivision
Map 176, Parcel 47
Subarea 13 (1997)
District 29 (Holloway)

A request to create four lots abutting the east margin of LaVergne-Couchville Pike, between Maxwell Road and Laurenwood Drive (1.57 acres), classified within the RS10 District, requested by Jesse L. Feathers, owner/developer, H & H Land Surveying, Inc., surveyor.

Resolution No. 97-654

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-261G, is granted **APPROVAL.**”

Subdivision No. 97S-292G
Gregory Subdivision
Map 9, Parcels 84, 85 and 104
Subarea 1 (1992)
District 1 (Patton)

A request to consolidate three parcels into two lots abutting the northwest corner of Strawberry Hill Road and Ridgewood Road (5.42 acres), classified within the R2a and AR2a Districts, requested by Thomas G. and K. Arene Gregory, owners/developers, Jenkins and Jenkins Land Surveying, surveyor.

Resolution No. 97-655

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-292G, is granted **APPROVAL.**”

Subdivision No. 97S-298G
New Hope Estates, Phase 3
Map 87, Part of Parcel 20
Subarea 14 (1996)
District 12 (Ponder)

A request to create 21 lots abutting both margins of Elijah Court and both margins of Edwards Court (9.34 acres), classified within the R15 District, requested by Raymond D. Lane, Sr. et ux, owners/developers, E. Roberts Alley and Associates, Inc., surveyor.

Resolution No. 97-656

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-298G, is granted **CONDITIONAL APPROVAL subject to posting a performance bond in the amount of \$266,500.00.**”

Subdivision No. 97S-301U
Sneed-Cox Subdivision
Map 106-5, Parcels 110 and 111
Map 106-6, Parcel 36
Subarea 11 (1993)
District 16 (Graves)

A request to reconfigure four lots into two lots abutting the east margin of Cleveland Avenue, approximately 350 feet south of Murfreesboro Pike (.69 acres), classified within the CG District, requested by Charles E. Cox and William A. Sneed, owners/developers, Volunteer Surveying, surveyor.

Resolution No. 97-657

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-301U, surveyor, is granted **APPROVAL.**”

Subdivision No. 97S-306U
Overton Park, Section 2, Resubdivision of Lots 3 and 4
Map 146-15, Parcels 179, 184 and 187
Subarea 12 (1997)
District 32 (Jenkins)

A request to reconfigure three lots into two lots abutting the south margin of Hogan Road, opposite Stillwood Drive (1.97 acres), classified within the R20 District, requested by Nile Al-Barak et al, owners/developers, David Demerich, surveyor.

Resolution No. 97-658

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-306U, is granted **APPROVAL.**”

Subdivision No. 97S-309U
Fizer Strip Center
Map 82-12, Parcels 223-225
Subarea 5 (1994)
District 5 (Harrison)

A request to consolidate three parcels into one lot abutting the northwest margin of Main Street, approximately 360 feet southwest of McFerrin Avenue (.75 acres), classified within the CS District, requested by Clark E. Fizer, owner/developer, Cherry Land Surveying, surveyor.

Resolution No. 97-659

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-309U, is granted **APPROVAL.**”

Request for Bond Extension:

Subdivision No. 45-86-P
Chitwood Downs (a.k.a Hampton Park)
Fox Ridge Homes, Inc., principal

Located abutting the west side of Old Hickory Boulevard, opposite Second Street.

Resolution No. 97-660

“**BE IT RESOLVED** by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 45-86-P, Bond No. 89BD-003, Chitwood Downs (a.k.a. Hampton Park), in the amount of \$45,000 to 6/1/98 subject to submittal of an amendment to the present Letter of Credit by **9/21/97** which extends its expiration date to 12/1/98. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 98-73-G
Hickory Hills, Section Seven
Hickory Hills, Ltd., principal

Located abutting the northwest quadrant of the Old Hickory Boulevard and Hickory Hills Boulevard.

Resolution No. 97-661

“**BE IT RESOLVED** by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98-73-G, Bond No. 95BD-060, Hickory Hills, Section Seven in the amount of \$35,000 to 6/1/98 subject to submittal of an amendment to the present Letter of Credit by **9/21/97** which extends its expiration date to 12/1/98. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 98-73-G
Hickory Hills, Section Eight
Hickory Hills, Ltd., L.P., principal

Located abutting the corner of Old Hickory Boulevard and Hickory Hills Blvd.

