

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: February 5, 1998
Time: 1:00 p.m.
Place: MPC Main Conference Room

Roll Call

Present:

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

Absent:

Mayor Philip Bredesen
Stephen Smith
Arnett Bodenhamer

Others Present:

Executive Office:

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

Current Planning and Design:

Edward Owens, Planning Division Manager
Jennifer Regen, Planner III
John Reid, Planner I
Douglas Delaney, Planner I
Charles Hiehle, Planning Technician II

Community Plans Division:

Jerry C. Fawcett, Planning Division Manager

Advance Planning & Research Division:

April Alperin, Planner I

Others Present:

Rachel Allen, Legal Department
Jim Armstrong, Public Works Department

Chairman Smith called the meeting to order.

ADOPTION OF AGENDA

Mr. Owens announced Addendum Item 98CB004, the Greer Stadium CIB Project, item 97M-011G should be 98M-011G and that C98CB003 should be 98CB003.

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

ANNOUNCEMENT OF DEFERRED ITEMS

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

- 94-79-G Final plat deferred.
- 6-87-P Deferred two weeks, by applicant.
- 96P-007G Deferred until March 5, 1998 by applicant.

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

APPROVAL OF MINUTES

Mr. Lawson moved and Ms. Nielson seconded the motion, which unanimously passed to approve the minutes of the meeting of January 22, 1998.

RECOGNITION OF COUNCILMEMBERS

No Councilmembers were present to speak at this time.

ADOPTION OF CONSENT AGENDA

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

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 9-77-U
 Edmondson Commercial Center
 Map 161, Parcel 220
 Subarea 12 (1997)
 District 32 (Jenkins)

A request to cancel a portion of the Commercial (General) Planned Unit Development District abutting the west margin of Edmondson Pike (.63 acres), 370 feet north of Old Hickory Boulevard, classified SCC, originally approved to permit the development of a 416 square foot drive-thru bank, requested by Eakin and Smith Real Estate, for First Union National Bank, owner.

Resolution No. 98-85

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 9-77-U is given **CONDITIONAL APPROVAL REQUIRING COUNCIL CONCURRENCE (7-0)**. The following condition applies:

Recording of a revised plat to widen the existing drainage easement across this parcel prior to the issuance of any building permits.”

Proposal No. 94-79-G
Hickory Woods Estates
Map 176-5-B, Parcel 166
Subarea 13 (1996)
District 29 (Holloway)

A request for final approval for a portion of the Residential Planned Unit Development District abutting the south margin of Hickory Woods Drive, approximately 600 feet northeast of Murfreesboro Pike (12.49 acres), classified R10, to permit the development of 39 single-family lots, requested by Wamble and Associates, PLLC, for Taylor Duncan Interests, owner.

Resolution No. 98-86

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 94-79-G is given **CONDITIONAL FINAL PUD APPROVAL; FINAL PLAT DEFERRED AT THE REQUEST OF THE APPLICANT (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 a bond for all required improvements.”

Proposal No. 113-85-P
Kingston Place
Map 119-10, Parcels 38, 39 and 116
Subarea 11 (1993)
District 16 (Graves)

A request to cancel an undeveloped Residential Planned Unit Development District abutting the south margin of Whitsett Road, opposite Sterling Boone Drive (5.8 acres), classified R10, originally approved to permit the development of a 63 unit multi-family complex, requested by William A. King, applicant/owner.

Resolution No. 98-87

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 113-85-P is given **APPROVAL OF CANCELLATION REQUIRING COUNCIL CONCURRENCE (7-0)**. The following condition applies:

Concurrence of cancellation by the Metropolitan Council.”

Proposal No. 89P-022U
Walgreens (Melrose PUD)
Map 118-2, Parcel 181
Subarea 10 (1994)
District 17 (Douglas)

A request to revise a portion of the approved final site development plan of the Commercial (General) Planned Unit Development District abutting the southwest quadrant of Franklin Pike and Kirkwood Avenue (1.72 acres), classified CS, to permit the development of a 13,905 square foot general retail and pharmacy building, requested by ASG, Inc., for M&M Development Company, Inc., owner.

Resolution No. 98-88

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 89P-022U is given **CONDITIONAL APPROVAL OF REVISION TO FINAL (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. Submittal to the staff of the Planning Commission revised plans which provide for a sidewalk along Franklin Pike for the length of the project.”

