

**MINUTES**  
**OF THE**  
**METROPOLITAN PLANNING COMMISSION**

Date: November 25, 1998  
Time: 1:00 p.m.  
Place: Howard Auditorium

**Roll Call**

**Present:**

Gilbert N. Smith, Chairman  
Tim Garrett, Councilmember  
James Lawson  
Douglas Small  
Pat Tatum  
Marilyn Warren

**Absent:**

Mayor Philip Bredesen  
William Manier  
Ann Nielson  
Stephen Smith

**Others Present:**

**Executive Office:**

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

**Current Planning & Design Division:**

Theresa Carrington, Planner III  
Jennifer Regen, Planner III  
John Reid, Planner II  
Robert Leeman, Planner I  
James Russ, Planning Technician I

**Community Plans Division:**

Jerry Fawcett, Planning Division Manager

**Advance Planning & Research:**

John Boyle, Planning Division Manager  
Mike Calleja, Planner III  
Jeff Lawrence, Planner III

**Others Present:**

Jim Armstrong, Public Works  
Nicole Rodrigue, Legal Department

Chairman Smith called the meeting to order.

#### **ADOPTION OF AGENDA**

Ms. Carrington announced 98Z-189G should read RM4 rather than RM6, the name James Ray should be removed under 98Z-192U, on 98P-008G the owners should be changed to the ones listed with the Zone Change Proposal 98Z-190G, 98S-411G should be Phase 2 rather than Phase 3 and 98M-127U should be 98M-127G.

Ms. Warren moved and Mr. Lawson seconded the motion, which unanimously passed, to approve the agenda with the announced corrections.

#### **ANNOUNCEMENT OF DEFERRED ITEMS**

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

18-84-U           Deferred two weeks, by applicant.  
98S-352G         Deferred two weeks, by applicant.

Councilmember Garrett stated Mandatory Referral No. 98M-127G was listed on the consent agenda and had been deferred and not been passed on first reading at Council and asked that the Commission also defer it until the January 7, 1998 Commission meeting.

Mr. Lawson moved and Ms. Warren seconded the motion, which unanimously passed, to defer the items listed as well as Mandatory Referral No. 98M-127G.

#### **APPROVAL OF MINUTES**

Mr. Small stated the minutes should show he voted against the motion on Zone Change Proposal 98Z-177U.

Mr. Lawson moved and Ms. Warren seconded the motion, which unanimously passed to approve the minutes of the regular meeting of November 12, 1998 with the above mentioned change.

#### **RECOGNITION OF COUNCILMEMBERS**

No Councilmembers were present to speak at this point in the agenda.

#### **ADOPTION OF CONSENT AGENDA**

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

#### **ZONE CHANGE PROPOSALS:**

**Zone Change Proposal No. 98Z-187U**

Map 148, Parcels 44 (1.59 acres), 47 (.36 acres),  
49 (6.23 acres), 135 (3.39 acres) and 141 (.83 acres)  
Subarea 13 (1996)  
District 28 (Hall)

A request to change from R8 to CS district property located at 2111, 2121, 2035 and 2135 Antioch Pike, and from CS to R8 district property located at 2113 Antioch Pike, approximately 800 feet south of Richards Road (12.4 acres), requested by John R. Sturdivant, appellant, for John R. Sturdivant et ux, Ward Middleton et ux, James L. Rifkin, Milburn L. Martin et ux, M. L. and Gail Martin, owners.

**Resolution No. 98-909**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-187U is **APPROVED (6-0)**:

**These properties fall at the boundary between the Subarea 13 Plan's Residential Low Medium (RLM) policy (up to 4 units per acre) and Commercial Mixed Concentration (CMC) policy calling for a wide variety of office, commercial, and higher density residential uses. The R8 zoning is consistent with the high end of the RLM density range and the CS zoning is consistent with the CMC policy."**

**Zone Change Proposal No. 98Z-188U**

Council Bill No. O98-1458  
Map 96-9, Part of Parcel 50 (.3 acres)  
Subarea 14 (1996)  
District 15 (Dale)

A council bill to rezone from OR20 to MUL district a portion of property located at 304 Donelson Pike, 200 feet south of McCampbell Avenue (.3 acres), requested by Ting L. and Ping K. Wong, appellants, for Dorothy M. Smith, owner.

**Resolution No. 98-910**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-188U is **APPROVED (6-0)**:

**This property falls within the Subarea 14 Plan's Commercial Arterial Existing (CAE) policy along Donelson Pike calling for retail, office, and higher density residential uses. The MUL district is consistent with this policy."**

**Zone Change Proposal No. 98Z-189G**

Map 114, Parcel 99  
Subarea 6 (1996)  
District 23 (Crafton)

A request to change from R20 to RM4 district property located on Sawyer Brown Road (unnumbered), on the south margin of Interstate 40 (7.88 acres), requested by Karl E. Haury, Jr., appellant, for Fred Williams et ux, owners.

**Resolution No. 98-911**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-189G is **APPROVED (6-0)**:

**This property falls within the Subarea 6 Plan’s Natural Conservation (NC) policy calling for a maximum density of 4 units per acre on the more developable land such as this property which is not constrained by steep hillsides or floodplain. The RM4 district is consistent with this policy and is appropriate on this flat property next to Interstate 40. The RM4 district is also consistent with the density of the single-family subdivisions across Sawyer Brown Road to the east (averaging 3.3 units per acre).”**

**Zone Change Proposal No. 98Z-191G**  
Map 173, Parcel 45  
Subarea 12 (1997)  
District 31 (Alexander)

A request to change from AR2a to RS10 district property located on Blue Hole Road just north of Pettus Road (15.83 acres), requested by Dale and Associates, appellants, for John W. and Marilyn Joyce Lewis, owners.

