

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: September 16, 1999
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

James Lawson, Chairman
Frank Cochran
Tonya Jones
William Manier
Ann Nielson
Vicki Oglesby
Douglas Small
Marilyn Warren

Absent:

Mayor Philip Bredesen
Tim Garrett, Councilmember

Others Present:

Executive Office:

T. Jeff Browning, Executive Director
Dolores Watson, Secretary II

Current Planning & Design Division:

Theresa Carrington, Planning Division Manager
Michael Calleja, Planner III
Jennifer Regen, Planner III
John Reid, Planner II
Andrew Wall, Planning Technician I

Community Plans Division:

Cynthia Lehmbeck, Planner III

Advance Planning & Research:

John Boyle, Planning Division Manager
Michelle Kubant, Planner II

Others Present:

Jim Armstrong, Public Works
Leslie Shechter, Legal Department

Chairman Lawson called the meeting to order.

ADOPTION OF AGENDA

Ms. Carrington announced the following changes to the agenda:

113-78-U-07 Mary Queen of Angles, The request is to revise the preliminary plan and for final approval of a portion of the Residential PUD.

99M-106G-14 Alta Lake PUD, should read 16.08 acre public use site and a 40' X 1,568' easement.

Addendum to consider briefings for council members.

Ms. Nielson moved and Mr. Manier seconded the motion, which unanimously passed, to adopt the agenda with the changes listed above.

ANNOUNCEMENT OF DEFERRED ITEMS

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

- 99S-318U-09 Deferred two weeks, by applicant.
- 99S-332G-14 Deferred two weeks, by applicant.
- 99S-339G-06 Deferred indefinitely, by applicant.
- 99S-341U-11 Deferred two weeks, by applicant.
- 99Z-018T Deferred two weeks, by applicant.
- 99Z-132G-03 Deferred two weeks, by applicant.
- 99Z-078U-12 Deferred two weeks, by applicant.
- 94P-008U-12 Deferred two weeks, by applicant.
- 99Z-112G-14 Deferred two weeks, by applicant.
- 67-75-G-14 Deferred two weeks, by applicant.
- 99Z-118G-13 Deferred indefinitely, by applicant.
- 99Z-124G-06 Deferred indefinitely, by applicant.
- 51-87-P-12 Deferred two weeks, by applicant.

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

APPROVAL OF MINUTES

Ms. Nielson moved and Ms. Warren seconded the motion, which unanimously passed to approve the minutes of the regular meeting of September 2, 1999.

RECOGNITION OF COUNCILMEMBERS

Councilmember elect Jason Alexander stated he had held a community meeting regarding 99S-282U-13, Kendall Park Subdivision, and the biggest concern was traffic and the Broadview Drive access. He asked for a new access off of Murfreesboro Road.

Councilmember Lawrence Hart spoke regarding 97P-036U-05, Riverwood Close, stated he had met with the developer and put together an agreement to deal with community concerns. He submitted the agreement to the record and withdrew his request that this item be considered an amendment and be sent to Council. He asked the Commission for approval.

Chairman Lawson asked if the Commission could accept an agreement pertaining to the specific use of the property.

Ms. Shechter stated the Commission could accept the agreement as part of the file like it would accept a petition, pictures or letters concerned neighbors submit, but could not enforce the agreement.

ADOPTION OF CONSENT AGENDA

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

SUBDIVISION AND BOND PROPOSALS

99S-325U-05

Timothy Walker Lots
Map 83-6, Parcel 348
Subarea 5 (1994)
District 6 (Beehan)

A request for final plat approval to subdivide a portion of one lot into three lots abutting the southeast corner of Eastland Avenue and Rudolph Avenue (.69 acres), classified within the R6 District, requested by Walton Timothy Walker, owner/developer, Tommy E. Walker, surveyor.

