

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: November 26, 1997
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Gilbert N. Smith, Chairman
Arnett Bodenhamer
Councilmember Tim Garrett
William Harbison
James Lawson
William Manier
Ann Nielson
Marilyn Warren

Absent:

Mayor Philip Bredesen
Stephen Smith

Others Present:

Executive Office:

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

Current Planning and Design:

Ed Owens, Planning Division Manager
Jennifer Regen, Planner III
John Reid, Planner II
Doug Delaney, Planner I
Jimmy Alexander, Planning Technician II

Advance Planning and Research Division:

John Boyle, Planning Division Manager
Jackie Blue, Planner I
Michelle Kubant, Planner I

Others Present:

Rachel Allen, Legal Department
Jim Armstrong, Public Works

Chairman Smith called the meeting to order.

ADOPTION OF AGENDA

Mr. Owens announced item 97P-043G, Brookside Park Condominiums, and item 97S-286U, Britt Place, had been withdrawn. He also announced the caption for Capital Budget and Program Amendment 97CB011 should be corrected to read \$2,000,000 Proposed General Obligation Bonds.

Mr. Lawson moved and Ms. Nielson seconded the motion, which unanimously passed, to adopt the agenda with these changes.

ANNOUNCEMENT OF DEFERRED ITEMS

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

- 210-73-G Deferred two weeks, by applicant.
- 108-79-G Deferred until 01/22/98, by applicant.
- 64-87-P Deferred two weeks, by applicant.
- 96P-017G Deferred two weeks, by applicant.
- 97P-015U Deferred two weeks, by applicant.
- 97P-030G Deferred two weeks, by applicant.
- 97S-444U Deferred until 01/08/98, by applicant.
- 96S-276G Deferred two weeks, by applicant.
- 97S-412U Deferred two weeks, by applicant.
- 97S-436U Deferred indefinitely, by applicant.

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

APPROVAL OF MINUTES

Mr. Bodenhamer moved and Mr. Lawson seconded the motion, which unanimously passed to approve the minutes of November 13, 1997.

RECOGNITION OF COUNCILMEMBERS

Councilmember Bruce Stanley requested deferral on item 97S-454U, Wellington Square and expressed concerns regarding drainage, density and the public road access to the property.

Councilmember David Kleinfelter stated he had expressed his concerns to the library director concerning the proposed Green Hills library site. He stated this would be a good opportunity to have an urban green space and that the library did not need to be sprawled over the six acres. He also expressed concerns regarding traffic and access on Graybar Lane and Benham Avenue and expressed his preference for all access to be from Glen Echo Road.

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:

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 97Z-109G
Map 86, Part of Parcel 21
Subarea 14 (1996)
District 12 (Ponder)

A request to change from CG to CS District certain property approximately 700 feet west of Old Hickory Boulevard, approximately 100 feet north of the Nashville and Eastern Railroad (6.05 acres), requested by Donald Chambers, appellant, for LoJac Enterprises, owner.

Resolution No. 97-959

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-109G is **APPROVED (8-0)**:

This property falls within Commercial Arterial Existing (CAE) policy along Old Hickory Boulevard within the Subarea 14 Plan. Given the property's location near a major arterial and its surrounding land uses (i.e. Vulcan Material Company quarry, asphalt and cement batch plant and the Nashville and Eastern Railroad), rezoning this property for commercial use is appropriate. The proposed CS District is consistent with the CAE policy."

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 192-69-G
Delta Promotion, L.L.C.
Map 161, Parcel 173
Subarea 12 (1997)
District 30 (Hollis)

A request to revise the preliminary master plan and for final approval for a portion of the Commercial (General) Planned Unit Development District abutting the east margin of Hickory Plaza, approximately 700 feet north of Old Hickory Boulevard (1.00 acre), to permit the development of a 9,000 square foot general retail facility, requested by 101 Construction Company, for Delta Promotions, owner.

Resolution No. 97-960

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 192-69-G is given **CONDITIONAL APPROVAL TO REVISE THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL (8-0)**. The following condition applies:

Receipt of revised plans and written confirmation of final approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works."

Proposal No. 1-72-U
Stor-N-Lok West PUD
Map 102-4, Part of Parcel 96
Subarea 7 (1994)
District 22 (Holt)

A request to revise the final site development plan of the Commercial (General) Planned Unit Development District abutting the northeast quadrant of Old Hickory Boulevard and Premier Drive, to permit the locating of a 210 foot telecommunications tower, requested by Telesite Services, for Storage U.S.A. Partnership, L.P., owner.

Resolution No. 97-961

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 1-72-U is given **CONDITIONAL APPROVAL OF A REVISION TO THE FINAL PLAN (8-0)**. 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.”

Proposal No. 5-73-G
WSIX Radio
Map 62, Part of Parcel 109
Subarea 14 (1996)
District 15 (Dale)

A request to revise the final site development plan of the Commercial (General) Planned Unit Development District abutting the south margin of Music Valley Circle, approximately 200 feet west of Music Valley Drive, to permit the locating of a 160 foot telecommunications tower, requested by Telesite Services, for Lineberry Properties, Inc., lessor.

Resolution No. 97-962

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 5-73-G is given **CONDITIONAL APPROVAL OF A REVISION TO THE FINAL PLAN (8-0)**. 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.”

Proposal No. 235-84-U
Harbor Village
Map 34-7-A, Parcels 33-50
Subarea 4 (1993)
District 10 (Garrett)

A request to revise the final site development plan for a portion of the Residential Planned Unit Development District abutting both margins of Spring Branch Drive, approximately 200 feet southeast of Shepherd Hills Drive (8.6 acres), classified R20, to permit the development of 40 single-family lots, requested by Cedar Glen, Inc., applicant/owner. (Also requesting final plat approval, for a phase).