SUBDIVISIONS:

Final Plats:

Subdivision No. 97S-231G
New Hope Point, Phase 1, Section 5
Map 98, Part of Parcel 52.1
Subarea 14 (1996)
District 12 (Ponder)

A request for final plat approval to create five lots abutting the northwest corner of Cape Hope Pass and New Hope Road (1.71 acres), classified within the R15 Residential Planned Unit Development District, requested by Regional Developers, L.L.C., owner/developer, MEC, Inc., surveyor.

Resolution No. 98-89

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 97S-231G is **APPROVED (7-0)**.”

Subdivision No. 98S-036G
Pasquo Plaza Subdivision
Map 155, Parcel 124
Subarea 6 (1996)
District 35 (Lineweaver)

A request to subdivide one parcel into three lots abutting the south margin of State Highway 100, approximately 1,014 feet northeast of Chaffin Drive (10.41 acres), classified within the RS40 Commercial Planned Unit Development District, requested by Mary B. Johnson, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor. (Deferred from meeting of 1/22/98).

Resolution No. 98-90

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-036G is **APPROVED SUBJECT TO A BOND OF \$304,000.00 (7-0)**.”

Subdivision No. 98S-047U
Vanderbilt Plaza
Map 92-15, Parcels 183 and 193

Map 92-16, Parcel 430
Subarea 10 (1994)
District 21 (McCallister)

A request for final plat approval to consolidate 12 lots into two lots abutting the north margin of West End Avenue, between 21st Avenue North, Hayes Street and Louise Avenue (5.96 acres), classified within the ORI District, requested by Highlands/Tennessee Holdings, L.P., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Resolution No. 98-91

“**BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-047U is **APPROVED CONDITIONED UPON THE PLAT NOT BEING RECORDED UNTIL COUNCIL HAS ABANDONED INTERNAL UTILITY EASEMENTS (7-0).**”

Request for Bond Extension:

Subdivision No. 89-86-P
Brittany Park, Phase 1-A
Carlton Enterprises, Inc., principal

Located abutting the north margin of Bell Road, approximately 1,270 feet west of Blue Hole Road.

Resolution No. 98-92

“**BE IT RESOLVED** by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 89-86-P, Bond No. 95BD-066, Brittany Park, Phase 1-A, in the amount of \$201,000 to 5/1/98 subject to submittal of an amendment to the present Letter of Credit by **2/19/98** which extends its expiration date to 11/4/98. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 74-87-P
Peninsula, Phase 2
Map 97, Part of Parcel 138
Subarea 14 (1996)
District 12 (Ponder)

Located abutting both margins of Peninsula Park Landing and both margins of Bay Overlook Drive.

Resolution No. 98-93

“**BE IT RESOLVED** by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 74-87-P, Bond No. 97BD-006, Peninsula, Phase 2, in the amount of \$99,250 to 5/15/98 subject to submittal of an amendment to the present Letter of Credit by **2/19/98** which extends its expiration date to 11/15/98. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

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

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

Resolution No. 98-94

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** request for extension of a performance bond for Subdivision No. 88S-209G, Bond No. 88BD-009, Interchange City Industrial Park, Section 31, Resubd. of Lot 1, in the amount of \$7,000 to 3/15/99 subject to submittal of an amendment to the present Letter of Credit by **2/19/98** which extends its expiration date to 9/15/99. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 94S-399G
Northfork Industrial Park
Northfork Properties, Inc., principal

Located abutting the west margin of Dickerson Pike and the east margin of the CSX Transportation Railroad.

Resolution No. 98-95

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** request for extension of a performance bond for Subdivision No. 94S-399G, Bond No. 96BD-046, Northfork Industrial Park, Phase 1, in the amount of \$90,000 to 5/15/98 subject to submittal of an amendment to the present Letter of Credit by **2/19/98** which extends its expiration date to 11/15/98. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 95P-002G
Heritage Meadows, Phase 1
B & P Developments, Inc., principal

Located abutting the east margin of Andrew Jackson Parkway, between Rachels Square Drive and Netherland Drive.