Resolution No. 99-745

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-325U-05, is **APPROVED (8-0).”**

99S-326G-14

Andrew Jackson Business Park, Phase 1,
Resubdivision of Lots 20, 21 and 22
Map 64-16, Parcels 45 and 46
Subarea 14 (1996)
District 11 (Brown)

A request for final plat approval to consolidate three lots into two lots abutting the north margin of Jackson Meadows Drive, approximately 320 feet west of Andrew Jackson Parkway (2.77 acres), classified within the CS District, requested by Dennis L. and Carla S. Smith, owners/developers, Couch Enterprises, LLC, surveyor.

Resolution No. 99-746

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-326G-14, is **APPROVED (8-0).”**

99S-336U-12

Edmondson Pike Library
Map 161, Parcels 28, 29 and 30
Subarea 12 (1997)
District 32 (Jenkins)

A request for final plat approval to consolidate three parcels into two lots abutting the west margin of Edmondson Pike, approximately 1,600 feet north of Old Hickory Boulevard (10.34 acres), classified within

the RM4, R10 and R15 Districts, requested by Metropolitan Government and Wilbur H. Cate, Jr., owners/developers, Cherry Land Surveying, surveyor.

Resolution No. 99-747

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-336U-12, is **APPROVED (8-0).”**

99S-337U-10
Green Hills Library
Map 117-11, Parcels 59, 60, 70-72 and 85
Map 117-15, Parcels 7 and 158
Subarea 10 (1994)
District 25 (Shulman)

A request for final plat approval to consolidate seven lots and one parcel into two lots abutting the west margin of Benham Avenue, between Glen Echo Road and Graybar Lane (7.05 acres), classified within the OR20 and R40 Districts, requested by Metropolitan Government, owner/developer, Thornton and Associates, Inc., surveyor.

Resolution No. 99-748

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-337U-10, is **APPROVED SUBJECT TO A BOND OF \$26,600.00 (8-0). ”**

99S-348G-12
Winfield Park, Phase 1, Section 2
Map 172, Parcels 144 and 231
Subarea 12 (1997)
District 31

A request for final plat approval to create 48 lots abutting the north margin of Holt Road, approximately 1,390 feet east of Edmondson Pike (26.83 acres), classified within the RS10 District, requested by Danco Property Investments, LLC., owner/developer, Arrowhead Survey, surveyor.

Resolution No. 99-749

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-348G-12, is **APPROVED SUBJECT TO A BOND OF \$578,600.00 (8-0).”**

99S-351U-07
Hodges Estates
Map 90-12, Parcels 39 and 46
Subarea 7 (1994)
District 22 (Hand)

A request for final plat approval to create 23 lots abutting the west margin of Croley Drive and the east margin of Westboro Drive (2.27 acres), classified within the R8 Residential Planned Unit Development District, requested by Dannie Hodges, owner/developer, Dale and Associates, Inc., surveyor.

Resolution No. 99-750

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-351U-07, is **APPROVED SUBJECT TO A BOND OF \$87,250.00 (8-0).”**

99S-354U-13

The Crossings at Hickory Hollow, Phase 3,
Resubdivision of Lot 4
Map 174, Parcel 30
Subarea 13 (1996)
District 29

A request for final plat approval to subdivide one lot into three lots abutting the southeast corner of Crossings Ridge Drive and Crossings Boulevard (21.56 acres), classified within the IWD District, requested by American General Realty Investment Corporation, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor.

Resolution No. 99-751

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-354U-13, is **APPROVED (8-0).”**

99S-355U-13

Nashboro Village, Tract 7
(Horizontal Property Regime)
Map 135, Parcel 318
Subarea 13 (1996)
District 27 (Sontany)

A request for final plat approval to record a horizontal property regime with 78 units abutting the northwest corner of Nashboro Boulevard and Bell Road (8.99 acres), classified within the R10 Residential Planned Unit Development District, requested by Nashboro Village Development, LLC, owner/developer, Wamble and Associates, PLLC, surveyor.