Resolution No. 97-963

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 235-84-U is given **CONDITIONAL APPROVAL OF A REVISION TO THE FINAL PLAN; FINAL PLAT APPROVAL FOR A PHASE (8-0)**. 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.

Proposal No. 16-86-P
Hermitage Market Place
Map 75, Parcels 170 and 171
Subarea 14 (1996)
District 12 (Ponder)

A request to revise a portion of the approved preliminary site development plan and for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the east margin of Old Hickory Boulevard, opposite Juarez Drive (1.43 acres), to permit the development of a 4,650 square foot restaurant and a 3,300 square foot general retail facility, requested by Wamble and Associates, for Easter & Eisenman, Inc., optionee. (Also requesting final plat approval).

Resolution No. 97-964

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 16-86-P is given **CONDITIONAL APPROVAL FOR A REVISION TO PRELIMINARY (8-0)**. The following conditions apply:

1. Written confirmation of preliminary approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. The recording of a revised subdivision plat with the relocated 30 foot R.O.W. easement from the main drive to the Wal-Mart property.”

Proposal No. 29-86-P

Welshwood PUD
Map 133-15, Part of Parcel 112
Subarea 12 (1997)
District 26 (Arriola)

A request to revise the final site development plan of the Commercial (General) Planned Unit Development District abutting the north margin of Welshwood Drive, 250 feet west of Nolensville Pike, to permit the locating of a 160 foot telecommunications tower, requested by Telesite Services, for Storage Trust Investments - Tennessee, L.P., lessor.

Resolution No. 97-965

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 29-86-P is given **CONDITIONAL APPROVAL OF A REVISION TO THE FINAL PLAN (8-0)**. 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.”

Proposal No. 45-86-P

Granwood Village, Food Lion Shopping Center
Map 64, Parcel 104
Subarea 14 (1996)
District 11 (Wooden)

A request to revise the approved final site development plan for a portion of the Commercial (General) Planned Unit Development District abutting the northwest corner of Granwood Boulevard and Old Hickory Boulevard (11.99 acres), classified R15, to permit the development of an expanded detention area and a 44,680 square foot grocery store and retail shops, requested by Barge, Waggoner, Sumner and Cannon, for Granwood Village, L.L.C., owners. (Also requesting revised bond amount for final plat).

Resolution No. 97-966

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 45-86-P is given **CONDITIONAL PUD APPROVAL OF REVISION TO FINAL; FINAL PLAT APPROVAL**

SUBJECT TO A REVISED BOND IN THE AMOUNT OF \$81,000.00 (8-0). 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 Metropolitan Planning Commission is currently holding a \$45,000 bond for a traffic signal at the intersection of Old Hickory and Granwood Boulevard, to be installed when actual traffic counts, as determined by the Metropolitan Traffic Engineer, warrant its installation. With this final approval the applicant has agreed to pay 50 percent of the cost to install the traffic signal.
3. Prior to construction, the recording of a final subdivision plat and the posting of any required bonds.”

Proposal No. 94P-017G
October Woods, Phase III
Map 182, Part of Parcel 30
Map 183, Part of Parcel 71
Subarea 12 (1997)
District 31 (Alexander)

A request for final approval for a phase of the Residential Planned Unit Development District abutting the west margin of Old Hickory Boulevard, 1,800 feet south of Interstate 24 (28.23 acres), classified R10, to permit the development of 101 single-family lots, requested by Anderson-Delk and Associates, Inc., for Paul Johnson, owner.

Resolution No. 97-967

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 94P-017G is given **CONDITIONAL FINAL APPROVAL (8-0)**. 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 upon the posting of any required bonds.”

Proposal No. 97P-019G
Harpeth Plaza
Map 155, Parcel 124
Subarea 6 (1996)
District 35 (Lineweaver)

A request to revise the approved preliminary site development plan for the Commercial (General) Planned Unit Development District abutting the south margin of State Route 100 at the intersection of Old Harding Pike (10.41 acres), classified R40, to permit the development of an 84,000 square foot commercial center, requested by Barge, Waggoner, Sumner and Cannon, for Harpeth Plaza Partnership, L.L.C., owner.

Resolution No. 97-968

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-019G is given **CONDITIONAL APPROVAL OF A REVISION TO THE PRELIMINARY SITE PLAN (8-0)**: The following conditions apply:

1. Written confirmation of preliminary 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. With any request for final approval the recording of a final subdivision plat upon the posting of a bond for all off site improvements as required by the Traffic Impact Study dated April 1997, all water and sewer line extensions as required by the Harpeth Valley Utility District and the reservation of all R.O.W. required by the State of Tennessee Department of Transportation for proposed improvements to State Highway 100.
4. The Metropolitan Department of Public Works will require a flood study on the tributary to Trace Creek, which crosses the rear portion of the site with any final approval request.”

SUBDIVISIONS:

Final Plats:

Subdivision No. 97S-414U
 Rosebank Meadows, Phase 2
 Map 83-8, Parcel 33 and Part of Parcel 8
 Subarea 5 (1994)
 District 7 (Campbell)

A request to eliminate a reserve parcel and create two lots abutting the west margin of Dalebrook Lane, approximately 300 feet north of Dalebrook Court (.23 acres), classified within the R10 District, requested by Volunteer Investments, Inc., owner/developer, L. Steven Bridges, Jr., surveyor.