Resolution No. 97-662

“**BE IT RESOLVED** by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98-73-G, Bond No. 96BD-047, Hickory Hills, Section Eight in the amount of \$152,350 to 8/15/98 subject to submittal of an amendment to the present Letter of Credit by **9/21/97** which extends its expiration date to 2/1/99. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision 235-84-U
Harbor Village, Phase Two
Cedar Glen, Inc., principal

Located abutting both margins of Spring Branch Drive, approximately 195 feet southeast of Shepard Hill Drive.

Resolution No. 97-663

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 235-84-U, Bond No. 95BD-079, Harbor Village, Phase Two, in the amount of \$23,000 to 9/1/98 subject to submittal of an amendment to the present Letter of Credit by **9/21/97** which extends its expiration date to 3/1/99. **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 Four
Poplar Creek Development Corporation, principal

Located abutting the western terminus of Autumnwood Drive.

Resolution No. 97-664

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 312-84-G, Bond No. 96BD-019, Poplar Creek Estates, Phase Four, in the amount of \$174,000 to 6/1/98 subject to submittal of an amendment to the present Letter of Credit by **9/21/97** which extends its expiration date to 12/1/98. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 84-623-G
Village by the Creek, Section Twelve
Robert E. Earheart, principal

Located abutting both sides of Standing Stone Drive and both sides of Standing Stone Court.

Resolution No. 97-665

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 84-623-G, Bond No. 87BD-020, Village by the Creek, Section 12 in the amount of \$39,950 to 9/15/98 subject to submittal of a letter from the Aetna Casualty and Surety Company by **9/21/97** agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 31-86-P
Whitworth Apartments
HSW Associates, L.P., principal

Located abutting the south side of Richardson Avenue and the west side of Sharondale Drive.

Resolution No. 97-666

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 31-86-P, Bond No. 92BD-046, Whitworth Apartments in the amount of \$27,700 to September 5/1/98.”

Subdivision No. 88P-038G
Long Hunter Chase, Phase Two, Section One
JCM Development Company, Inc.,

Located abutting the southwest corner of Smith Springs Parkway and Hobson Pike.

Resolution No. 97-667

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 88P-038G, Bond No. 95BD-021, Long Hunter Chase, Phase Two, Section One in the amount of \$64,000 to 6/1/98 subject to submittal of a letter from the Frontier Insurance Company by **9/21/97** agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 90S-267U
Birdwell, Phase One
Joseph Birdwell, principal

Located abutting the west margin of Birdwell Drive, approximately 338 feet south of Campbell Road.

Resolution No. 97-668

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 90S-267U, Bond No. 90BD-032, Birdwell, Phase One, in the amount of \$21,000 to 9/15/98 subject to submittal of an amendment to the present Letter of Credit by **9/21/97** which extends its expiration date to 3/15/99. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 93P-019G
Lakeridge, Phase Two
B & P Developments, Inc., principal

Located abutting the west margin of Bell Road, opposite Lincoya Bay Drive.

Resolution No. 97-669

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 93P-019G, Bond No. 92BD-104, Lakeridge, Phase Two, in the amount of \$40,750 to 12/15/97 subject to submittal of an amendment to the present Letter of Credit by **9/21/97** which extends its expiration date to 6/15/98. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 94P-008U
Keystone Farms
Keystone Partners, Inc., principal

Located abutting the east margin of Edmondson Pike, approximately 440 south of Huntington Parkway.

Resolution No. 97-670

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 94P-008U, Bond No. 97BD-040, Keystone Farms in the amount of \$5,000 to 3/15/98 subject to submittal of a letter from the Fidelity and Deposit Company of

Maryland by **9/21/97** agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 94P-014U
Williamsburg at Brentwood, Section One
Phillips Builders, Inc., principal

Located abutting the southwest corner of Cloverland Drive and Saddlewood Lane.

Resolution No. 97-671

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 94P-014U, Bond No. 95BD-109, Williamsburg at Brentwood, Section One in the amount of \$24,750 to 12/15/97 subject to submittal of a letter from the Frontier Insurance Company by **9/21/97** agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 94P-017G
October Woods, Phase One, Section Three
October Woods, L.P., principal

Located abutting both margins of October Woods Drive, approximately 175 feet west of Pinwheel Drive.