Resolution No. 99-752

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-355U-13, is **APPROVED SUBJECT TO A BOND OF \$203,500.00 (8-0).”**

99S-356U-13

Nashboro Village, Tract 18
(Horizontal Property Regime)
Map 135, Part of Parcel 322
Subarea 13 (1996)
District 27 (Sontany)

A request for final plat approval to record a horizontal property regime with 41 units abutting the southeast margin of Long Hunter Court, approximately 800 feet northeast of Nashboro Boulevard (4.85 acres), classified within the R10 Residential Planned Unit Development District, requested by Nashboro Village Development, LLC, owner/developer, Wamble and Associates, PLLC, surveyor.

Resolution No. 99-753

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-356U-13, is **APPROVED SUBJECT TO A BOND OF \$47,000.00 (8-0).”**

99S-359G-06

Westchase, Section 1
Map 114, Part of Parcel 300
Subarea 6 (1996)
District 23

A request for final plat approval to create 70 lots abutting the northwest margin of Charlotte Pike, approximately 655 feet southwest of Sawyer Brown Road (24.26 acres), classified within the RS20 Residential Planned Unit Development District, requested by RBAG/Preston-Westchase, LLC, owner/developer, Anderson-Delk and Associates.

Resolution No. 99-754

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-359G-06, is **APPROVED SUBJECT TO A BOND OF \$1,080,600.00 (8-0).”**

Request for Bond Release
90P-013U
Post Hillsboro Village
Post Apartment Homes, L.P., principal
Subarea 10 (1994)

Located abutting the west margin of 21st Avenue South, north of Bernard Avenue.

Resolution No. 99-755

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 90P-013U, Bond No. 97BD-004, Post Hillsboro Village in the amount of \$8,000.”

Request for Bond Release
96P-001G
Stone Creek Park, Section 1-A
Gillespie Land Development, LLC, principal
Subarea 12 (1997)

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

Resolution No. 99-756

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 96P-001G, Bond No. 97BD-002, Stone Creek Park, Section One-A in the amount of \$8,750.”

Request for Bond Release
97S-019U
Holman Property Place
Intown Suites Management, Inc, principal
Subarea 12 (1997)

Located abutting the north margin of Bell Road, south margin of Benzing Road.

Resolution No. 99-757

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 97S-019U, Bond No. 97BD-071, Holman Property Place in the amount of \$8,000.”

Request for Bond Release

98S-039U
Hickory Bell Retail Center
Farokh Fani, principal
Subarea 12 (1997)

Located abutting the south margin of Old Hickory Boulevard, approximately 910 feet east of Nolensville Pike.

Resolution No. 99-758

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 98S-039U, Bond No. 97BD-013, Hickory Bell Retail Center in the amount of \$3,000.”

Request for Bond Extension

86S-658U
Weldon B. White, Jr., Subdivision
Weldon B. White, Jr., Trustee, principal
Subarea 14 (1996)

Located abutting the southwest corner of Royal Parkway and Elm Hill Pike

Resolution No. 99-759

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 86S-658U, Bond No. 86BD-003, Weldon B. White, Jr., Subdivision in the amount of \$8,400 to 9/16/2000 subject to submittal of a letter from the Reliance Insurance Company by **10/16/99** agreeing to the extension. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Request for Bond Extension

97S-310U
Hickory Hollow Townhomes
Vastland, Eatherly, McClung Dev., LLC, principal
Subarea 13 (1996)

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

Resolution No. 99-760

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-310U, Bond No. 97BD-070, Hickory Hollow Townhomes, in the amount of \$19,500 to 12/16/99 subject to submittal of an amendment to the present Letter of Credit by 9/16/99 which extends its expiration date to 6/16/2000. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

Request for Bond Extension

98S-294U
Forest Cove
FVN, LLC, principal
Subarea 13 (1996)

Located abutting the south margin of Anderson Road, approximately 135 feet west of Kenwood Drive.

Resolution No. 99-761

“BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for extension of a performance bond for Subdivision No. 98S-294U, Bond No. 98BD-100, Forest Cove, in the amount of \$101,750 to 10/1/2000 subject to submittal of an amendment to the present Letter of Credit by **10/16/99** which extends its expiration date to 4/1/2001. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

ZONE CHANGE AND PUD PROPOSALS

99Z-115G-13

Map 175, Parcel 39.01
Subarea 13 (1996)
District 29

A request to change from AR2a to IWD district property at 12615 Old Hickory Boulevard, approximately 2,750 feet west of Murfreesboro Pike (2 acres), requested by Ed Boyd, appellant, for Clyde R. Mosely et ux, owners.