Resolution No. 97-969

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-414U is **APPROVED (8-0).**”

Subdivision No. 97S-439U
 Vanderbilt University
 Map 104-3, Parcels 70, 87-92.1, 242 and
 Part of Parcels 71 and 245
 Subarea 10 (1994)
 District 18 (Clifton)

A request to consolidate 11 parcels into one lot abutting the southeast margin of West End Avenue, between Natchez Trace and 25th Avenue South (7.04 acres), classified within the MRO District, requested by Vanderbilt University, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Resolution No. 97-970

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-439U is **APPROVED (8-0).**”

Subdivision No. 97S-448G
 Fox Hollow Farms, Lot 13
 Map 177, Parcel 16
 Subarea 6 (1996)
 District 35 (Lineweaver)

A request to record one parcel as one lot abutting the northwest margin of Fox Hunt Pointe (private) and Fox Vale Lane (private) (5.25 acres), classified within the AR2a District, requested by Vincent J. and Salley Nigro, owners/developers, Crawford Land Surveyors, surveyor.

Resolution No. 97-971

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-448G is **APPROVED (8-0).**”

Subdivision No. 97S-453G
Lakewood Village, Section 1
Map 165, Parcels 122-125
Subarea 13 (1996)
District 29 (Holloway)

A request to create 32 lots abutting the north margin of Pinhook Road, approximately 678 feet west of LaVergne-Couchville Pike (8.38 acres), classified within the RS10 Residential Planned Unit Development District, requested by Fischer/Ford L.L.C., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Resolution No. 97-972

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-453G is **APPROVED SUBJECT TO A BOND OF \$179,500.00 (8-0).**”

Request for Bond Extension:

Subdivision No. 86-625-G
Whites Creek Commercial Center
Nathan T. Wall, principal

Located abutting the southwest corner of Old Hickory Boulevard and I-24.

Resolution No. 97-973

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 86-625-G, Bond No. 87BD-021, Whites Creek Commercial Center, in the amount of \$12,400 to 9/15/98 subject to submittal of an amendment to the present Letter of Credit by **12/26/97** 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.**"

Request for Bond Extension and Replacement:

Subdivision No. 95S-148U
Hickory Highland Place, Phase 1
Hickory Highland, L.L.C., principal

Located between Moss Road and Mt. View Road, approximately 100 feet east of Ottenville Road.

Resolution No. 97-974

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for replacement and extension of a performance bond for Subdivision No. 95S-148U, Bond No. 95BD-063, Hickory Highlands Place, Phase 1 to 10/1/98 in the amount of \$138,500 subject to submittal of appropriate

security and execution of a replacement bond by 12/26/97. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**

Request for Bond Release:

Subdivision No. 88P-067G
Brandywine Pointe, Phase 9
Brandywine Pointe Partners, principal

Located abutting both margins of Shannon Place, approximately 130 feet east of Brandywine Pointe.

Resolution No. 97-975

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 88P-067G, Bond No. 96BD-004, Brandywine Pointe, Phase 9 in the amount of \$22,000."

Subdivision No. 88P-067G
Brandywine Pointe, Phase 10, Section 1
Brandywine Pointe Partners, principal

Located abutting both margins of Rachel's Way, approximately 130 feet south of Shannon Place.

Resolution No. 97-976

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 88P-067G, Bond No. 96BD-017, Brandywine Pointe, Phase 10, Section 1 in the amount of \$4,000."

Subdivision No. 88P-067G
Brandywine Pointe, Phase 10, Section 2
Brandywine Pointe Partners, principal

Located abutting both margins of Rachel's Way, approximately 130 feet south of Shannon Place.

Resolution No. 97-977

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 88P-067G, Bond No. 96BD-033, Brandywine Pointe, Phase 10, Section 2 in the amount of \$3,000."

Subdivision No. 88P-067G
Brandywine Pointe, Phase 10, Section 3
Brandywine Pointe Partners, principal

Located abutting both margins of Shannon Place, approximately 130 feet east of Brandywine Pointe.

Resolution No. 97-978

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 88P-067G, Bond No. 97BD-041, Brandywine Pointe, Phase 10, Section 3 in the amount of \$44,500."

Subdivision No. 95S-203G
Meadows of Tulip Grove, Section 4
Meadows of Tulip Grove, L.P., principal

Locating abutting the southeast margin of Richard Lee Circle and Netherlands Drive.

Resolution No. 97-979

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 95S-203G, Bond No. 95BD-064, Meadows of Tulip Grove, Section 4 in the amount of \$5,000."

MANDATORY REFERRALS:

Proposal No. 97M-129U
Encroachment at 1812 21st Avenue South
Map 104-12, Parcel 11
Subarea 10 (1994)
District 18 (Clifton)

A mandatory referral from the Department of Public Works proposing the installation of a 5' by 5' by 19.5' fabric awning over the sidewalk above the front entrance to Fido at 1812 21st Avenue South, requested by Bob Bernstein for Bongo Productions, Inc., proprietor.

Resolution No. 97-980

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 97M-129U.

Proposal No. 97M-135U
MDHA/NCAC Lease Agreement Addendum
Map 93-15, Parcel 392
Subarea 9 (1991)
District 19 (Sloss)

A mandatory referral approving a resolution that will amend a lease agreement between the Metropolitan Development and Housing Agenda (MDHA) and the Nashville Career Advancement Center (NCAC). This addendum will approve the lease of additional office space at the Southside Enterprise Center. (Project No. R97-932).

Resolution No. 97-981

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 97M-135U.

OTHER BUSINESS:

1. Capital Budget and Program Amendment 97CB011:

A proposal to amend the 1997-98 to 2002-03 Capital Improvements Budget and Program by changing the amount of funding, scheduling, method of financing and project scope.