**Resolution No. 98-912**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-191G is **APPROVED (6-0)**:

**This property falls within the Subarea 12 Plan’s Residential Low Medium (RLM) policy calling for up to 4 units per acre. The RS10 district is consistent with this policy and the area’s single-family development pattern to the north averaging 3.7 units per acre.”**

**Zone Change Proposal No. 98Z-192U**  
Map 94, Part of Parcels 82 (1.12 acres) and 84 (8.09 acres)  
Map 94-15, Parcels 3 (.34 acres), 5 (.3 acres), 6 (.3 acres),  
7 (.67 acres) and 8 (1.03 acres)  
Map 94-16, Parcel 8.01 (4.92 acres)  
Subarea 14 (1996)  
District 15 (Dale)

A request to change from RS7.5 to CS district properties located at 224, 228, 230, 248, and 300 Spence Lane and from RM20 to IWD district properties located at 210 Spence Lane, 1515 Lebanon Pike, and Lebanon Pike (unnumbered), approximately 100 feet north of Marwood Lane (16.75 acres), requested by George A. Filson and James Ray, appellants, for Leonard D. Liddle, et ux, Jack R. Winfrey et ux, D. L. and Helen D. Batts, John T. and Mary E. Filson (LE’s) et al, David B. and Joseph M. Martin and Jennie B. Peek, owners.

**Resolution No. 98-913**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-192U is **APPROVED (6-0)**:

**These properties fall within the Subarea 14 Plan’s Industrial (IND) policy calling for wholesaling, warehousing, manufacturing, and bulk distribution uses. The CS zoning along Spence Lane will provide for the gradual transition of the residential area to industrial uses consistent with the Subarea 14 Plan’s IND policy. The IWD zoning on the large properties closer to Lebanon Pike will increase the industrial presence around the existing residential area, further ensuring the viability of industrial uses within the IND policy area.”**

**PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:**

**Proposal No. 91-71-G**

Jackson Square  
Map 64-16, Parcels 14 and 18  
Subarea 14 (1996)  
District 11 (Wooden)

A request to revise a portion of the approved final plan for the Commercial (General) Planned Unit Development District located abutting the east margin of Andrew Jackson Parkway, approximately 500 feet north of Lebanon Pike (1.15 acres), classified SCR, to add to the approved 6,150 square feet of office use a 1,547 square foot office and a 3,503 square foot retail/bank use, requested by Ragan-Smith Associates, Inc., for Richard H. Leike and Harold E. Crye, trustees.

**Resolution No. 98-914**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 91-71-G is given **CONDITIONAL FINAL APPROVAL FOR A PHASE (6-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, the Planning Commission shall receive written confirmation of final approval of this plan from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Prior to the issuance of any building permits, a final subdivision plat shall be recorded which combines parcels 14 and 18 on map 64-16.”

**Proposal No. 28-81-G**

Hickory Hills Village Park (Papa John’s)  
Map 142, Parcel 346  
Subarea 6 (1996)  
District 23 (Crafton)

A request to revise the approved preliminary plan, and for final approval of that plan for the Commercial (General) Planned Unit Development District located abutting the west margin of Old Hickory Boulevard, approximately 800 feet north of Belle Forest Circle, classified SCC, to permit the development of a 1,500 square foot restaurant on 0.67 acres, requested by Barge, Waggoner, Sumner, and Cannon, for Dalton Development Corporation, owner.

**Resolution No. 98-915**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 28-81-G is given **APPROVAL OF REVISION TO PRELIMINARY AND CONDITIONAL FINAL APPROVAL FOR A PHASE (6-0)**. The following condition applies:

Prior to the issuance of any building permits, the Planning Commission shall receive written confirmation of final approval of this plan from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.”

**Proposal No. 78-87-P**

Fredericksburg Townhomes, Phase 2, Sections 6 and 7  
Map 171, Part of Parcel 89  
Subarea 12 (1997)  
District 32 (Jenkins)

A request for final approval for a phase of the Residential Planned Unit Development District located abutting the south margin of Old Hickory Boulevard opposite Hearthstone, classified R20, to permit the

development of 110 multi-family units (42 units in Section 6 and 68 units in Section 7) on 24.67 acres, requested by Anderson-Delk and Associates, Inc., for Patricia P. Newton and P. P. McCarthy et al, owners.

**Resolution No. 98-916**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 78-87-P is given **CONDITIONAL FINAL APPROVAL FOR PHASE 2 (6-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, the Planning Commission shall receive written confirmation of final approval of this plan from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Prior to the issuance of any building permits, a final subdivision plat shall be recorded and bonds shall be posted for any necessary public improvements.”

**Proposal No. 97P-031U**  
Mount View Ridge Subdivision  
Map 150, Parcel 147  
Subarea 13 (1996)  
District 29 (Holloway)

A request for final approval of the Residential Planned Unit Development District located abutting the southeast margin of Mt. View Road, approximately 700 feet southwest of Kenton Court (11.202 acres), classified RS10, to permit the development of 44 single-family lots, requested by Dale and Associates, for Mt. View, LC, owner. (Deferred from meetings of 10/29/98 and 11/12/98).

**Resolution No. 98-917**

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-031U is given **CONDITIONAL FINAL APPROVAL (6-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, the Planning Commission shall receive written confirmation of final approval of this plan from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Prior to the issuance of any building permits, a PUD boundary plat shall be recorded.
3. Prior to the issuance of any building permits, a final subdivision plat shall be recorded and bonds shall be posted for any necessary public improvements.”

**SUBDIVISIONS:**

**Final Plats:**

**Subdivision 98S-024U**  
Williamswood II  
Map 58, Parcel 117  
Subarea 3 (1998)  
District 1 (Patton)

A request for final plat approval to create 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, owners/developers, Thornton and Associates, Inc., surveyor. (Deferred from meetings of 10/29/98 and 11/12/98).