Resolution No. 99-762

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-115G-13 is **APPROVED (8-0)**:

This property falls within the Subarea 13 Plan’s Industrial (IND) policy calling for wholesaling, warehousing, and bulk distribution uses. The IWD district is consistent with this policy and the zoning pattern around this property.”

99Z-116G-13

Map 175, Part of Parcel 191 (3.91 acres)
Subarea 13 (1996)
District 29

A request to change from CL to IR District a portion of property at Murfreesboro Pike (unnumbered), opposite Hickory Woods Drive (3.91 acres), requested by John Harney, appellant, for Mark A. Pirtie and John I. Parker, owners.

Resolution No. 99-763

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-116G-13 is **APPROVED (8-0)**:

This property falls within Subarea 13 Plan’s Natural Conservation (NC) and Industrial (IND) policies calling for wholesaling, warehousing, and manufacturing activities in a manner which protects the Hurricane Creek floodplain. The IR district is consistent with these policies and the

established zoning pattern in this area. The floodplain provisions of the Zoning Regulations should sufficiently protect the Hurricane Creek floodplain.”

99Z-117U-11
Map 118-11, Parcel 179
Subarea 11 (1993)
District 33 (Turner)

A request to change from IR to CS district property at Powell Avenue (unnumbered), abutting the southeast margin of I-65 and Thompson Lane (8.43 acres), requested by Dale and Associates, appellants, for Henry R. Hillenmeyer and Robert Zelle, owners.

Resolution No. 99-764

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-117U-11 is **APPROVED (8-0)**:

This property falls within the Subarea 11 Plan’s Commercial Mixed Concentration (CMC) policy calling for commercial, office, and higher density residential. The CS district is consistent with this policy and the established commercial zoning pattern in the area.”

99Z-120U-07
Map 91-14, Parcel 65
Subarea 7 (1994)
District 22 (Hand)

A request to change from R8 to CS district property located between Alley 1519 and I-40, approximately 100 feet east of Midland Avenue (.11 acres), requested by H. R. Mallapa Gowda, appellant, for L. R. Goddard et ux, owners.

Resolution No. 99-765

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-120U-07 is **APPROVED (8-0)**:

This property falls within the Subarea 7 Plan’s Commercial Mixed Concentration (CMC) policy calling for office, commercial, and higher density residential uses. The CS district is consistent with this policy and the emerging commercial zoning pattern in this area between I-40 and Charlotte Pike.”

99Z-121G-02
Map 41-8, Parcel 50
Subarea 2 (1995)
District 3 (Nollner)

A request to change from RS20 to CS district property at 1113 Old Hickory Boulevard, approximately 180 feet west of Dickerson Pike (.19 acres), requested by Michael Rippetoe, appellant, for Michael D. and Karen Kay Rippetoe, owners.

Resolution No. 99-766

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-121G-02 is **APPROVED (8-0)**:

This property falls within the Subarea 2 Plan’s Commercial Arterial Existing (CAE) policy calling for the expansion of the Dickerson Pike/Old Hickory Boulevard commercial node. The CS district is consistent with this policy and the established commercial zoning pattern in the area.”

99Z-123U-08
Map 82-9, Parcel 45
Subarea 8 (1995)
District 20 (Haddox)

A request to change from IR to MUN district property at 1319 6th Avenue North, approximately 180 feet south of Taylor Street (.11 acres), requested by Margie Conner, appellant, for Ruth E. P. Hardaway, owner.

Resolution No. 99-767

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-123U-08 is **APPROVED (8-0)**:

This property falls within the Subarea 8 Plan’s Mixed Use (MU) policy calling for office, commercial, and higher density residential uses. The neighborhood scale commercial uses permitted within the MUN district are consistent with this policy and the Phillips Jackson redevelopment plan calling for revitalization of this residential area. The MUN district is also consistent with the established zoning pattern to the south and east.”