Resolution No. 97-982

“BE IT RESOLVED by the Metropolitan Planning Commission that it approves an amendment to the 1997-98 to 2002-03 Capital Improvements Budget and Program by changing the amount of funding, scheduling, method of financing and project scope as follows:

From:

I.D. No. 94IS001A
Mainframe Equipment - Replace
Mainframe Equipment
Replace Existing

\$340,000	Approved General Obligation Bonds	1997-1998
\$950,000	Proposed General Obligation Bonds	1997-1998
\$495,000	Proposed General Obligation Bonds	1998-1999

To:

I.D. No. 94IS001A
Mainframe Equipment - Technology Upgrade
Upgrade Mainframe Equipment to be year 2000 Compliant

\$2,000,000	Proposed General Obligation Bonds.	1997-1998
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This concluded the items on the consent agenda.

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 97Z-106G

Map 75, Parcel 98 (.63 acres)
Map 76, Parcel 1 (12.60 acres)
Subarea 14 (1996)
District 11 (Wooden)

A request to change from R10 to RM4 District certain properties located at and near 777 Tulip Grove Road, approximately 150 feet north of Chandler Road (13.23 acres), requested by MEC, Inc., appellant, for Larry Powell, optionee and Robert V. Gray, Jr. et ux and Robert V. Gray et ux, owners.

Mr. Reid stated both the existing R10 district and RM4 district implement the residential low-medium policy for this area, which calls for single family/multi family at densities up to 4 dwelling units per acre. With this request there is an opportunity to provide for a mixture of housing types for this area. This is the first time multi family base zoning is being introduced in this area along Stoner’s Creek and staff is recommending approval.

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

Resolution No. 97-983

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-106G is **APPROVED (8-0)**:

This property falls within an area of Residential Low Medium (RLM) policy calling for densities of up to 4 dwelling units per acre and a mixture of housing types. The area is predominately single-family residential at an average density of 3.5 dwelling units per acre. The proposed RM4 district permits single-family, duplex and multi-family development consistent with RLM policy. Multi-family development is appropriate at this location since it is at an intersection of a major arterial

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 97P-020G

Jackson Grove (formerly Jackson Hole)
Map 86, Parcel 108
Subarea 14 (1996)
District 12 (Ponder)

A request for final approval of the Residential Planned Unit Development District located at the southeast corner of Old Lebanon Dirt Road and Tulip Grove Road (13.88 acres), classified R15, to permit the development of 42 single-family lots, requested by Dale and Associates, for Tom Dean, owner.

Mr. Delaney stated staff was recommending approval of this request. The reason it is being presented to the Commission is because this development is in need of a slight variance to the Subdivision Regulations for design speed. The Subdivision Regulations require local streets be designed at 30 miles per hour design speed. The engineers and Public Works have agreed to design one section to a 28 MPH design speed to prevent excessive grading and cuts in the road.

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

Resolution No. 97-984

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-020G is given **CONDITIONAL FINAL APPROVAL WITH A VARIANCE TO THE SUBDIVISION REGULATIONS FOR MINIMUM DESIGN SPEED OF A LOCAL STREET (8-0)**. 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. Prior to construction, the recording of a final subdivision plat and the posting of any required bonds."

Proposal No. 97P-029G

Council Bill No. O97-911
Bellevue Property
Map 114, Parcel 212 and Part of Parcel 213
Subarea 6 (1996)
District 23 (Crafton)

A referral from Metro Council of a modified preliminary master plan for the Residential Planned Unit Development District abutting the southeast margin of Interstate 40, approximately 1,300 feet northeast of Old Hickory Boulevard (104.5 acres), classified R40 and proposed for R10, to permit the development of 404 multi-family units and 35 single-family lots, requested by Anderson-Delk and Associates, Inc., for Old Hickory Real Estate Partners, owners. (Re-referred from the Metro Council 11/4/97). (Approved by Planning Commission 7/24/97).

Mr. Delaney stated this proposal was originally approved by the Commission on July 24, 1997, for a total of 586 multi family units. That plan went to Council in September and was deferred until the public hearing in November to allow for additional neighborhood comment. As a result of that, the number of multi family units has been reduced from 586 to 404 and those multi family units have been clustered to the interstate side of the ridgeline.

This proposal is in need of a variance to the Subdivision Regulations for cul-de-sac length. Staff feels these longer cul-de-sacs are warranted because of the excessive slopes within this area.

Ms. Annette Hedgepath, member of the Brookmeade neighborhood, stated she had attended three meetings with her neighbors against this zone change. This developer has agreed to 404 apartments and 35 single unit lots but this is not enough of a reduction. The roads built for this large number of cars will not be adequate, and ice and snow are a great problem on these hills. She expressed concerns regarding traffic, erosion, drainage, building, blasting, excavation, destruction of trees and vegetation, unstable foundations, density and safety.

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

Resolution No. 97-985

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-029G is given **CONDITIONAL PRELIMINARY APPROVAL WITH A VARIANCE TO THE SUBDIVISION REGULATIONS FOR MAXIMUM CUL-DE-SAC STREET LENGTH (8-0)**. The following conditions apply:

1. Written confirmation of preliminary approval by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Written confirmation of approval of the proposed improvements to Old Hickory Boulevard by the Tennessee Department of Transportation.
3. Written confirmation of approval by the Harpeth Valley Utility District.
4. A geotechnical study shall be performed prior to any final approval for the multi-family portion of the development.
5. All the single-family lots are classified as critical lots and shall be designated as such on the final plat. A geotechnical study of each of the single-family lots shall be submitted in conjunction with the required critical lot plan prior to the issuance of any building permits.
6. In addition to the roadway improvements recommended by the Traffic Impact Study (dated June, 1997) a right turn lane on Old Hickory Boulevard at the entrance to the development shall be provided.”