Resolution No. 97-672

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 94P-017G, Bond No. 96BD-018, October Woods, Phase One, Section Three, in the amount of \$68,475 to 11/15/97 subject to submittal of an amendment to the present Letter of Credit by **9/21/97** which extends its expiration date to 5/15/98. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 94S-295U
Asheford Crossing, Phase I
Phillips Builders, Inc., principal

Located abutting both margins of Asheford Trace, approximately 130 feet south of Cedar Ash Crossing.

Resolution No. 97-673

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 94S-295U, Bond No. 94BD-087, Asheford Crossing, Section One in the amount of \$50,000 to 11/15/97 subject to submittal of a letter from the Frontier Insurance Company by **9/21/97** agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 96P-001G
Stone Creek Park, Section One-A
Gillespie Land Development, LLC

Located abutting the west margin of Redmond Lane, opposite Redmont Court

Resolution No. 97-674

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96P-001G, Bond No. 97BD-002, Stone Creek Park, Section One-A, in the amount of \$172,250 to 8/15/98 subject to submittal of an amendment to the present Letter of Credit by **9/21/97** which extends its expiration date to 2/15/99. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 96S-270G
Cedar Bluff, Phase Two-A
J. S. Earhart Plumbing Company, Inc., principal

Located abutting the east terminus of Apple Valley Road, approximately 325 feet south of Monticello Avenue.

Resolution No. 97-675

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96S-270G, Bond No. 96BD-045, Cedar Bluff, Phase Two-A in the amount of \$16,000 to 8/15/98.”

Subdivision No. 96S-411U
Cambridge Forest, Section One
Double M Partners, principal

Located abutting the west margin of Rural Hill Road, approximately 1,300 feet south of Rice Road.

Resolution No. 97-676

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96S-411U, Bond No. 97BD-022, Cambridge Forest, Section One, in the amount of \$131,500 to 11/15/97 subject to submittal of an amendment to the present Letter of Credit by **9/21/97** which extends its expiration date to 5/15/98. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Request for Bond Release:

Subdivision No. 155-74-G
Larchwood Commercial Subdivision, Section 8, Lot 1
Nashville Land Fund Ltd., L.P., principal

Located abutting the south margin of Percy Priest Drive, approximately 423 feet west of Percy Priest Drive.

Resolution No. 97-677

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 155-74-G, Bond No. 94BD-117, Larchwood Commercial Subdivision, Section Eight, Lot 1 in the amount of \$11,500.”

Subdivision No. 177-80-U
Bell Crest, Section Two
MCR Development Corporation, principal

Located abutting the east margin of Hickory Park, opposite Clubhouse Lane.

Resolution No. 97-678

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 177-80-U, Bond No. 95BD-054, Bell Crest, Section Two in the amount of \$30,000.”

Subdivision No. 91P-007G
Sunset Oaks, Section Two
B & P Developments, Inc., principal

Located abutting the east margin of Old Tulip Grove, approximately 424 feet north of Old Lebanon Dirt Road.

Resolution No. 97-679

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 91P-007G, Bond No. 94BD-074, Sunset Oaks, Section Two in the amount of \$40,000.”

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. 97-680

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 93P-011G, Bond No. 95BD-013, Holt Woods, Section Four in the amount of \$5,000.”

Subdivision No. 94P-017G
October Woods, Phase One, Section One
October Woods, L.P., principal

Located abutting the west margin of Old Hickory Boulevard, approximately 900 feet south of Hobson Pike.

Resolution No. 97-681

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 94P-017G, Bond No. 95BD-020, October Woods, Phase One, Section One in the amount of \$15,000.”

Subdivision No. 95S-344U
White Property
Ellary W. White, principal

Located abutting the east margin of Granny White Pike, approximately 115 feet north of Lipscomb Drive.

Resolution No. 97-682

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 95S-344U, Bond No. 95BD-108, White Property in the amount of \$4,000.”

MANDATORY REFERRALS:

Proposal No. 97M-088U

Alley No. 888 Closure
Map 92-11(C) and Map 92-12(C)
Subarea 10 (1994)
District 21 (McCallister)

A proposal to close Alley No. 888 between 19th Avenue North and its western terminus, requested by Tony Mancini, for Gambro Health Care, adjacent property owner. (Easements are to be retained).