99Z-126U-03
Map 71-14, Part of Parcel 24 (.5 acres)
Subarea 3 (1998)
District 2 (Black)

A request to change from RS5 to CS district a portion of property at Evergreen Avenue (unnumbered), abutting the west margin of Brick Church Pike (.5 acres), requested by R. C. Calligan, appellant, for RCC/LLC, owner.

Resolution No. 99-768

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-126U-03 is **APPROVED (8-0)**:

This property falls within the Subarea 3 Plan’s Commercial Arterial Existing (CAE) policy calling for office, commercial, and higher density residential uses. This slight expansion of commercial zoning is consistent with this policy since it is a minor boundary adjustment to accommodate an existing building on this property. Bessie Avenue and the former western right-of-way of Evergreen Avenue form the boundary between the CAE policy along Brick Church Pike and the Residential Low Medium (RLM) policy to the west calling for up to 4 units per acre. No further expansion of commercial zoning should occur west of Bessie Avenue and the former Evergreen Avenue in order to protect the abutting residential area.”

99Z-129U-14
Map 94, Part of Parcel 163 (14.64 acres)
Subarea 14 (1996)
District 15 (Loring)

A request to change from RS10 district to IWD district a portion of property at 1602 Lebanon Pike, abutting the southern terminus of River Hills Drive (14.64 acres), requested by J. D. Brown and J. E. Nichols, appellants/owners.

Resolution No. 99-769

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-129U-14 is **APPROVED (8-0)**:

This property falls within the Subarea 14 Plan's Industrial (IND) policy calling for warehousing, wholesaling, and manufacturing uses. The IWD district is consistent with this policy and the established zoning pattern to the west. The buffering provisions of the Zoning Regulations should sufficiently protect the abutting single-family neighborhood to the east."

99Z-130U-13

Map 136, Parcels 77 (.84 acres) and 138 (.25 acres)
Subarea 13 (1996)
District 29

A request to change from R10 to RM9 district properties at 3410 Anderson Road and Anderson Road (unnumbered), abutting the west margin of Old Anderson Road (1.09 acres), requested by York Construction LLC, appellant, for Ronald W. Farris and Farris L.L.C., owners.

Resolution No. 99-770

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-130U-13 **APPROVED (8-0)**:

These properties fall within the Subarea 13 Plan's Residential Medium (RM) policy calling for 4 to 9 units per acre. The RM9 district is consistent with this policy and the multi-family development pattern to the north with an average density of 11 units per acre."

78-74-U-07

Lions Head Village (Dalts Restaurant)
Map 103-15, Parcel 46
Subarea 7 (1994)
District 24

A request to revise a portion of the preliminary plan and for final approval of the Commercial Planned Unit Development District located abutting the northeast margin of White Bridge Road, approximately 285 feet northwest of Post Place, classified SCC (1.3 acres), to add 654 square feet through two additions to the Dalts Restaurant, requested by The CFP Group, L.L.C. for Randy Lagasse, owner.

Resolution No. 99-771

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 78-74-U-07 is given **APPROVAL TO REVISE A PORTION OF THE PRELIMINARY PLAN AND CONDITIONAL FINAL PUD APPROVAL FOR A PORTION (8-0)**. The following condition applies:

Prior to the issuance of any building permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works."

113-78-U-07

Mary Queen of Angels, Residential PUD
Map 103-15, Part of Parcel 1 (14.15 acres)
Subarea 7 (1994)
District 24

A request to revise the preliminary plan and for final approval of a portion of the Residential Planned Unit Development District located abutting the northeast corner of White Bridge Road and Post Road, classified RM40 (14.15 acres), to permit a 96 unit assisted-living facility, a 15 unit memory impaired facility, and 9 future assisted-living units, replacing a 120 unit congregate care facility, requested by Littlejohn Engineering Associates, for Thomas Byrne and Mary Queen of Angels, owners.