Resolution No. 98-96

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 95P-002G, Bond No. 96BD-006, Heritage Meadows, Phase 1, in the amount of \$286,400 to 7/1/98 subject to submittal of an amendment to the present Letter of Credit by **2/19/98** which extends its expiration date to 1/1/99. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Subdivision No. 95P-024U
Carters Glen
Magnolia Construction Company, Inc., principal

Located abutting the southeast margin of Old Harding Pike and Bellevue Road.

Resolution No. 98-97

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 95P-024U, Bond No. 96BD-016, Carter’s Glen, in the amount of \$153,500 to 9/1/98 subject to submittal of an amendment to the present Letter of Credit by **2/19/98** 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. 96S-004U
Hunters Run, Section 1

Butler Development, L.L.C., principal

Located abutting the east margin of Una Antioch Pike, opposite Richards Road.

Resolution No. 98-98

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 96S-004U, Bond No. 94BD-068, Hunter’s Run, Section 1, in the amount of \$374,000 to 5/15/98 subject to submittal of an amendment to the present Letter of Credit by **2/15/98** which extends its expiration date to 11/15/98. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Request for Bond Release:

Subdivision No. 206-83-G
Chelsea Village Addition, Section 3
Butler Development, LLC, principal

Located abutting both margins of Oak Forest Drive, approximately 150 feet east of Split Oak Drive.

Resolution No. 98-99

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 206-83-G, Bond No. 95BD-009, Chelsea Village Addition, Section 3 in the amount of \$5,300.”

MANDATORY REFERRALS:

Proposal No. 98M-010U
Alley 524 Closure
Map 81-3
Subarea 8 (1995)
District 20 (Haddox)

A proposal to close a segment of Alley No. 524 at its northern terminus, between Parcels 253 and 273 on Map 81-3, requested by Rev. Edwin C. Sanders, II, for Metropolitan Interdenominational Church, adjacent property owner. (Easements are to be abandoned).

Resolution No. 98-100

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 98M-010U.”

Proposal No. 98M-011G
Mt. View Elementary School Site
Map 164, Parcels 135 and 201
Subarea 13 (1996)
District 29 (Holloway)

A request for the approval of an ordinance authorizing the acquisition of land for the construction of a new elementary school facility on the Old Mt. View Elementary School site located on Old Hickory Blvd.

Resolution No. 98-101

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 98M-011G."

Proposal No. 98M-012G
Napier Elementary School
Map 93-16, Parcels 342-348
Subarea 11 (1993)
District 15 (Dale)

A request for the approval of an ordinance authorizing the acquisition of land for the construction of a new facility for Napier Elementary School.

Resolution No. 98-102

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 98M-012G."

Proposal No. 98M-013U
Whitsitt Elementary School
Map 119-6, Parcels 360, 361 and 367
Map 119-10, Parcels 236 and 237
Subarea 11 (1993)
District 16 (Graves)

A request for the approval of an ordinance authorizing the acquisition of land for the construction of a new facility for Whitsitt Elementary School.

Resolution No. 98-103

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 98M-013U."

Proposal No. 98M-014U
Council Bill No. O98-1043
Donation of Property to the YWCA of Nashville
Map 80, Parcel 35
District 1 (Patton)

A council bill for the donation of 3.5 acres of property to the YWCA of Nashville.

Resolution No. 98-104

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 98M-014U."

Proposal No. 98M-016G
Joelton School Sewer Extension Easement

Map 22, Parcel 19
Subarea 1
District 1 (Patton)

A request for the approval of a permanent easement on a portion of said parcels for the extension of sanitary sewer services for Joelton School.

Resolution No. 98-105

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 98M-016G."

Proposal No. 98M-017U
Shelby Park Pumping Station and Force
Main Easement Acquisition
Map 94-2, Parcel 229
Subarea 5 (1994)
District 6 (Beehan)

A request for the approval of a permanent easement on a portion of said parcel required for the proposed Shelby Park Pumping Station and Force Main Easement Acquisition.

Resolution No. 98-106

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 98M-017U."

Proposal No. 98M-018U
The Grove at Richland Sewer Line
and Easement Abandonment
Map 104-14, Parcel 312
Subarea 10 (1994)
District 25 (Kleinfelter)

A request for the approval of the relocation and abandonment of a 12" sewer line and easement located at The Grove at Richland.

Resolution No. 98-107

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 98M-018U."