SUBDIVISIONS:

Preliminary Plats:

Subdivision No. 97S-430G (Public Hearing)

Bridle Path, Section 6
Map 124, Parcels 3 and 131-134
Subarea 13 (1996)
District 12 (Ponder)

A request to revise an approved preliminary plat and dedicate the right-of-way for the extension of a public street abutting the east terminus of Palomino Place and the east margin of Thoroughbred Drive (36.78 acres), classified within the R15 District, requested by Eckhart Realty Corporation, Inc., owner/developer, Dale and Associates, Inc., surveyor. (Also requesting final plat approval).

Mr. Owens stated this revised preliminary is to lower the number of lots and to shorten the cul-de-sac and staff is recommending approval. He stated there are no sewers and therefore, septic fields are required. The Health Department has determined that the maximum yield in this area would be 4 additional lots that are on the revised layout. Because of the lower yield, it is not necessary to take the street farther into the property as originally contemplated.

No one was present to speak at the public hearing.

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

Resolution No. 97-986

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-430G is APPROVED SUBJECT TO A BOND OF \$61,000.00 (8-0).”

Subdivision No. 97S-449U (Public Hearing)

West Meade Farms, Resubdivision of Lot 12
Map 115-15, Parcel 98
Subarea 7 (1994)
District 34 (Fentress)

A request to subdivide one lot into two lots abutting the southwest corner of Jocelyn Hollow Road and Brook Hollow Road (4.12 acres), classified within the RS2a District, requested by Glen and Hemoine Nelson, owners/developers, Sawyer Land Surveying, surveyor. (Also requesting final plat approval).

Mr. Owens stated the existing house was oriented towards the corner of Brook Hollow Road and Jocelyn Hollow Road. The lot currently contains 4 four acres and if approved the subdivision would create 2 lots at 2 acres each. Jocelyn Hollow serves as a zoning boundary so there is a mixed zoning pattern as well as a mixed lot pattern. North of Jocelyn Hollow the area is zoned RS40 for one acre lots but the lots average approximately 2 acres. On the south boundary the area is zoned RS2a district which requires 2 acre minimum lots. The properties that front Jocelyn Hollow Road are mostly 4 acres or greater.

The bent lot line pattern is driven by the desire of the property owner to keep the existing house, carve out the 2 acres necessary to meet the zoning requirement, provide the setbacks for the house and avoid the existing driveway. This bent lot line should be the focus of the Commission. The Subdivision Regulations state, “In general side lot lines shall be at right angles to street lines unless a variation from this rule will give a better street or lot pattern.” A variance to the Subdivision Regulations does not have to be granted to approve this bent lot line, but the Subdivision Regulations do suggest lot lines more perpendicular to the

street. The building area of both the existing lot and the proposed lot would be out of the floodplain. Public Works has reviewed this plat and has found it to be in order.

Mr. Kevin McGinn, applicant, spoke in favor of the proposal and stated he was present to address any questions the Commission might have.

Mr. William Reed, adjacent property owner, expressed concerns regarding setbacks and lot size.

Mr. Owens stated the setback could be established on the face of the plat. The normal zoning requirement for a front setback for this district is only 40 feet but in the Zoning Ordinance it goes on to say that to preserve character twice that amount could be required. Therefore, the greatest front setback that could be required under the zoning would be 80 feet.

Mr. Manier expressed concerns regarding drawing lines that are not 90 degrees to the street unless there was some significant reason.

Councilmember Garrett asked Mr. Owens what staff's opinion was on this subdivision.

Mr. Owens stated this was an extreme division line but did not require a variance to the Subdivision Regulations, so there was nothing technically wrong with this plan. On the other hand, there are provisions calling for comparability and the need to protect the character of the area and staff found this proposal to be a real judgement call. It is staff's opinion that a house could be built on this additional lot and with care taken to the setbacks the character of the neighborhood could be protected. Staff feels it is possible to develop this area and not totally disrupt its existing character.

Councilmember Garrett stated he agreed with Mr. Manier but under the circumstances these lots need to be looked at on an individual basis.

Councilmember Garrett moved and Mr. Lawson seconded the motion to close the public hearing and approve the following resolution:

Resolution No. 97-987

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-449U, is approved.”(MOTION FAILED)

Mr. Harbison stated he agreed with Councilmember Garrett that each lot should be an individual case but this lot does seem to be a particularly close call and that he was also troubled by the way the lot lines were drawn.

Upon voting, Councilmember Garrett, Chairman Smith, Ms. Nielson and Mr. Lawson voted to approve the proposal and Mr. Bodenhamer, Mr. Harbison, Mr. Manier and Ms. Warren voted in opposition to the proposal.

Chairman Smith announced the **MOTION TO APPROVE FAILED (4-4).**”

Subdivision No. 97S-454U (Public Hearing)
Wellington Square, Resubdivision of Lot 2
Map 85-11, Parcel 108
Subarea 14 (1996)
District 14 (Stanley)

A request to subdivide one lot into eight lots abutting the northwest margin of Lebanon Pike, approximately 580 feet southwest of Danyacrest Drive (2.55 acres), classified within the RS10 District, requested by James D. and Polly A. Carter, owners/developers, John D. McCormick, surveyor.

Mr. Owens stated the focus of attention on this proposal was the offset of the proposed road with an existing median and a narrow median cut in Lebanon Pike. At this time neither TDOT nor the Public Works Department are ready to approve any expansion of the median cut and for that reason, following the public hearing, the applicant is asking for a two week deferral.