Resolution No. 97-683

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 97M-088U.

Proposal No. 97M-089G

Old Smith Springs Road Sewer Line Extension
Map 135, Parts of Parcels 204 and 330
Map 136, Parts of Parcels 4, 5, 6 and 7
Subarea 13 (1997)
District 27 (Sontany)

A proposal for a 10' wide permanent and a 5' temporary easement acquisition, made up of two segments totaling 496' in length, on Old Smith Springs Road between Bell Road and Smith Springs Road. Easement is requested by Water Services. (Project No. 97-SG-73, Bell Road 6" Sewer Service Line Extension).

Resolution No. 97-684

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 97M-089G.

Proposal No. 97M-092U

Highway 70 South Drainage Easement
Map 129-8, Parcel 81
Subarea 7 (1994)
District 34 (Fentress)

A proposal for the granting of certain easements from the Metropolitan Government of Nashville and Davidson County to the State of Tennessee for the widening of Highway 70 South utilizing certain property owned by the Metropolitan Government.

Resolution No. 97-685

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 97M-092U.

This concluded the items on the consent agenda.

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 96Z-008T
Council Bill No. O97-887

A council bill to establish a maximum limit of five (5) outdoor parking spaces on single-family residential lots, requested by Councilmember Michelle Arriola.

Ms. Regen stated this proposal was similar to one proposed last year by Councilmember Arriola. The objective and intent of this amendment regarding the outdoor vehicle storage in residential areas is the same. The difference between last year's bill and this year's bill is that this bill only applies to single family residences where last year's applied also to duplexes. Staff is recommending disapproval of this bill as there are existing enforcement remedies with in the zoning regulations which address the outdoor storage of vehicles which deal with accessory parking. Off street parking in a residential district is considered accessory to the use and in a residential area there is a limit of nine vehicles to be parked not within the required setback areas. The instance cited involves between ten to twenty vehicles being parked outside in yards. The property owners have been notified but their thirty day period has not expired.

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

Resolution No. 97-686

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 96Z-008T is **DISAPPROVED (7-0)**:

The current off-street parking regulations within the zoning code, together with the nuisance abatement provisions in other sections of the Metro code, adequately address the outdoor storage of vehicles on single-family residential lots."

Zone Change Proposal No. 97Z-008T
Council Bill No. O97-906

A council bill to expand the definition of on-premise signs to include certain signs used for group assembly extensive commercial activities for those activities conducted within enclosed structures that have a permanent seating capacity of 15,000, requested by Councilmember Julius Sloss.

Mr. Owens stated this text amendment to the Zoning Ordinance would allow the Arena to use the five changeable sign boards that have been installed on the Broadway side of the building to advertise sponsors of the Arena. The Arena wishes to use these boards to advertise products and services not available at the Arena, and to this extent they will be classified as billboards. Billboards are regulated differently, and require greater spacing between signs than exists between these five panels. The effect of this ordinance would be to classify any sign at facilities seating 15,000 or more as an on premise sign, thus avoiding the spacing requirements applicable to billboards.

Councilmember Lawson moved and Ms. Nielson seconded the motion, which carried with all voting in favor except Mr. Harbison who abstained, to approve the following resolution:

Resolution No. 97-687

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-008T is **APPROVED (6-0-1)**:

The effect of this amendment is to reclassify billboards as “on-premise signs” for large assembly facilities (such as the Nashville Arena) with a permanent seating capacity of 15,000 or more. The Planning Commission acknowledges that these types of signs can effectively market and promote facility events and sponsors. The commission further acknowledges and supports the intent of the sponsor to amend the current bill to eliminate that provision (Section 2) which would exempt such facilities from all sign regulations.”

Zone Change Proposal No. 97Z-081U

Map 85-10, Part of Parcel 20

Subarea 14 (1996)

District 14 (Stanley)

A request to change from AR2a District to RS10 District certain property located at 220 Belding Drive, near the southwest margin of Edgemont Drive (.22 acres), requested by Gary McCray, appellant for The Belding Drive Trust, owner.

Mr. Reid stated that only a small portion of the property containing the house was being considered for rezoning and not the entire property. Staff is recommending approval of that portion of the property being rezoned to RS10 since this is a low density district and is also consistent with the zoning pattern of the adjacent subdivision.