OTHER BUSINESS:

2. Capital Budget Amendment 98CB003:

A proposal to amend the 1997-98 to 2002-03 Capital Improvements Budget and Program by adding one Public Education Government Committee project;

Resolution No. 98-108

“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 adding item 97IPE001, Public Education Government Committee project, as follows:

I.D. No. 97IPE001

Television Production Studio - Construct and Equip
Nashville State Technical Institute
Construct and Equip a New Television Production Facility
for use by Public Education and Government Entities

\$550,000	Miscellaneous Funds	1997-1998
\$275,000	Proposed General Obligation Bonds	1997-1998

This concluded the items on the consent agenda.

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 98Z-015G
Map 128, Parcel 70 (2.18 acres)
Subarea 6 (1996)
District 23 (Crafton)

A request to change from R20 to OR20 District certain property at 407 Old Hickory Boulevard (2.20 acres), requested by Spencer/Northcutt Properties, appellant /owner. (Deferred from meeting of 1/22/98).

Ms. Regen stated this case was reviewed at the last Planning Commission meeting where the applicant was proposing OR20 zoning in NC policy in the Bellevue area. Since that meeting staff has been working with the applicant on finding another zoning district that complies with policy. The applicant has submitted an amended request for RM4 zoning on this property which is consistent with staff recommendation. A request to speak by John Rumble, President of the Bellevue Area Citizens for Planned Growth has been withdrawn.

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

Resolution No. 98-109

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-015G is **APPROVED (7-0)** as amended from a request for OR20 zoning to a request for RM4 zoning:

This property falls within Natural Conservation (NC) policy which seeks to protect steep hills in the area by clustering development on flatter land. RM4 zoning is consistent with NC policy and the predominate multi-family development pattern in this area."

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 108-79-G
Hickory Hills Ridge (formerly North Graycroft Manor)
Map 42, Parcels 19, 29 and Part of Parcel 30
Map 42-6, Parcel 14
Subarea 4 (1993)
District 3 (Nollner)

A request to revise the approved preliminary master plan of the Residential Planned Unit Development District abutting the east margin of Interstate 65, approximately 200 feet south of Nesbitt Lane (30.7 acres), classified R10, to permit the development of 78 single-family lots, requested by Barge, Waggoner, Sumner and Cannon, for Jerry Harlan, owner. (Deferred from meeting of 1/22/98).

Mr. Delaney stated this is a request to revise the approved preliminary sight development plan of this Residential PUD to permit the development of 78 single-family lots. This PUD was originally approved as a 238 unit apartment complex at an overall density of 7.75 dwelling units per acre in 1979. This original plan predated the subarea policy which identifies this area as residential low density policy, allowing up to two dwelling units per acre. This new plan for 78 lots results in an overall density of 2.5 dwelling units per acre which is slightly over the residential low policy. This plan is a result of meetings between the developer, the councilmember and the neighborhood. Staff is advising the Planning Commission to determine if this is an appropriate compromise between the density of the original multi-family PUD and the current policy of low density residential, taking into consideration that the surrounding area is an RS20 neighborhood.

Councilmember Ron Nollner was present to speak in favor of the proposal.

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

Resolution No. 98-110

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 108-79-G is given **APPROVAL (7-0)**. 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. Written confirmation of approval from the Madison Suburban Utility District.”

Proposal No. 94P-017G
October Woods
Map 183, Part of Parcel 4
Subarea 12 (1997)
District 31 (Alexander)

A request to revise a portion of the approved preliminary master plan of the Residential Planned Unit Development District abutting the west margin of Old Hickory Boulevard, approximately 1,800 feet south of Interstate 24 (55.11 acres), classified R10 and RM15, to replace the approved 596 multi-family units with 136 single-family lots, requested by Anderson-Delk and Associates, Inc., for Paul E. Johnson, owner.