Ms. Linda Bowers, representing area neighbors, stated she was instrumental in rezoning of Lebanon Pike from R10 to RS10 and expressed concerns regarding preserving the historical nature of the area, property values, general nature of the surrounding neighborhood and the size of the proposed subdivision property. The water drainage is a major issue against this development and many homes in the area experience a major water run off from this property and there has been no provision to handle this well documented drainage problem. The property is not 580 feet from Danyacrest, as listed on the maps and proposed drawing, but is 2,000 feet from the nearest cross street of Danyacrest. The road is going over a current driveway which is up against an existing house. The acreage used to determine the number of homes to be built does not take into account the acreage to complete the public road or the driveways. There have not been any provisions to allow for easy access onto Lebanon Pike. Lebanon Pike is a road that is already at its maximum capacity with the addition of over 60 homes that are currently under development along Lebanon Pike between this area and Stewarts Ferry Pike. These two PUDs were approved prior to the rezoning. Over thirty trees will have to be cut down to allow for this proposed subdivision and some being over 50 years old. Neighbors do not want to hinder development of the area but to simply control the development to enhance the neighborhood. Nashville is brimming with areas that have suffered greatly from over development and lack of planning with regard to future growth and development. There are numerous vacant business districts and untidy residential areas that have failed to keep pace with the growth or lack of growth of the area. Nearby Hermitage is a prime example of this. The over development of the Lebanon Pike strip through Hermitage is evident with vacant buildings, deserted businesses, low rent housing and the resent acquisition of an adult video store. The recent increase in crime in Hermitage around these areas has been the subject of much media attention. These factors do not promote growth for any area nor quality of life for any resident. The residents have put their trust and faith in the local zoning laws, the government officials and the Planning Commission to insure this area will be maintained. She strongly suggested to the Commission to look at the big picture when considering this development. This over development of 2 acres could trigger a massive low budget growth phase that will not and cannot keep pace with Lebanon Pike, Donelson or Nashville. This over development will only cheapen this beautiful area. This is an area that needs to be maintained with growth limited to enhance the area and quality of life for the Donelson residents. The Metro Planning Commission has the exclusive power to decide today or in two weeks the direction this area will go.

Mr. Manier asked about the dry area or pond and if it was shown in the preliminary.

Ms. Bowers stated the proposed subdivision property and the property next to it were once owned by two brothers and on the back of the property there was a large pond and the property line is right down the middle of the pond.

Mr. Owens stated staff did not have any information on the pond.

Mr. Manier asked what would be done in that kind of situation.

Mr. Owens stated Public Works reviews all the applications for drainage and if they feel a particular area needs to provide a detention pond to collect its drainage then it would be added to the plan. If there is an existing pond on the property that is not there to serve as a detention feature then Public Works would allow that pond to be removed.

Mr. Manier stated, but it is split between two properties.

Ms. Bowers stated it was between two property owners and one of them does not want it filled in.

Mr. Owens stated that in that scenario that the developer would have to work with the adjacent property owner to re-grade both pieces of property.

Councilmember Stanley stated the developer for this property had come to him in February of 1997, and told him that he wanted to build 29 condominiums on the property and that he had replied to that developer that he could only be in favor of that proposal if the neighbors were in favor of it. There are many issues that still need to be addressed and one of the big issues is the retention area in the back part of the property.

Ms. Warren moved and Ms. Nielson seconded the motion, which carried unanimously, to leave the public hearing open and defer this matter for two weeks.

Final Plats:

Subdivision No. 97S-325G
Scenic River Farms
Map 141, Parcels 40, 104 and 107-114
Subarea 6 (1996)
District 35 (Lineweaver)

A request to plat ten deeded parcels located between Seaboard Systems Railroad and the Harpeth River (105.8 acres), classified within the AR2a District, requested by Ed and Wanda Smith et al, owners/developers, Jesse Walker, surveyor.

Mr. Owens stated the Commission may recall that on October 2, 1997, this proposal was before them for preliminary approval and at that time the developer was instructed to make improvements to Scenic River Lane. Those improvements have been completed and all conditions have been met. Public Works continues to recommend disapproval of this final plat. A fax was received from Public Works, approximately 15 minutes before meeting time listing 6 items they feel are deficient in this application. Up until yesterday staff thought the developer had done what he had been asked to by the Commission earlier this year. Public Works has now pointed out the shoulder on the new section south of the railroad is not wide enough for public standards, there have been no finished floor elevations shown on the plat, the floodway is not shown on the plan, there are not drainage plans or calculations submitted for the subdivision road, there are not easements shown on the plat for drainage and that they have concern about the grassy area in the middle of the turnaround (in terms of maintenance).

Staff is still recommending approval of the subdivision. There has been adequate time throughout this process by Metro to identify all issues. There are issues that were not brought to the table at the time of preliminary approval and this developer has carried forth and satisfied this Commission's conditions that were imposed back in September. Staff recommends approval with the condition there is a maintenance agreement for the grassy area, the plat should reflect minimum flood elevation for the houses and that the plat depict the boundaries of the flood plain and the floodway.

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

Resolution No. 97-988

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-325G is **APPROVED SUBJECT TO: CONTRIBUTION TO THE COLEY DAVIS ROAD IMPROVEMENT FUND AT \$154 PER LOT; ESTABLISHMENT OF FINISHED FLOOR ELEVATIONS AND 100 YEAR FLOODWAY LIMIT ON THE RECORDED PLAT; RECORDING A LANDSCAPE**

**MAINTENANCE AGREEMENT WITH METRO GOVERNMENT FOR THE OPEN AREA
WITHIN THE PUBLIC STREET TURNAROUND (8-0).”**

Subdivision No. 97S-403A
Lexington, Phase 2, Unit 212
Map 64-12-C, Parcel 212
Subarea 14 (1996)
District 11 (Wooden)

A request to amend the building envelope and encroach on a portion of the 20’ public drainage easement along the rear (south) property line of Lexington Way, southeast of Keeneland, classified within the R10 Residential Planned Unit Development District, requested by Fred B. and Aline C. Shelton, owners/developers.