Councilmember Stanley spoke in favor of the rezoning.

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

Resolution No. 97-688

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-081U is **APPROVED (7-0)**:

This property falls along the boundary of Natural Conservation policy along the Stones River and Residential Low Medium density policy to the east around the Stanford Country Club Estates subdivision within Subarea 14. The intent of the Natural Conservation policy is to protect the floodplain. Application of the RS10 district along Belding Drive is consistent with the RS10 zoning pattern of the Stanford Country Club Estates subdivision.”

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 97P-035G

Ashley Park

Map 161, Parcels 111, 120, 139, 238

and Part of Parcel 66

Subarea 12 (1997)

District 32 (Jenkins)

A request to grant preliminary approval for a new Residential Planned Unit Development District abutting the north margin of Old Hickory Boulevard, approximately 700 feet east of Thribble Springs Drive (5.6 acres), classified R10 and R20, to permit the development of 16 single-family lots, requested by MEC, Inc., for Brent Sellers, owner.

Mr. Delaney stated this property is located within residential medium policy within the Subarea 12 Plan, which would permit four to nine dwelling units per acre. This sixteen single family lot proposal on 5.6 acres would result in an overall density of 2.86 units per acre which is well below the policy range. The first issue is with the access on Old Hickory Boulevard. As proposed the entrance is located on the very western edge of the property to provide the maximum separation between the adjacent existing Planned Unit Development. Even by shifting the location of this entrance as far as possible to the western edge, they are still only able to obtain approximately 270 feet of separation between those two intersections. The Subdivision Regulations require an intersection separation of at least 300 feet on a major street such as Old Hickory Boulevard. Even with that slight reduction, the Traffic Engineer feels a variance is warranted in this situation.

The second issue is that this development is more than just a short cul-de-sac serving 16 single family lots. It is also intended to serve as a secondary driveway for Christ Church located at the corner of Old Hickory Boulevard east of this development. This is a large church with approximately 2,000 seats. Its current access is off of Old Hickory Boulevard. The church has been attempting to find a second point of access for the property. A few years ago the church tried to gain access to the cemetery through the local streets of a residential PUD to the west of this development. That attempt was opposed by residents living along those street, and the BZA approved the cemetery under the stipulation that there would be no access through that development.

The church has now joined with the property owner of this proposal for the PUD before the Commission today. This PUD is designed to create a dead end cul-de-sac street to serve the 16 residential lots and to also serve as a secondary driveway connection for the church. The PUD plan indicates the new street will be used for church traffic only during services and would be gated at other times of the week. It is estimated by the developer that approximately 25% of the church traffic would use this street which equates to approximately 200 to 250 cars on any given Sunday after the service. It is the intended use of this street, by the church, that makes this an unusual development proposal.

The new Zoning Regulations, endorsed by the Commission, contain performance standards for churches, including standards to direct larger churches toward higher classifications of streets to minimize the traffic impacts on residential areas. Churches with more than 300 seats are to locate along collector or arterial streets. While Christ Church will continue to maintain the primary access on Old Hickory Boulevard, which is an arterial street, it would have 25% of its traffic using the proposed the local residential street through the development. It is this aspect of the plan that the Commission should pay particular attention to given a variance is being requested at the street intersection with Old Hickory and given the past opposition of residential property owners in neighboring PUD's regarding church traffic being introduced into their local residential streets. From strictly an operational standpoint, the Traffic Engineer is comfortable with the street as it is currently designed and will be able to handle the both the local residential traffic for the 16 single family lots and the church traffic.

Mr. Harbison asked how often the Commission granted approval for a publicly dedicated street that would be gated at various times and stated that struck him as an unusual situation. He also asked who would enforce gating the street.

Mr. Owens stated the government could not enforce the gating.. Once a public street is created with property frontage, the full public has access to that public street. The gate is part of the PUD and the church is party to the initial development.

Mr. Harbison stated closing a public street at any given time seemed like it would be setting a precedent.

Mr. Manier stated he felt the Commission should go back to the principle of a church having access to a major arterial and this procedure would not be appropriate.

Councilmember Clifton asked if because these two access point were so close together there was a technical flaw.

Mr. Harbison explained the Traffic Engineer could deal with the two access points being close together but that he had a concern regarding the gated public road.