**Resolution No. 98-918**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-024U, is **APPROVED, SUBJECT TO A BOND OF \$298,000.00 (6-0).”**

**Subdivision No. 98S-393U**  
Canyon Ridge, Phase 1  
Map 149, Part of Parcel 48  
Subarea 13 (1996)  
District 28 (Hall)

A request for final plat approval to create 27 lots abutting the south terminus of Edge-O-Lake Drive and the northwest terminus of Rice Road (11.56 acres), classified within the R10 Residential Planned Unit Development District, Starwood Properties Five, L.P., owner/developer, Wamble and Associates, surveyor. (Deferred from meeting of 11/12/98).

**Resolution No. 98-919**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-393U, is **APPROVED, SUBJECT TO A BOND OF \$666,000.00 (6-0).”**

**Subdivision No. 98S-394U**  
Canyon Ridge, Phase 2  
Map 149, Part of Parcel 48  
Subarea 13 (1996)  
District 28 (Hall)

A request for final plat approval to create 27 lots abutting both margins of Pebble Creek Drive, approximately 550 feet west Edge-O-Lake Drive (9.65 acres), classified within the R10 Residential Planned Unit Development District, Starwood Properties Five, L.P., owner/developer, Wamble and Associates, surveyor. (Deferred from meeting of 11/12/98).

**Resolution No. 98-920**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-394U, is **APPROVED, SUBJECT TO A BOND OF \$236,500.00 (6-0).”**

**Subdivision No. 98S-401U**  
Northside Station, Lot 3  
Map 69-4, Parcel 232  
Subarea 3 (1998)  
District 2 (Black)

A request for final plat approval to create one lot abutting the east margin of Clarksville Pike, approximately 625 feet north of West Hamilton Avenue (.87 acres), classified within the CL Commercial Planned Unit Development District, requested by Austell Associates, owner/developer, Crawford Land Surveyors, surveyor.

**Resolution No. 98-921**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-401U, is **APPROVED, SUBJECT TO A BOND OF \$15,500.00 (6-0).”**

**Subdivision No. 98S-402U**  
Steel Coils, Inc.

Map 93-12, Parcels 7 and 123  
Subarea 11 (1993)  
District 15 (Dale)

A request for final plat approval to consolidate two parcels into one lot abutting the west margin of Driftwood Street, opposite Nestor Street (9.05 acres), classified within the IR District, requested by Steel Coil, Inc., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

**Resolution No. 98-922**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-402U, is **APPROVED (6-0).”**

**Subdivision No. 98S-406U**  
Hollywood Place, Resubdivision of  
Lots 60, 61, 62 and 66  
Map 131-2, Parcels 126, 127 and 142  
Subarea 10 (1994)  
District 33 (Turner)

A request for final plat approval to reconfigure four lots into two lots abutting the southeast margin of Hillsboro Pike and the northwest margin of Kirtland Road (1.49 acres), classified within the RM20 and R15 Districts, requested by Haury and Smith Contractors, Inc., owner/developer, Ragan-Smith Associates, Inc., surveyor.

**Resolution No. 98-923**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-406U, is **APPROVED (6-0).”**

**Subdivision No. 98S-409G**  
River Plantation, Phase 3, Section 11  
(Horizontal Property Regime)  
Map 142, Part of Parcel 124  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request for final plat approval to record 20 condominium units located southwest of Sawyer Brown Road, opposite General George Patton Road (3.95 acres), classified within the R15 Residential Planned Unit Development District, requested by Haury and Smith Contractors, Inc., owner/developer, Ragan-Smith Associates, Inc., surveyor.

**Resolution No. 98-924**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-409G, is **APPROVED, SUBJECT TO A BOND OF \$54,371.00 (6-0).”**

**Subdivision No. 98S-411G**  
October Woods, Phase 2, Section 6  
Map 183, Part of Parcel 192  
Subarea 12 (1997)  
District 31 (Alexander)

A request for final plat approval to create 30 lots abutting the southwest terminus of Catspaw Place, approximately 110 feet southwest of Catspaw Drive (8.0 acres), classified within the R10 Residential



Planned Unit Development District, requested by October Woods, L.P., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

**Resolution No. 98-925**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-411G, is **APPROVED, SUBJECT TO A BOND OF \$319,500.00 AND A PRO RATA CONTRIBUTION FOR FUNDING A TRAFFIC SIGNAL (6-0).”**

**Subdivision No. 98S-412G**

Argo Property  
Map 181, Parcel 93  
Subarea 12 (1997)  
District 31 (Alexander)

A request for final plat approval to subdivide one parcel into two lots abutting the southwest corner of Holt Road and Nolensville Pike (1.56 acres), classified within the CL District, requested by Richard C. Argo, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

**Resolution No. 98-926**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-412G, is **APPROVED, SUBJECT TO A BOND OF \$52,000 (6-0).”**

**Subdivision No. 98S-414G**

New Hope Point, Phase 1, Section 4  
Map 98, Part of Parcel 52.1  
Subarea 14 (1996)  
District 12 (Ponder)

A request for final plat approval to create 25 lots abutting the north terminus of Moonwater Court and the north terminus of Annapolits Circle (6.47 acres), classified within the R15 Residential Planned Unit Development District, requested by Regional Developers, L.L.C., owner/developer, MEC, Inc., surveyor.

**Resolution No. 98-927**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-414G, is **APPROVED, SUBJECT TO A BOND OF \$219,000.00 (6-0).”**

**Request for Bond Extension:**

**Subdivision No. 89S-099U**

Physicians Park, Section 8  
HCA Realty, Inc., principal  
[Buildout is at 0%]

Located abutting the south margin of Charlotte Avenue, 0 feet east of 25th Avenue North.