Mr. Owens stated this project was unusual because this is a single family condominium type project that has single family units on individual building envelopes. The owner of unit 212 has built a deck on the back of the house within the setback, which is perfectly legal. The owner now wants to put a roof over the deck , in which case it becomes a part of the structure and has to be within the building envelope. The owner is asking the Commission to reduce the building setback to allow the cover. Staff is recommending disapproval because there is no unique hardship for this property and the 20 foot setback established along this common property line is the same for every zoning district.

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

Resolution No. 97-989

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-403A is **DISAPPROVED (8-0).**”

Subdivision No. 97S-429G
Templegate, Section 3
Map 156, Parcel 117
Subarea 6 (1996)
District 35 (Lineweaver)

A request to create 18 lots abutting the southeast terminus of Templegate Drive and the south terminus of Meadow View Drive (14.1 acres), classified within the RS30 District, requested by Jones Land Company, L.L.C., owner/developer, Ragan-Smith Associates, Inc., surveyor. (Deferred from meeting of 11/13/97).

Mr. Owens stated the issue with this subdivision centers around the connection or the extension of an existing street, Meadowview, into the developing subdivision. Templegate Subdivision was approved in 1986 and has developed accordingly with the only exception being that since then Williamson County has asked there be a stub street incorporated within their jurisdiction. Two weeks ago the Commission asked staff to investigate a statement that had been made that a decision had been made in the past not to connect the two streets and that there had been an easement created that would serve as an alternative to a public street extension. The second thing staff was to investigate was the status of a 10 foot wide strip of property along the common boundary that ran coincident with an old private road.

Staff has found no record in the Metro Clerk’s office of there ever having been any kind of legislative action by the Council to have abandoned or closed any right-of-way or street in this area. Some of the preliminary concepts for this property did in fact bring a street in and end it and then connect the end of the street with an easement back to Meadowview and was labeled as an emergency access easement. That is the plan some

were referring back to as having been a document that would have precluded the connection of the two streets. That was not a plan approved by the Planning Commission. The plan referred to was dated December 1985 but by the time the Commission approved this preliminary in January of 1996, the plan had changed.

As for the 10 foot wide strip of property, the Legal Department and a title attorney feel there is no road block to approving this plat and connecting the two streets. When this property developed in 1972 the property was bought from the Buckley Estate. At that time there was an old road, called a private road that is just an access easement, running along the property line. The old deeds put both property lines at the middle of that old private road. When this subdivision came in the surveyor platted and drew the subdivision so the boundary of the subdivision only came to the northern edge of that drive. So that left a 10 foot gap between where they platted the edge of the subdivision and where the actual deed line was. Templegate, on the other hand, has been properly platting its property line coincident with the center line of the old driveway. As the two plats are put to record, there is the 10 foot strip that Harpeth Creek Estates failed to get recorded properly. It is the opinion of the title attorney and the Legal Department that the claims to that 10 foot strip fall to the two adjacent property owners and to Metro Government because Metro Government, at the end of the public street, has 50 feet of frontage along that strip. Therefore, the Legal Department feels that is actually public domain and the streets could tie in and complete the street network.

Staff is recommending approval of this final plat subject to posting a bond \$464,525 plus the approval of the Williamson County Planning Commission.

Councilmember Lineweaver stated the street was closed by Council before Templegate was established because the neighbors were for that.

Chairman Smith stated he felt the developers had been held up long enough and a decision should be made.

Councilmember Garrett stated he understood how Chairman Smith felt about the developer but that he was going to vote against it because he remembered when this item went through Council. The developers that have it now are not the developers who came through the Council at the time that it went through. The bottom line is that it would not have been approved then. The 10 foot is not involved within this subdivision but it was obvious that on the other end they did not want that street to go through either. They left that 10 foot there so the street would not be able to go through.

Mr. Owens stated there was concern about not having a turn around and a street connection and suggested an alternative would be to continue to design the subdivision as it had always been approved and put in a temporary cul-de-sac at the end with instruction the cul-de-sac would remain in place until such time Metro took legal title to the intervening 10 feet and the street could be connected.

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

Resolution No. 97-990

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97S-429G is APPROVED SUBJECT TO: APPROVAL BY THE WILLIAMSON COUNTY PLANNING COMMISSION FOR THAT AREA IN THEIR JURISDICTION; THE POSTING OF A BOND OF \$464,525; THE ESTABLISHMENT OF A TEMPORARY TURNAROUND WITHIN A DEDICATED EASEMENT AT THE NORTHERN TERMINUS OF PROPOSED MEADOWVIEW DRIVE UNTIL SUCH TIME AS METRO ACQUIRES CLEAR TITLE TO INTERVENING LAND NECESSARY TO COMPLETE THE CONNECTION OF MEADOWVIEW DRIVE (8-0).”

Request for Bond Extension:

Subdivision No. 88P-067G
Brandywine Pointe, Phase 11, Section 1
Brandywine Pointe Partners, principal

Located abutting the north margin of Shute Lane and both margins of Rachel's Way.

Rehearing for Collection of Bond:

Subdivision No. 88P-067G
Brandywine Pointe, Phase 11, Section 2
Brandywine Pointe Partners, principal

Located abutting the northeast margin of Shute Lane and both margins of Rachel's Way.