Ms. Warren stated she had a problem with the gate being open on Sunday so the congregation could leave but any other day it would be closed and if the 16 residents wanted to they would not be able to use the access.

Mr. Brent Sellers, developer and member of Christ Church, stated the proposed gate would not be on the public street. The gated portion of it would be on Christ Church property where it would be regulated by Christ Church to regulate unwanted traffic after hours.

Mr. Sellers stated the church was aware of this proposal and that he as the developer would make it aware to the people who buy the 16 houses there will be an access there and it will be gated.

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

Resolution No. 97-689

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-035G is given **DISAPPROVAL (7-0)**:

The basis for disapproval has been determined that the proposed development is incompatible with the surrounding area.”

SUBDIVISIONS:

Preliminary Plats:

Subdivision No. 97S-295G (Public Hearing)

Old Harpeth Farms
Map 168, Part of Parcel 194
Subarea 6 (1996)
District 35 (Lineweaver)

A request to create two lots abutting the north terminus of Harpeth Lane, approximately 290 feet north of Old Harding Lane (10.0 acres), classified within the R40 District, requested by Gerald A. and Marsha C. Sullivan, owners/developers, John Kohl and Company, surveyor. (Also requesting final plat approval).

Mr. Henry stated this property was zoned R40 and the request is to take property on the north side of the Harpeth Subdivision and create a cul-de-sac on the terminus of Harpeth Lane and create two five acre tracts, each on private septic fields, which have been approved by the Health Department. The Department of Public Works recommends approval of the preliminary and the final plat and staff is also recommending approval of the final plat subject to the posting of a bond of \$5,000.00.

Councilmember Vic Lineweaver stated he had visited the site and also spoke with Public Works and planning staff. The surrounding neighbors do not mind the development but they are concerned about the erosion coming in off of the hillside and lost trees and vegetation. He stated he had tried to contact the

developer, John Knowles and Company, but had never heard back from them to let the neighbors know the circumstances.

Mr. Frank Frye, potential buyer of the two proposed lots, stated his plan was to build a house for himself on lot number two of the subdivision and lot number one would eventually be given to his daughter for a house or sold to the public. The plan is to build along the edge of the woods on the side of the hill and he assured the residents of that community that lot number two will enhance the community and not detract from it.

Mr. Fred Bentley and Mr. Eric Peterson, area residents, expressed concerns regarding drainage, septic problems caused by rain, erosion, and loss of trees.

Mr. Jim Armstrong, Public Works, stated the main drainage facilities to be put in the proposed subdivision would collect the water from the first valley and put into the pipe system. He said Mr. Bentley did have problems but they were from the original development and the large steep adjacent hill.

Mr. Manier asked when the original subdivision was approved.

Mr. Armstrong stated it was approved in approximately 1983 and then he explained the current water flow from off the hillside to a creek.

Ms. Warren asked if lot one were to be developed if there was a way the drainage could be corrected so there would be an improvement to the present situation.

Mr. Armstrong stated he did not know if the situation could ever be corrected at this point. Perhaps all parties would be satisfied if these lots were to be designated critical lots.

Mr. Frye stated he wanted to be a good neighbor to Mr. Bentley and Mr. Peterson and assured them there would be no soil erosion from lots one and two that would detract from their premises. There would be no changes that would cause the drainage to come down towards the existing subdivision.

Councilmember Lineweaver felt critical lot designation would work for everyone.

Mr. Henry stated that given what staff had heard today, clearly lot one should be designated as a critical lot and that would require the developer to do a detailed critical lot plan, which shows the driveway, the grading to accommodate it, where the foundation of the house would be, and limitations on clearing of mature vegetation. Normally drainage at the lot line is not part of a critical lot plan. If there is a desire for Public Works to look closer at the drainage at the property boundary the Commission would need to make that motion specifically.

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

Resolution No. 97-690

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary and Final plan of Subdivision No. 97S-295G, is granted as follows:

Preliminary plan is granted APPROVAL;

Final plan is granted CONDITIONAL APPROVAL subject to posting a performance bond in the amount of \$5,000.00 and subject to designating lot #1 as a critical lot and requiring the critical lot development plan to demonstrate methods to prevent additional stormwater flow from crossing the southern property boundary.”