Mr. Delaney stated this is a request to revise a portion of the preliminary plan of this Residential PUD to permit the development of 130 single-family lots. This PUD was originally approved for both single and multi family development. This proposal would convert the multi family to single family. The issue with this proposal is the length of several proposed cul-de-sacs. This area of the PUD is very steep. The cul-de-sacs being extended average from approximately 1,000 feet to 1,800 feet in length, in violation of the 750 foot maximum identified in the Subdivision Regulations. Staff has looked at all the opportunities for interconnection of these proposed cul-de-sacs. The only area that offered potential connection were the two cul-de-sacs to the east. Staff requested the applicant to develop design profiles for a possible connection. The applicant provided these design profiles to both staff and the Department of Public Works. Public Works, along with staff have reviewed these profiles and feel that, due to the steep nature of the property,

there is no opportunity for interconnection. Therefore, staff is recommending approval with a variance to the Subdivision Regulations for a maximum cul-de-sac street length.

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

Resolution No. 98-111

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 94P-017G is given **CONDITIONAL APPROVAL OF A REVISION TO PRELIMINARY WITH A VARIANCE TO THE SUBDIVISION REGULATIONS FOR MAXIMUM CUL-DE-SAC STREET LENGTH (7-0)**. The following condition applies:

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

SUBDIVISIONS:

Preliminary Plats:

Subdivision No. 98S-024U (Public Hearing)
Williamwood II
Map 58, Parcel 117
Subarea 3 (1992)
District 1 (Patton)

A request for preliminary approval for 11 lots abutting the north margin of Kings Lane, approximately 800 feet west of Clarksville Pike (8.51 acres), classified within the RS15 District, requested by Jeffrey C. and Gina L. Williams, owner/developers, Thornton and Associates, Inc., surveyor.

Mr. Owens described the general location of the proposed subdivision and indicated that it was a straight forward design involving the construction of one street off of Kings Lane and the creation of 11 lots along that street. The street has been designed to extend eastwardly to intersect with Clarksville Pike opposite Fairmeade Drive.

Mr. Owens advised the Commission that the application satisfied all the requirements for subdivision.

Mr. Ulysses Brown, adjacent property owner, stated he would like to know what type houses would be built.

Mr. Jeffrey William Wood, developer, stated they would be 2,200 to 2,600 square foot homes.

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

Resolution No. 98-112

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-024U is **APPROVED (7-0)**.”

Subdivision No. 98S-045G (Public Hearing)
Thompson Property
Map 39, Parcels 297-306
Map 40, Parcels 210-220

Subarea 3 (1992)
District 1 (Patton)

A request for preliminary approval for 29 lots abutting the northwest margin of Old Hickory Boulevard, approximately 370 feet west of Whites Creek Pike (123.98 acres), classified within the AR2a, RS10 and R15 Districts, requested by Country Maid Farms, Inc., owner/developer, Walter Davidson and Associates, surveyor.

Mr. Owens also stated the applicant was requesting a deferral but that the public hearing had been announced and that it would need to be held.

Mr. Owens described the general location of the proposed subdivision and indicated that the principle issue associated with the application involved the lack of public streets.

Chairman Smith opened the public hearing.

Mr. William Thompson, applicant, stated he would like to have this matter deferred indefinitely.

Mr. Lawson moved and Ms. Nielson seconded the motion, which carried unanimously, to leave the public hearing open and defer this matter indefinitely.

Final Plats:

Subdivision No. 97S-382G
Willow Village
Map 33, Parcel 72
Subarea 2 (1995)
District 10 (Garrett)

A request for final plat approval to create 18 lots located between Dickerson Pike and Old Dickerson Pike, approximately 321 feet south of Campbell Road (9.57 acres), classified within the R20 District, requested by Richard C. Binkley, owner/developer, L. Steven Bridges, Jr., surveyor.

Mr. Owens described the general location of the property and indicated the plat was in order and recommended approval.

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

Resolution No. 98-113

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 97S-382G is **APPROVED SUBJECT TO A BOND OF \$221,515.00 (7-0).”**

Subdivision No. 98S-044U
Watercrest Townhomes, Phase 1
Map 136, Part of Parcel 80
Subarea 13 (1996)
District 29 (Holloway)

A request for final plat approval to record 47 condominium units abutting the east margin of Old Anderson Road, opposite Anderson Road (7.58 acres), classified within the R10 Residential Planned Unit Development District, requested by Watercrest Townhomes, LLC, owner/developer, Thomas, Miller and Partners, surveyor.

Mr. Owens described the general location of the property and indicated the plat was in order and recommended approval.