Mr. Owens stated these two bond items were related and asked the Commission to hear them together. In September the Commission authorized staff to collect the Phase 11 bond because there were incomplete drainage improvements. The drainage issue is very complicated that involves this phase and an adjoining piece of property. Since September, the Legal Department and Public Works have been working with the developer and adjacent property owner to find a way to resolve the situation. The developer initiated the request for the Commission to rehear the earlier action to collect. At this point in time, the Legal Department and Public Works are encouraging the Commission to not collect the bond on this project but rather to accept a replacement bond for this project targeted only towards the drainage. Staff recommends the Commission vote to rehear and if that is approved, staff will recommend release of the existing bonds for these two sections of Phase 11 in return for establishment of a replacement bond dealing with drainage for a term of 6 months.

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

Resolution No. 97-991

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the release of an existing performance bond for Subdivision No. 88P-067G, Bond No. 96BD-007, Brandywine Pointe, Phase 11, Section 1, in the amount of \$14,750 subject to establishment of a general replacement bond for drainage in the amount of \$98,750 by **12/26/97.**"

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

Resolution No. 97-992

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the release of an existing performance bond for Subdivision No. 88P-067G, Bond No. 96BD-008, Brandywine Pointe, Phase 11, Section 2, in the amount of \$84,000 subject to establishment of a general replacement bond for drainage in the amount of \$98,750 by **12/26/97.**"

MANDATORY REFERRALS:

Proposal No. 97M-137U
Green Hills Library Site Acquisition
Map 117-11, Parcels 70, 71 and 72
Map 117-15, Parcels 7 and 158

Subarea 10 (1994)
District 25 (Kleinfelter)

A mandatory referral authorizing the Public Property Administrator the exercise of a certain option to purchase real purchase property located on Benham Avenue and zoned R10 on which to construct the new Green Hills branch of the Metropolitan Public Library.

Ms. Blue stated this is a mandatory referral that will authorize the Public Property Administrator to purchase five parcels totaling approximately 3.15 acres abutting Benham Avenue for the purpose of acquiring a site to construct a new library in Green Hills.

Before selecting the final site the Library Board considered and evaluated several locations. Phase One of the evaluation was conducted by Planning Commission staff, final site evaluation was conducted by Richard Waters, Providence Associates Inc., library planners and consultants.

Land that could accommodate a one story, 40,000 square foot facility and parking space for 150 cars was of primary concern. A consultant recommended a site of at least 3 acres of land to meet these requirements and to provide buffering. Also of concern to the board was access and visibility.

Five sites were included in the preliminary evaluation and there pros and cons and they are as follows:

Site One - Expanding the current site.

- Even with the acquisition of additional property the site would have less than three acres,
- This site has poor visibility, and
- Inadequate parking to meet required parking provisions, the construction of underground parking garage would probably be necessary

Site two - Parcels on Glen Echo and Hillsboro Road

- High acquisition costs,
- Very close to the high school,
- High visibility, and
- On an MTA bus route

Site three - Part of H.G. Hill site and .42 acres used as a frame shop.

- High acquisition costs,
- To satisfy parking requirements, an underground parking garage would be needed,
- Visible from Hillsboro Road, and somewhat visible from Hillsboro Circle, and
- On an MTA bus route.

Site four - Behind the old Shoney's.

- Poor visibility,
- flood plain issues, and
- directly across from other residential properties

Site five - Covenant Presbyterian Church

- High site acquisition costs,
- High demolition costs, and
- ¾ miles away from Mall core

After the preliminary evaluation, the library considered other sites including Burton Hills and the Benham Avenue sites.

Site selection was determined by a list of general criteria formulated by the consultants. Each criterion is rated with points assigned to each. Maximum points that could be accumulated is 110.

The church site scored the highest with a total of 92 points but the offer of purchase was declined in September; Burton Hills scored second highest with a total of 84 points but the site was not available in July.

Comparing the Benham Avenue site to the current site:

The Benham Avenue site scored higher accessibility, and visual quality, but scored lower than the current site in all other areas. However, the overall score was comparable.

By choosing this site they gained affordability and land mass, but they lost visibility and convenience.

Of particular concern is traffic impact. In the evenings, Hillsboro Road at Woodmont Boulevard currently functions at level of service F (The Green Hills/Hillsboro study). At Crestmoor Road it functions at level of service D.

Land use intensification in this area may add additional traffic to an area already experiencing heavy traffic congestion.

The library is being built to service an area for a twenty to thirty year horizon. The question remains as to whether or not this is the best place for this library operating within that time frame.

On a technical note, the Benham Avenue site is contained within a residential district. Because the library is classified as an institutional use cultural center, it is classified as special exception and will need to appear before the BZA. The BZA may require a traffic impact study; and that should be a recommendation from the Commission.

Ms. Donna Nicely, Director of Libraries, stated she was very pleased to find this site because it was very difficult to find a 3 acre site in Green Hills that could accommodate a 25,000 square foot library. It is not only close to the post office but within walking distance from the high school.

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

Resolution No. 97-993

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 97M-137U.

OTHER BUSINESS:

2. Legislative Update.

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

PLATS PROCESSED ADMINISTRATIVELY

November 13, 1997 through November 25, 1997

- 96S-249G MEADOW WOODS, Phase 1, First Revision**
Adds NES easement

- 97S-423G BRIDLE PATH, Resubdivision of Lot 10**
Adds one acre to a platted lot from a deeded parcel

- 97S-425G RIVER PLANTATION, Phase 1A Sec. 11**
Boundary Plat

- 97S-457G BOONE TRACE at BILTMORE, Section 2, Lot 131**
Minor lot line shift

- 97S-459G POPLAR RIDGE, Section 5, Lots 35 and 36 Revised**
Revised location of a 10 foot public utility drainage easement

ADJOURNMENT:

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 3:30 p.m.

Chairman

Secretary

Minute Approval:
This 11th Day of December 1997