**Resolution No. 98-928**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** a request for extension of a performance bond for Subdivision No. 89S-099U, Bond No. 89BD-013, Physicians Park, Section 8 in the amount of \$23,000 to 10/1/99 subject to submittal of a letter from the North River Insurance Company by **12/30/98** agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Subdivision No. 96P-017G**  
Indian Creek Estates, Section 1  
Eugene T. Collins, principal  
[Buildout is at 53%]

Located abutting the south margin of Old Hickory Boulevard and Culbertson Road.

**Resolution No. 98-929**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** a request for extension of a performance bond for Subdivision No. 96P-017G, Bond No. 98BD-017G, Indian Creek Estates, Section 1, in the amount of \$173,000 to 9/1/99 subject to submittal of an amendment to the present Letter of Credit by **12/30/98** which extends its expiration date to 3/1/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Subdivision No. 96P-017G**  
Indian Creek Estates, Section 2  
Eugene T. Collins, principal  
[Buildout is at 22%]

Located abutting the south margin of Old Hickory Boulevard and both margins of Tuckaleeshee Lane.

**Resolution No. 98-930**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** a request for extension of a performance bond for Subdivision No. 96P-017G, Bond No. 98BD-016, Indian Creek Estates, Section 2, in the amount of \$132,000 to 11/15/99 subject to submittal of an amendment to the present Letter of Credit by **12/30/98** which extends its expiration date to 5/15/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Subdivision No. 96P-018G**  
Newport  
Newport LLC, principal  
[Buildout is at 31%]

Located abutting the southeast margin of John Hager Road and the southwest margin of South New Hope Road.

**Resolution No. 98-931**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** a request for extension of a performance bond for Subdivision No. 96P-018G, Bond No. 97BD-084, Newport in the amount of \$257,000 to 11/15/99 subject to submittal of a letter from the United States Fidelity and Guaranty Company by **12/20/98** agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Subdivision No. 97P-008G**  
Lakewood Village, Section 1  
Fischer Ford Group LLC

[Buildout is at 23%]

Located abutting the north margin of Pinhook Road, approximately 660 feet west of Lavergne Couchville Pike.

**Resolution No. 98-932**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** a request for extension of a performance bond for Subdivision No. 97P-008G, Bond No. 97BD-076, Lakewood Village, Section 1, in the amount of \$179,500 to 8/1/99 subject to submittal of an amendment to the present Letter of Credit by **12/30/98** which extends its expiration date to 2/1/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

**Subdivision No. 97S-310U**  
Hickory Hollow Townhomes  
Vastland/Eatherly/McClung Development LLC  
[Buildout is at 26%]

Located abutting the north margin of Hickory Hollow Parkway, approximately 2,035 feet west of Bell Road.

**Resolution No. 98-933**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** a request for extension of a performance bond for Subdivision No. 97S-310U, Bond No. 97BD-070, Hickory Hollow Town Homes in the amount of \$28,000 to 4/2/99.”

**Request for Bond Release:**

**Subdivision No. 117-85-P**  
Crossgate Village  
Crossgate Associates, L.P., principal

Located between Murfreesboro Pike and Una-Antioch Pike, opposite Brooksboro Place.

**Resolution No. 98-934**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 117-85-P, Bond No. 97BD-046, Crossgate Village in the amount of \$64,000.”

**Subdivision No. 90P-020G**  
Heron Walk, Phase 1, Section 3  
Allen Earps, principal

Located abutting both margins of Shawnee Road, approximately 65 feet southwest of Santa Road Court.

**Resolution No. 98-935**

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 90P-020G, Bond No. 97BD-069, Heron Walk, Phase 1, Section 3 in the amount of \$40,500.”

**MANDATORY REFERRALS:**

**Proposal No. 98M-121U**  
Council Bill No. O98-1453  
Acceptance of Property - Stones River Road  
Map 74-13, Parcel 7  
Subarea 14 (1996)  
District 15 (Dale)

A council bill to accept 0.44 acres of property, located on Stones River Road, which is being donated to the Metropolitan Government of Nashville and Davidson County for the use and benefit of the Greenways Commission.

**Resolution No. 98-936**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98M-121U is **APPROVED (6-0)**:

**Proposal No. 98M-122U**  
Council Bill No. O98-1452  
Metrocenter Boulevard Property Sale  
Map 70-14, Part of Parcel 206  
Map 70-15, Part of Parcel 43  
Subarea 8 (1995 )  
District 20 (Haddox)

A council bill to sell 0.86 acres of surplus property located on Metrocenter Boulevard.

**Resolution No. 98-937**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98M-122U, located at Metrocenter Boulevard, Map 70-14, Part of Parcel 206 and Map 70-15, Part of Parcel 43 is recommended for **APPROVAL (6-0)** to be declared surplus and sold ."

**Proposal No. 98M-123G**  
Hampton Inn Easement Abandonment  
Map 141, Part of Parcel 73  
Subarea 6 (1996)  
District 35 (Lineweaver)

A mandatory referral requesting abandonment of a portion of a 20' wide sanitary sewer easement on property abutting Coley Davis Road (request submitted by Barge, Waggoner, Sumner, and Cannon, Inc. on behalf of the Harpeth Valley Utilities District).

**Resolution No. 98-938**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98M-123G is **APPROVED (6-0)**:

**Proposal No. 98M-124U**  
Antioch Pike Easement Acquisition  
Map 134, Parcels 45, 86, 87, 88, 89, 90,  
117, 229, 267 and 307  
Map 134-5, Parcels 10-15 and 17-25  
Subarea 13 (1996)  
District 27 (Sontany)

A mandatory referral from the Department of Water Services requesting approval for the acquisition of easements to accommodate a 12" water main on property abutting Antioch Pike.

**Resolution No. 98-939**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98M-124U is **APPROVED (6-0)**:

**Proposal No. 98M-126U**  
Council Bill No. O98-1436  
Eastside Enterprise Center Office Lease  
Map 82-7, Parcel 263  
Subarea 5 (1994)  
District 5 (Harrison)

A council bill authorizing a lease agreement between the Metropolitan Development and Housing Authority and the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Police Department, for the lease of office space in the Eastside Enterprise Center at 608 North Third Street.