Subdivision No. 97S-204U

Brookewood, Phase 2
Map 91-5, Parcels 134 and 216
Subarea 7 (1994)
District 22 (Holt)

A request to create 10 lots abutting both margins of Brookewood Place, approximately 115 feet east of Nashua Lane (1.97 acres), classified within the R6 District, requested by Kevin and Cynthia McGuinn, owners/developers, Dale and Associates, surveyor.

Mr. Henry stated this had not been put on the consent agenda because the Commission had advised staff to send out notices to two abutting property owners who were at the preliminary public hearing and expressed concerns regarding storm water drainage. Those notices were mailed out and Public Works has approved the plan of subdivision. Staff is also recommending approval.

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

Resolution No. 97-691

“BE IT RESOLVED by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-204U, is granted **CONDITIONAL APPROVAL subject to posting a performance bond in the amount of \$85,200.00.”**

Final Plats:

Subdivision No. 97S-283G
Lojac Enterprises
Map 86, Parcels 21 and 309
Subarea 14 (1996)
District 14 (Stanley)

A request to reconfigure two parcels into two lots abutting the west margin of Old Hickory Boulevard, between Nashville Eastern Railroad and Stoner Creek (39.92), classified within the CG and CS Districts, requested by Lojac Enterprises, Inc., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor. (Deferred from meeting of 8/7/97).

Mr. Henry stated the Commission may recall the front portion of this property was rezoned for commercial use sometime last year. To the west is Hermitage Industrial Drive which is currently used for access for all of this property. Today there is an existing cement batching plant located on a portion of the property. This plat is erasing the parcel line which runs through the property and is striking a new property line creating lot two. Lot two is nothing more than floodplain and a driveway which has already been constructed by the applicant. Public Works has not allowed a ramp permit for this property to connect with Old Hickory Boulevard due to its proximity to the railroad. The Railroad, TDOT and Public Works oppose any connection there. Staff asked the applicant to demonstrate that lot two would actually be a buildable site but no evidence of that fact has been shown. Staff is recommending disapproval since the lot being created appears to have no useful value due to flood plain issues and poor access.

Mr. Henry also advised the Commission that the request also involved a slight adjustment to the location of Hermitage Industrial Drive. This adjustment impacted the lots on each side of the street. However, the petitioner had not submitted these lots for resubdivision to reflect the change in the road. Mr. Henry advised this was another reason to disapprove the petition.

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

Resolution No. 97-692

“BE IT RESOLVED by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-283G, is **DISAPPROVED** since lot #2 is not a suitable building site due to the Stoner Creek floodplain (Subdivision Regulation 2-3) and since the plat does not re-plat two abutting lots where the applicant proposed to realign Hermitage Industrial Drive.”

Subdivision No. 97S-303U
Jarman Property, Section 1
Map 104-13, Parcel 187
Map 117-1, Parcels 8 and 12
Subarea 10 (1994)
District 25 (Kleinfelter)

A request to create six lots abutting the south margin of Brighton Road, opposite Leonard Avenue (8.41 acres), classified within the R20 District, requested by Julia Lipscomb Jarman, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Mr. Henry stated the Commission had directed staff to notify abutting property owners because of drainage concerns express during the preliminary plan. Proposed drainage detention will be behind lots 10 and 11 and will cross under Brighton Road and then head northward. A detention agreement has been reached between the developer and Public Works for the first phase not to increase the peak flow of storm water toward the north side of Brighton Road. Staff is recommending approval.

Mr. Lawson moved and Ms. Nielson seconded the motion, which carried with all voting in favor, except Mr. Harbison who abstained, to approve the following resolution:

Resolution No. 97-693

“BE IT RESOLVED by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-303U, is granted **CONDITIONAL APPROVAL** subject to posting a performance bond in the amount of \$93,000.00.”

OTHER BUSINESS:

Mr. Browning informed the Commission that Mr. Shawn Henry will be leaving the Planning Commission in the middle of September and that he had taken a position with MDHA.

1. Newsome Station Road Improvement Program.

Mr. Delaney gave a short overview of the Newsome Station Road Improvement Program and explained potential options for improving the infrastructure in that area to support the anticipated development.

Option One: Improve Newsome Station Road the entire length as detailed in the original study.

Option Two: Improve Newsome Station Road along its' existing alignment to the edge of the property immediately east of the Boone Trace PUD. (Individual developments are responsible for left-turn lane improvements at entrances.)