Resolution No. 99-772

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 113-78-U-07 is given **APPROVAL TO REVISE A PORTION OF THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR A PORTION (8-0)**. The following condition applies:

Prior to the issuance of any building permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.”

46-83-U-14

Metropolitan Airport Center (AmeriSuites)
Map 108-1, Parcel 58
Subarea 14 (1998)
District 14 (Stanley)

A request to revise a portion of the preliminary plan and for final approval for the Commercial Planned Unit Development District located abutting the north margin of Royal Parkway, 420 feet east of Donelson Pike, classified CS (2.25 acres), to revise a grading plan and to eliminate a driveway on the existing plan for the 51,480 square foot, 84 room AmeriSuites hotel, requested by Walter Davidson, for Vision Nashville, LLC.

Resolution No. 99-773

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 46-83-U-14 is given **APPROVAL OF A REVISION TO THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR A PHASE (8-0)**. The following condition applies:

Prior to the issuance of any building permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.”

20-85-P-06

Jiffy Lube
Map 142, Parcel 136
Subarea 6 (1996)
District 35 (Lineweaver)

A request to revise a portion of the preliminary plan and for final approval of the Commercial (General) Planned Unit Development District located abutting the south margin of Old Harding Pike, 1,000 feet east of Hicks Road (.79 acres), classified SCN, to permit a 3,034 square foot Jiffy Lube, replacing a 2,913 square foot restaurant use, requested by DS Atlantic Corp., for Doug and Susan Church, owners, and Lucor, Inc., optionees. (Deferred from meeting of 9/2/99).

Resolution No. 99-774

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 20-85-P is given **APPROVAL OF A REVISION TO THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR A PHASE (8-0)**. The following condition applies:

Prior to the issuance of any building permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.”

68-87-P-03
Northside Station
Map 69, Parcel 227
Subarea 3 (1998)
District 2 (Black)

A request to revise the preliminary plan and for final approval for a portion of the Commercial (General) Planned Unit Development District located abutting the east margin of Clarksville Pike, opposite Fairview Drive (1.5 acres), classified SCN (1.5 acres), to add a drive-thru lane to the north side of the shops adjacent to the Kroger store, requested by Barge, Waggoner, Sumner, and Cannon, for Creekside Shops, LLC, owners, and Elanco, Inc., optionee.

Resolution No. 99-775

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 68-87-P-03 is given **APPROVAL TO REVISE A PORTION OF THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR A PORTION (8-0)**. The following condition applies:

Prior to the issuance of any building permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.”

93P-010G-12
Sugar Valley, Phase 3
Map 181, Part of Parcel 20 (25.43 acres)
Subarea 12 (1997)
District 31

A request for final approval for Phase 3 of the Residential Planned Unit Development District located 420 feet east of Nolensville Pike and approximately 2,600 feet north of Culbertson Road (25.43 acres), classified R20, to develop 71 single-family lots, requested by Anderson-Delk and Associates for Hurley-Y, L.P., owner, and Paul E. Johnson, optionee.

Resolution No. 99-776

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 93P-010G-12 is given **CONDITIONAL FINAL APPROVAL FOR PHASE 3 (8-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Prior to the issuance of any building permits for Phase 3, a final plat shall be recorded and bonds shall be posted for all necessary public improvements.
3. The next plat recorded for any portion of this PUD shall include lots 17, 18, and 19 of Phase One.”

97P-039U-12
Adams Property
Map 171, Parcel 90
Subarea 12 (1997)

District 32 (Jenkins)

A request for final approval for the Residential Planned Unit Development District located abutting the north margin of Cloverland Drive, approximately 200 feet west and opposite Saddlewood Lane, classified R40 (15.45 acres), to develop 26 single-family lots, requested by Anderson Delk & Associates Inc., for Ira Adams owner.

Resolution No. 99-777

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-039U-12 is given **CONDITIONAL FINAL APPROVAL (8-0)**. The following condition applies:

1. Prior to the issuance of any building permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by 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 plat shall be recorded and bonds shall be posted for all necessary public improvements.”