**Resolution No. 98-940**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98M-126U is **APPROVED (6-0)**.

**Proposal No. 98M-128U**  
Council Bill No. O98-1448  
Nashville Career Advancement Center  
Office Lease Agreement  
Map 93-15, Parcel 392  
Subarea 9 (1997)  
District 19 (Sloss)

A council bill authorizing a lease agreement by and between the Metropolitan Government of Nashville and Davidson County, acting through the Metropolitan Nashville Career Advancement Center, and the Metropolitan Development and Housing Authority for the use of office space at 78 Lafayette Street.

**Resolution No. 98-941**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98M-128U is **APPROVED (6-0)**.

**Proposal No. 98M-129U**  
Council Bill No. O98-1449  
Commodity Supplemental Food Program  
Lease Agreement  
Map 82-6, Parcel 78  
Subarea 5 (1994)

District 5 (Harrison)

A council bill authorizing a lease agreement by and between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Health, and Rock City Realty, Inc., for certain real property located at 708 North First Street to be used as a facility for distribution of food products through the Metropolitan Board of Health's Commodity Supplemental Food Program.

**Resolution No. 98-942**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98M-129U is **APPROVED (6-0)**.

This concluded the items on the consent agenda.

**ZONE CHANGE PROPOSALS:**

**Zone Change Proposal No. 98Z-190G**

Map 174, Parcels 17 (69.23 acres), 83 (28.2 acres),  
and 84 (24.85 acres)  
Map 182, Part of Parcel 11 (39.22 acres)  
Subarea 12 (1997)  
District 31 (Alexander)

A request to change from AR2a to RM9 district (22 acres) property located at 5683 and a portion of property located at Cane Ridge Road (unnumbered), and from AR2a to RS10 district (140 acres) properties located at Cane Ridge Road (unnumbered), and 5741 Cane Ridge Road and a portion of property located at Cane Ridge Road (unnumbered), approximately 1,900 feet south of Old Franklin Road (161.47 acres), requested by Dale and Associates, appellants, for Turner Farm Partners, L.P., James Richard Kieffer et ux, James R. Kieffer et al, and Robert Leon Kieffer et ux, owners.

**Proposal No. 98P-008G**

Cane Ridge Farms  
Map 174, Parcels 17, 83 and 84  
Map 182, Part of Parcel 11  
Subarea 12 (1997)  
District 31 (Alexander)

A request for preliminary approval for a Residential Planned Unit Development District located abutting the west margin of Cane Ridge Road about 1,900 feet south of Old Franklin Road, to permit the development of 393 single-family units and 173 condominium units (161.47 acres), classified AR2a and proposed for RS10 (140 acres) and RM9 (22 acres), requested by Dale and Associates, Inc., for Turner Farm Partners, L.P., James Richard Kieffer et ux, James R. Kieffer et al, and Robert Leon Kieffer et ux, owners.

Ms. Regen stated staff is recommending disapproval of both of these applications. She stated the zoning requested would allow a density of development which the road network would not support. Further, there are no sewers available to the site to support this density of development.

Ms. Regen stated the PUD should have more information regarding the cluster lot option, designation of the floodplain area, designation of critical lots and the street network. They are proposing a number of dead end streets or cul-de-sacs that do not connect to the west; with this being the first proposal for the area it could set the stage for future connections.

Councilmember Garrett stated this proposal should not be disapproved because of sewers and roads because the developer said he would straighten out the road and put in the sewer lines. He stated infrastructure always follows development.

Ms. Regen stated he was straightening out the road immediately in front of the project, but this does nothing to upgrade the remainder of Cane Ridge Road to support the increased development along it.

Ms. Warren stated her concern is for the schools overcrowding and also for the fire protection. Adding this many homes to an area that is not prepared to take them on is irresponsible of the Commission.

Mr. Browning stated the problem staff has with this proposal is that the Commission adopted the policy of having the northwest part of this subarea as the growth area. The Commission made the decision that the entire subarea did not have to be opened up to urban development at this point, drew boundaries and said growth should go toward the southeast in an orderly manner to avoid leapfrogging. Approval of these proposals would allow intensification to move southeastward in a random pattern.

Ms. Warren stated she felt this proposal would produce too many cars and people for Cain Ridge Road and also the PUD road plans need to be revised.

Mr. Browning stated he did not feel the PUD was ready for approval. If the rezoning is approved they may introduce that as a separate bill.

Councilmember Garrett stated plans are meant to be changed and the Commission may have missed the plan on this 5 or 6 years ago and perhaps it needs to be shifted a little bit.

Mr. Small asked if there was a willingness from developers to improve roads.

Chairman Smith stated the Commission asks developers to make road improvements along the frontage of their development but not off site improvements.

Chairman Smith asked if the applicants prefer to have this voted up or down or would they prefer a deferral to re-look at the multi-family.

Ms. Regen stated Councilmember Alexander has asked staff to provide a bill on the PUD to be introduced at Council on December 1, 1998 and Council rules require an action by the Commission before that PUD proposal can be introduced. The zone change could be deferred because no action is required for that bill to be introduced. Councilmember Alexander said he would re-refer the PUD back to the Commission for the December 10<sup>th</sup> meeting.

Mr. Browning stated it would not make sense for the Commission to go on record with the PUD and not make any motion on the rezoning. He suggested disapproving the PUD and anticipate its re-referral to the Commission, and take the zoning at face value and decide whether or not to recommend favorably on it.