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

Resolution No. 98-114

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 98S-044U is **APPROVED SUBJECT TO A BOND OF \$230,500.00 (7-0).”**

MANDATORY REFERRALS:

Chairman Smith stated he would like for the Mandatory Referral and the Capital Improvements Budget amendment for the Nashville Sounds to be heard together.

Proposal No. 98M-015U
Nashville Sounds Amended and Restated Lease Agreement
Map 105, Parcel 100
Subarea 11 (1993)
District 19 (Sloss)

A request for the approval of an ordinance approving an amended and restated lease agreement by and between Metro and the Nashville Sounds Baseball Club for the lease of Greer Stadium.

ADDENDUM:

A proposal to amend the 1997-98 to 2002-03 Capital Improvements Budget and Program by adding a new Park and Recreation project for capital improvements to Greer Stadium:

I.D. No. 97PR412
Greer Stadium
Various Capital Improvements

\$2,000,000 Miscellaneous Funds 1997-1998

Ms. Alperin stated that this proposed amendment adds one Parks and Recreation project to the current Capital Improvements Budget and Program. The proposed amendment will allow the Metropolitan Government to make a direct appropriation from the unappropriated fund balance of the General fund of the General Services District of \$2,000,000 for the Nashville Sounds Baseball Club for capital improvements to Greer Stadium. The Sounds have agreed to undertake capital improvements to the stadium that include concession equipment, electrical upgrades, storm water drainage and roof repairs. These capital improvements do not appear in the current Capital Improvements Budget and Program. The Nashville Sounds Baseball Club owns and operates the triple-A minor league baseball team known as the Nashville Sounds at Greer Stadium. Greer Stadium is owned by the Metropolitan Government and is leased to the Nashville Sounds by virtue of a lease initiated in 1976 which has been amended several times. The proposed capital improvements to the stadium are a condition of a new lease agreement under consideration by the Metropolitan Council on Second Reading at its February 3, 1998, meeting. The lease is a ten year lease with a start date of January 1, 1998 and an end date of December 31, 2008.

Staff is not recommending approval of this request because it is likely removing these \$2,000,000 from other capital projects that are already in the program. Staff does not believe adequate reasons have been provided to justify moving this project to a higher priority than other projects in the budget.

Mr. Jim Fyke, Director of Parks, was present to explain the lease and answer any questions the Commission might have.

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

Resolution No. 98-115

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (7-0)** Proposal No. 98M-015U."

Resolution No. 98-116

"BE IT RESOLVED by the Metropolitan Planning Commission that it approves a proposal to amend the 1997-98 to 2002-03 Capital Improvements Budget and Program by adding a new Park and Recreation project for capital improvements to Greer Stadium:

I.D. No. 97PR412

Greer Stadium

Various Capital Improvements

\$2,000,000

Miscellaneous Funds

1997-1998

OTHER BUSINESS:

1. Set March 5, 1998 as the public hearing date to consider an amendment to the Subarea 13 Plan: 1996 Update.

Mr. Lawson moved and Ms. Nielson seconded the motion, which carried unanimously, to set March 5, 1998, as the public hearing date to consider an amendment to the Subarea 13 Plan: 1996 Update.

3. Legislative Update.

Councilmember Garrett stated there was no legislation before the Council which the Planning Commission had previously considered.

PLATS PROCESSED ADMINISTRATIVELY:

January 22, 1998 through February 4, 1998

92S-210G

FRANK WILBERT SUBDIVISION, Revision of Lot 1

Makes correction to boundary of Lot 1

95S-314G

POPLAR WOOD, Section 2, First Revision

Makes adjustments to lots for closure

- 96S-249G** **MEADOW WOODS, Phase 1, Second Revision**
Revises street names
- 98S-008U** **BELMONT LAND COMPANY'S PLAN,**
 Resubdivision of Part of Lots 181 and 182
Reconfigures two existing lots
- 98S-017G** **SIGLER-AVERY SUBDIVISION**
Plats two deeded parcels
- 98S-028G** **COTTONPORT PLANTATION, Phase 1,**
 Resubdivision of Lots 126 and 135
Reconfigures two platted lots
- 98S-051G** **SADDLEBACK FARMS, Resubdivision of Lot 8**
Minor interior lot line shift

ADJOURNMENT:

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 1:40 p.m.

Chairman

Secretary

Minute Approval:
This 19th day of February, 1998