MANDATORY REFERRALS

99M-106G-14

Alta Lake PUD Land Acceptance and Easement
Dedication (formerly Cameron at Hermitage PUD)
Map 97, Parcel 139 and Part of Parcel 46
Subarea 14 (1996)
District 12 (Ponder)

A request from the Metropolitan Board of Parks and Recreation to accept a 16 acre public use site and a 40' x 1,568' greenway easement, located at Bell Road between Dodson Chapel Road and Mills Road, in the Alta Lake Residential PUD (formerly Cameron at Hermitage).

Resolution No. 99-778

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 99M-106G-14.”

99M-119U-10

New Green Hills Library Sewer Easement Abandonment
Map 117-11, Part of Parcels 59, 71, 72 and 85
Subarea 10 (1994)
District 25 (Shulman)

A request by Metropolitan Public Library of Nashville and Davidson County to abandon a 20' sanitary sewer easement located on the new Green Hills Library site on Benham Avenue between Glen Echo Road and Graybar Lane.

Resolution No. 99-779

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 99M-119U-10.”

99M-126U-09

Nashville Convention Center Awning Encroachment

Map 93-6-3, Parcel 116
Subarea 9 (1997)
District 19 (Wallace)

A request to install an awning for the Nashville Convention Center located at 601 Commerce Street measuring 4 feet in width by 32 feet in length encroaching 11.5 feet over the public sidewalk at a height of 8.5 feet above the sidewalk at the Commerce Street entrance, requested by Teresa Evetts Horton, Executive Director, Nashville Convention Center, appellant, for Metro Government, owner.

Resolution No. 99-780

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 99M-126U-09."

99M-127U-09
Bennie Dillon Aerial Encroachment
Map 93-5-2, Parcel 13
Subarea 9 (1997)
District 19 (Wallace)

A request to install a sign for Bennie Dillon Apartments located at 700 Church Street measuring 4 feet in width by 17 feet in length encroaching 2 feet over the public sidewalk at a height of 25 feet above the sidewalk for Bennie Dillon Apartments located at 700 Church Street, requested by C. Dewees Berry, IV, attorney, appellant for Post-Amerus Bennie Dillon, L.P., owner.

Resolution No. 99-781

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 99M-127U-09."

99M-128U-10
Vanderbilt University: Blair School of Music
Underground Encroachment
Map 104-7, Parcels 530 and 541
Subarea 10 (1994)
District 18 (Hausser)

A request to construct two 6" chiller water lines (one supply and one return) at a depth of 24" below grade within Capers Avenue right-of-way to connect parcels 530 (Lewis Hall) and 541 (Blair School of Music) on tax map 104-07, requested by Barge, Cauthen and Associates, appellant for Vanderbilt University.

Resolution No. 99-782

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES (8-0)** Proposal No. 99M-128U-10."

This concludes the items on the consent agenda.

DEVELOPMENT MONITORING/AGENDA OVERVIEW

Mr. Boyle presented a countywide overview of the agenda.

SUBDIVISION AND BOND PROPOSALS

99S-282U-13 (Public Hearing)

Kendall Park Subdivision
Map 135, Part of Parcel 254
Map 149, Parcels 61, 62 and 63
Map 149-3, Parcels 9 and 16
Subarea 13 (1996)
District 28 (Alexander)

A request for preliminary approval for 58 lots abutting the north terminus of Broadview Drive, approximately 290 feet north of Sleepy Hollow Drive (17.32 acres), classified within the R10 District, requested by Crosland, Patton, Smith, LLC, owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor. (Deferred from meetings of 7/22/99, 8/5/99 and 8/19/99).

Mr. Calleja stated staff is recommending approval subject to approval from Public Works. The preliminary subdivision plan is a request for a cluster lot subdivision with access off of Broadview Drive. The original plan had access off of Broadview Drive as well as off of Murfreesboro Pike. Traffic and Parking were concerned with safety at the proposed access point off of Murfreesboro Pike and no other access points were feasible. Broadview was stubbed out for the purpose of providing connection to this property. The capacity presently on Broadview is approximately 7,000 trips per day and this development would add about 540 trips to the road. Staff recommends a variance should be granted for the length of the cul-de-sac because of the topography.