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

**Resolution No. 98-943**

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 98Z-190G is **DISAPPROVED (6-0)**;

**Multi-family development intensification generated by the RM9 district cannot be accommodated by the existing road sewer, school, and fire protection infrastructure. None of these necessary improvements are scheduled in the Capital Improvements Budget and without them, future**

**development in this area would place a significant burden on Metro’s existing infrastructure and services. If adequate infrastructure and services are provided, single-family development generated by RS10 zoning would be appropriate on this property.”**

“BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Proposal No. 98P-008G is **DISAPPROVED (6-0)**:

**The proposed multi-family and single-family development cannot be accommodated by the existing road, sewer, school, and fire protection infrastructure. None of these necessary improvements are scheduled in the Capital Improvements Budget and without them, future development in this area would place a significant burden on Metro’s existing infrastructure and services. In addition, the proposed plan does not conform with the Zoning provisions regarding cluster lots, floodplain, landscape buffer yards, and open space. Additional work is also needed on the plan’s proposed street network.”**

**SUBDIVISIONS:**

**Preliminary Plats:**

**Subdivision No. 96S-139G (Public Hearing)**

Canton Pass Subdivision  
Map 53, Parcel 21  
Subarea 4 (1998)  
District 9 (Dillard)

A request for preliminary approval for 133 lots abutting the east terminus of Canton Pass, approximately 360 feet east of Cheyenne Boulevard (95.16 acres), classified within the RS15 District, requested by Alvin R. Hawkins, owner/developer, Cherry Land Surveying, surveyor.

Ms. Carrington stated this is a public hearing item; however, the applicant has requested a deferral until the December 10<sup>th</sup> agenda so that he may have more time to meet with Councilmember Dillard.

Chairman Smith stated the staff report indicated FEMA has approved flood elevations.

Mr. Jim Armstrong stated those elevations have not been approved.

Chairman Smith cautioned staff about misleading the Commission on floodplain elevations.

No one was present to speak at the public hearing.

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

**Subdivision No. 98S-385G (Public Hearing)**

Opal Estates  
Map 87, Parcels 22 and 24  
Subarea 14 (1996)  
District 12 (Ponder)



A request for preliminary approval for 16 lots abutting the west margin of North New Hope Road, approximately 520 feet south of Myra Drive (8.0 acres), classified within the RS15 District, requested by Dwight Holland, owner/developer, Daniels and Associates, surveyor. (Deferred from meeting of 11/12/98).

Ms. Carrington stated this applicant is requesting a two week deferral to work on their street alignment.

No one was present to speak at the public hearing.

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

**Subdivision No. 98S-388U (Public Hearing)**

Timber Valley  
Map 108, Parcel 196  
Map 121, Part of Parcel 185  
Subarea 14 (1996)  
District 13 (French)

A request for preliminary approval for 45 lots abutting the south terminus of Timber Valley Drive, opposite Pleasant View Drive (12.57 acres), classified within the RS7.5 District, requested by Gill Smith, owner/developer, MEC, Inc., surveyor. (Deferred from meeting of 11/12/98).

Ms. Carrington stated staff is recommending approval. This is a cluster lot proposal and does meet the Zoning Regulations for a cluster lot development. This was deferred from the last meeting because the original plat had a different alignment for Timber Valley which has been revised to tie in with the adjacent PUD development to the south.

No one was present to speak at the public hearing.

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

**Resolution No. 98-944**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-388U, is **APPROVED (6-0).”**

**Subdivision No. 98S-413U (Public Hearing)**

Baby Ruth Lane Estates, Section 2  
Map 163, Parcels 121 and 276  
Subarea 13 (1996)  
District 28 (Hall)

A request for preliminary and final approval for 11 lots abutting the west margin of Baby Ruth Lane, approximately 1,530 feet north of Mt. View Road (2.83 acres), classified within the R8 District, requested by Batson and Associates, owner/developer, Arrowhead Survey, surveyor. (Also requesting final plat approval).

Ms. Carrington stated staff is recommending approval of the preliminary plat but disapproval of the final plat at this time because the other departments have not yet approved the final and staff does not have bond estimates. This proposal would extend Section 1 of Baby Ruth Lane. Section 1 was already approved for 9 lots and this is requesting 11 additional lots. There would be 20 lots total in the subdivision and they are proposing the last 5 for duplexes which does meet the 25% limit in the Zoning Regulations.

Councilmember Garrett asked staff to check on the duplex locations because he thought they were supposed to be scattered throughout the subdivision.

No one was present to speak at the public hearing.

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

**Resolution No. 98-945**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-413U, is **APPROVED AS A PRELIMINARY PLAT; FINAL PLAT IS DISAPPROVED (6-0).”**

**Final Plats:**

**Subdivision No. 98S-137G**  
Heron Walk, Phase 2, Section 5  
Map 52-8, Part of Parcel 196  
Subarea 4 (1998)  
District 9 (Dillard)

A request for final plat approval to create 30 lots and a revised final PUD plan abutting both margins of Shawnee Road, west of Cheyenne Boulevard (4.99 acres), classified within the RS10 Residential Planned Unit Development District, requested by Allen Earps, owner/developer, MEC, Inc., surveyor. (Also requesting revision to final for Proposal No. 90P-020G to add one lot).

Ms. Carrington stated staff is recommending conditional approval of both the revised final PUD plan and the final plat subject to posting a bond for extension of public utilities and with a variance to the maximum length of a dead end street.

In this case the Metro Council closed Shawnee Road in the subdivision to the south. The original PUD plan did have a connection at that location but since this road has been closed they have created an additional lot where the road was to be located. Staff is recommending approval with a variance to the maximum length of a dead end street. This portion of Shawnee is 1800 feet long and the Subdivision Regulations allow a maximum length of 750 feet.

Mr. Small stated he was concerned that the road has been closed and the additional lot has been added and suggested the additional lot not be approved but be left vacant for a future connection.

Mr. Browning stated the Commission could approve the subdivision plat without the extra lot and require the developer to show it as open space.