Option Three: Improve Newsome Station Road along the dedicated right of way to the edge of the property immediately east of the Boone Trace PUD. (Individual developments are responsible for left-turn lane improvements at entrances).

Option Four: Improve Newsome Station Road along the dedicated right-of-way to the edge of the property immediately east of the Boone Trace PUD + \$500,000 for bridge crossing of Harpeth River. (Individual developments are responsible for left-turn lane improvements at entrances).

Newsome Station Road Improvement Program: Addendum

August 21, 1997

	OPTION 1		OPTION 2		OPTION 3		OPTION 4		
	Total Cost	# of Units	Total Cost	# of Units	Total Cost	# of Units	Total Cost	# of Units	
	\$ 1,127,280	777	\$ 582,960	777	\$ 562,440	777	\$ 1,062,000	777	
	<i>Cost per household</i>		<i>Cost per household</i>		<i>Cost per household</i>		<i>Cost per household</i>		
	<i>Metro share</i>	<i>household</i>	<i>Metro share</i>	<i>household</i>	<i>Metro share</i>	<i>household</i>	<i>Metro share</i>	<i>household</i>	
0%	\$ -	\$ 1,451	\$ -	\$ 750	\$ -	\$ 724	\$ -	\$ 1,367	0%
10%	\$ 112,728	\$ 1,306	\$ 58,296	\$ 675	\$ 56,244	\$ 651	\$ 106,200	\$ 1,230	10%
20%	\$ 225,456	\$ 1,161	\$ 116,592	\$ 600	\$ 112,488	\$ 579	\$ 212,400	\$ 1,093	20%
30%	\$ 338,184	\$ 1,016	\$ 174,888	\$ 525	\$ 168,732	\$ 507	\$ 318,600	\$ 957	30%
40%	\$ 450,912	\$ 870	\$ 233,184	\$ 450	\$ 224,976	\$ 434	\$ 424,800	\$ 820	40%
50%	\$ 563,640	\$ 725	\$ 291,480	\$ 375	\$ 281,220	\$ 362	\$ 531,000	\$ 683	50%
60%	\$ 676,368	\$ 580	\$ 349,776	\$ 300	\$ 337,464	\$ 290	\$ 637,200	\$ 547	60%
70%	\$ 789,096	\$ 435	\$ 408,072	\$ 225	\$ 393,708	\$ 217	\$ 743,400	\$ 410	70%
80%	\$ 901,824	\$ 290	\$ 466,368	\$ 150	\$ 449,952	\$ 145	\$ 849,600	\$ 273	80%
90%	\$ 1,014,552	\$ 145	\$ 524,664	\$ 75	\$ 506,196	\$ 72	\$ 955,800	\$ 137	90%
	[3000' road]		[1900' road]		[1400' road]		[1400' road + bridge]		

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

Resolution No. 97-694

“BE IT RESOLVED by the Metropolitan Planning Commission that it approves Option Three to improve Newsome Station Road along the dedicated right-of-way to the edge of the property immediately east of the Boone Trace PUD. (Individual developments are responsible for left-turn lane improvements at entrances.)

The Commission instructed the staff to prepare the necessary agreements to implement the improvement arrangements. The Commission also stated subdivision development would be allowed to continue so long as the per lot assessment was paid into the improvement fund.

2. Employee Contract for Michelle Kubant, Planner I.

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

Resolution No. 97-695

“BE IT RESOLVED by the Metro Planning Commission that it approves the employee contract for Michelle Kubant in a Planner I position for one year, from September 1, 1997 to September 1, 1998.

3. Legislative Update.

Mr. Owens provided an update on the current legislative status of items previously considered by the Commission.

The Commission discussed options regarding the Franklin Street Corridor and Mr. Browning explained graphics of the corridor.

PLATS PROCESSED ADMINISTRATIVELY:

August 7, 1997 through August 20, 1997

97S-280G **SHIPMAN SUBDIVISION**
Plats one lot from large parent parcel

97S-260G **FREDERICKSBURG, Sec. 6A Resubdivision of Lots 95 and 96**
Minor shift in interior line

ADJOURNMENT:

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 4:00 p.m.

Chairman

Secretary

Minute approval:
This 4th day of September, 1997