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

**Resolution No. 98-946**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-137G, is **DISAPPROVED (6-0).”**

**Subdivision No. 98S-302G**  
Steimle Place  
Map 29, Parcels 24 and 25  
Subarea 1 (1997)  
District 1 (Patton)

A request for final plat approval to reconfigure two parcels into two lots abutting the north margin of Bernard Road, approximately 610 feet west of Clarksville Pike (1.52 acres), classified within the RS40 District, requested by Billy and Connie Steimle, owners/developers, Land Surveying, Inc., surveyor.

Ms. Carrington stated staff is recommending disapproval. This is a request to reconfigure two deed parcels as two single family lots. This is a situation where the applicant has 1.52 acres and the zoning is RS40. Therefore, the minimum lot size is 40,000 square feet and they do not have enough land to make two lots meet the minimum area requirement under the current zoning. She stated the Commission does not have the authority to allow a lot area variance.

Chairman Smith explained the Commission does not have the authority to allow this variance but the Board of Zoning Appeals does have that authority.

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

**Resolution No. 98-947**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-302G, is **DISAPPROVED (6-0).”**

**Subdivision No. 98S-374G**

North 40 Estates, Phase 1  
Map 41, Part of Parcel 61  
Subarea 2 (1995)  
District 3 (Nollner)

A request for final plat approval to create 24 lots abutting the south margin of Old Hickory Boulevard, approximately 770 feet west of Lawing Drive (14.39 acres), classified within the R20 District, requested by J and L Land Company, LLC, owner/developer, Crawford Land Surveyors, surveyor. (Deferred from meetings of 10/29/98 and 11/12/98).

Ms. Carrington stated that in this case both Public Works and Water Services still have not got all the information they need to recommend approval or bond estimates and therefore staff is recommending disapproval.

Councilmember Garrett moved and Mr. Lawson seconded the motion, which carried unanimously, to defer this matter indefinitely.

**Subdivision No. 98S-380A**

Brentview Hills, Section 4, Lot 62  
Map 160-4, Parcel 49  
Subarea 12 (1997)  
District 32 (Jenkins)

A request to amend the front setback line from 50 feet to 35 feet and the side setback line from 55 feet to 35 feet on a lot abutting the southeast corner of Eatherly Drive and Pritchett Drive (.69 acres), classified within the R20 District, requested by Teresa Meadows, owner/developer. (Deferred from meeting of 11/12/98).

Ms. Carrington stated staff is recommending disapproval. She reminded the Commission building permits were issued in error. The addition on Eatherly encroaches 32 feet into the setback and the one on Pritchett is 22 feet into the setback.

Chairman Smith stated this item was deferred to give the neighbors and the applicant a chance to discuss the situation and reach a compromise.

Ms. Theresa Meadows spoke in favor of the proposal and stated she did not know the neighbors and had not been in contact with them.

Mr. Jim Brandon, Ms. Wanda Snoddy and Mr. Tom Clayton spoke in opposition to the proposal and expressed concerns about the additions being unsightly, obstructing views, and potentially devaluing property in the area.

Ms. Tatum stated she drove through the area and none of the homes, including Ms. Meadows' house, was unsightly.

Ms. Nicole Rodrigue, Metro Legal, stated Ms. Meadows could go before a court and claim that substantial construction has been completed relying on the permits. Otherwise, Metro had no recourse but to withdraw the building permits since they were issued in error.

Mr. Small moved and Mr. Lawson seconded the motion, which carried with, Ms. Tatum in opposition, to approve the following resolution:

**Resolution No. 98-948**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-380A, is **DISAPPROVED (5-1).”**

**Subdivision No. 98S-382U**  
Holt Subdivision  
Map 69-15, Parcels 12 and 38  
Subarea 3 (1998)  
District 2 (Black)

A request for final plat approval to reconfigure one lot and one parcel as two lots abutting the south margin of Emerald Drive, opposite Emerald Court (2.54 acres), classified within the RS15 District, requested by Michael L. and Sandra Holt, owners/developers, Campbell, McRae and Associates Surveying, Inc., surveyor. (Deferred from meeting of 11/12/98).

Ms. Carrington stated staff is recommending approval with variance to the maximum lot size and lot depth to width ratio in the Subdivision Regulations. This item was deferred from the last meeting. Since that meeting staff has met with the applicant and they have revised the plat to maintain the existing platted lot along Emerald Drive and to provide street frontage to the parcel which is currently without street frontage. This lot would require variances to the lot depth to width ratio, and to the maximum size limits. These variances are justified in that the reconfiguration of lot lines enhances opportunities for more orderly future subdivision of the property.

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

**Resolution No. 98-949**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-382U, is **APPROVED WITH VARIANCES TO SECTIONS 2-4.2D AND 2-4.2E OF THE SUBDIVISION REGULATIONS (6-0).”**

**Subdivision No. 98S-398U**  
Susan Jones Acres

Map 135, Part of Parcel 146  
Subarea 13 (1996)  
District 13 (French)

A request for final plat approval to create one lot abutting the east margin of Reynolds Road, approximately 2,150 feet north of Smith Springs Road (1.51 acres), classified within the R20 District, requested by Susan J. Jones, owner/developer, Land Surveying, Inc., surveyor.

Ms. Carrington stated staff is recommending approval with variances to the maximum lot size and lot depth to width ratio in the Subdivision Regulations. In this case there is no sewer available in this area and the applicant is providing a septic system that requires a larger land area. Therefore, staff feels the variances are justified.

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

**Resolution No. 98-950**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-398U, is **APPROVED WITH VARIANCES TO SECTIONS 2-4.2D AND 2-4.2E OF THE SUBDIVISION REGULATIONS (6-0).”**

**Subdivision No. 98S-399G**  
Harshaw Subdivision  
Map 52-7, Parcel 18.1  
Subarea 4 (1998)  
District 9 (Dillard)

A request for final plat approval to subdivide one parcel into two lots abutting the east margin of Center Street, approximately 575 feet south of Hospital Drive (.53 acres), classified within the RS10 District, requested by Jerry Harshaw, owner/developer, Cole Land Surveying, surveyor.

Ms. Carrington stated staff is recommending disapproval. In this case the lots do not meet comparability requirements for lot frontage or lot area. The proposed lots are 61% of the average lot frontage and Subdivision Regulations require 90%. The lot area proposed is 67% of the average lot size and the Subdivision Regulations require they be 75%. In addition the two lots are slightly short of the minimum 50 feet of street frontage.

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

**Resolution No. 98-951**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-399G, is **DISAPPROVED (6-0).”**

**Subdivision No. 98S-404U**  
Kimpalong Place, Resubdivision of Lots 5, 6 and  
Part of Lots 4 and 7  
Map 116-4, Parcel 5  
Subarea 10 (1994)  
District 34 (Fentress)

A request for final plat approval to reconfigure two lots and a portion of two lots into three lots abutting the north margin of Woodlawn Drive, opposite Clearview Drive (1.72 acres), Ruth G. Brown, owner/developer, Cherry Land Surveying, surveyor.

Ms. Carrington stated staff is recommending disapproval. The proposed lots meet comparability requirements for lot area but not for lot frontage. The Subdivision Regulations require they have 90% of the average lot frontage and two of these three proposed lots have only 74% of the average lot frontage for this subdivision.

Chairman Smith stated the lots seemed to graph out well compared to the lots across the street and behind them on the map.

Mr. Lawson agreed and stated a great deal of variance is not apparent.

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

**Resolution No. 98-952**

**“BE IT RESOLVED** by the Metropolitan Planning Commission that Subdivision No. 98S-404U, is **APPROVED WITH A VARIANCE TO SECTION 2-4.7 OF THE SUBDIVISION REGULATIONS (6-0).”**

**Subdivision No. 98S-415G**

Boone Trace at Biltmore, Section 4  
Map 126, Part of Parcel 65  
Subarea 6 (1996)  
District 23 (Crafton)

A request for final plat approval to create 44 lots abutting both margins of Boone Trace and both margins of Settler's Court (15.9 acres), classified within the RS20 Residential Planned Unit Development District, requested by Fox Ridge Homes, Inc., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Ms. Carrington stated that in the staff report staff had recommend conditional approval; however, staff has not received approval from all departments and the bond estimates have not been established.

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

**Subdivision No. 98S-418G**

High Ridge, Phase 1  
Map 159, Part of Parcels 49, 50 and 51  
Subarea 10 (1994)  
District 33 (Turner)

A request for final plat approval to create four lots abutting the east margin of Granny White Pike, approximately 660 feet south of Camelot Road (4.2 acres), classified within the R40 District, requested by High Ridge, LLC, owner/developer, Arrowhead Survey., surveyor.

Ms. Carrington stated the preliminary plat for this subdivision was approved in 1995. A final plat for the entire subdivision was approved in 1996. However, the petitioner is now seeking final approval of just the first four lots. Staff reminded the Commission that this subdivision was very controversial when it was first proposed, because the adjacent subdivision did not want the new street to connect with their subdivision. Staff cautioned that this request for final approval for only a small portion of the subdivision might be

precipitated by a desire to lower the required improvement bond amount. However, it could also be an attempt to redesign the street so as not to connect to the adjacent subdivision.

Chairman Smith asked if the amount of the street that is for just those four lot includes a temporary cul-de-sac.

Ms. Carrington stated it does.

Mr. Browning clarified that this entire subdivision already has final approval and they could do these 4 lots and asked Ms. Carrington if she had any indication why they have now retracted and only done 4 lots.

Ms. Carrington stated they wanted to sell off these 4 lots in order to get more money to continue the development.

Chairman Smith stated staff is concerned that as controversial as this has been that we would be giving up any leverage we have by approving just these 4 lots.

Mr. Browning suggested the Commission may want to defer this for two weeks to allow staff time to work with the applicant to get a better idea of their intent.

Mr. Lawson moved and Councilmember Garrett seconded the motion, which carried unanimously, to defer this matter for two weeks (6-0).

**MANDATORY REFERRALS:**

**Proposal No. 98M-114U**  
Adopt Street and Alley Maps

A mandatory referral proposing the adoption of the amended Official Street and Alley Acceptance and Maintenance Map for calendar year 1998. (Deferred from meeting of 11/12/98).

Ms. Regen stated staff is recommending approval for the adoption of the Official Street and Alley Acceptance maps for 1998 and pointed out the new roads that had been added for Metro to maintain.

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

**Resolution No. 98-953**

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98M-114U is **APPROVED (6-0)**:

**OTHER BUSINESS:**

1. Major Planning Issues.
2. Legislative Update.

**PLATS PROCESSED ADMINISTRATIVELY**  
November 12, 1998 through November 24, 1998

- 98S-325G**      **W. K. BRITAIN LANDS**  
Subdivides one deeded parcel into two lots
- 98S-337G**      **GRANDE VIEW**  
P.U.D. Boundary Plat
- 98S-377U**      **METRO AIRPORT CENTER, Phase 7, Section 5**  
Consolidates two parcels into one lot
- 98S-397G**      **W. P. HUTCHERSON SUBDIVISION**  
Creates one lot
- 98S-417G**      **SOMERSET FARMS, Phase 3, Section 4**  
**Resubdivision of Lots 142 and 143**  
Shifts the waterline easement to fit actual construction layout
- 98S-419G**      **BOONE TRACE at BILTMORE, Section 3**  
**Revision of Lots 243 and 244**  
Revise the rear setback line on two lots
- 98S-420U**      **LARCHWOOD, Phase 1G, Section 4**  
Defines four units in a condominium

**ADJOURNMENT:**

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 3:35 p.m.

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Chairman

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Secretary

Minute Approval:  
This 10<sup>th</sup> day of December, 1998