Ms. Ellen Birch, Ms. Janet Morris, Mr. Tom Phillips, Mr. Joseph Wooten, and Ms. Ann Shoub expressed concerns regarding traffic, property damage from blasting, sewer problems and safety.

Mr. Rob Pease and Mr. Bryce Powers, with Barge, Waggoner, Sumner and Cannon, Inc., spoke in favor of the project and stated the contractor will have to apply for a blasting permit through Public Works and they will determine areas that need to be protected. The plans have a manhole stubbed out at Rychen and that should relieve the sewer problems on that street.

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

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

Resolution No. 99-783

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-282U-13, is **APPROVED SUBJECT TO APPROVAL OF THE PUBLIC WORKS DEPARTMENT WITH A VARIANCE TO SECTION 2-6.2.1G OF THE SUBDIVISION REGULATIONS; PUBLIC HEARING CLOSED (8-0).”**

99S-349U-07 (Public Hearing)

McGinn Property
Map 129-7, Parcel 13
Subarea 7 (1994)
District 23

A request for preliminary approval for three lots abutting the west margin of Brook Hollow Road, approximately 430 feet south of East Valley Road (6.34 acres), classified within the RS80 District, requested by Kevin McGinn, owner/developer, Sawyer Land Surveying.

Mr. Calleja stated staff is recommending approval subject to approval from Public Works. The Commission approved the same preliminary plan in 1996; however, since that time the applicant has not submitted for final plat approval and no improvements were made to the property; therefore, the preliminary subdivision plan expired. Now, the applicant is requesting the Commission grant approval of the preliminary plan.

Mr. Ray Clark expressed a concern regarding a wet weather creek that runs through his property being constricted.

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

Resolution No. 99-784

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-349U-07, is **APPROVED SUBJECT TO APPROVAL OF THE PUBLIC WORKS DEPARTMENT; PUBLIC HEARING CLOSED (8-0).”**

99S-350G-12 (Public Hearing)

Old Smyrna Estates
Map 172, Parcels 102, 104, 169 and 175
Subarea 12 (1997)
District 32 (Jenkins)

A request for preliminary approval for 18 lots abutting the northwest corner of Old Smyrna Road and Edmondson Pike (9.9 acres), classified within the RS20 District, requested by McEwen LLC, owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Mr. Calleja stated staff is recommending approval. This 18 lot subdivision will have access off of Old Smyrna Road with 2 cul-de-sacs and green space to the north. At final plat, the applicant will be providing right-of-way on Old Smyrna Road as well as on Edmondson Pike for their future improvements. The subdivision meets the requirements of the Subdivision Regulations for a preliminary subdivision plat.

Mr. Base Lynde, expressed concerns regarding water run off and parking.

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

Resolution No. 99-785

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-350G-12, is **APPROVED; PUBLIC HEARING CLOSED (8-0).”**

ZONE CHANGE AND PUD PROPOSALS

99Z-076U-10

Map 131-2, Parcel 134
Subarea 10 (1994)
District 33 (Turner)

A request to rezone from R6 to RM15 district the Covenant Presbyterian Church property at Hillsboro Pike (unnumbered), abutting the south margin of Castleman Drive (3.76 acres), requested by Nick Spiva, appellant, for Covenant Presbyterian Church of Nashville, owners.

Ms. Regen stated staff is recommending approval of the RM15 zoning. This property falls within a residential medium-high policy in the Subarea 10 Plan and that policy allows between 9 and 20 dwelling units per acre. RM 15 zoning would also be consistent with the zoning pattern on that side of Hillsboro Road.

Mr. Bob Anderson, president of the Green Hills Neighborhood Association, spoke in favor of the proposal.

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

Resolution No. 99-786

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-076U-10 is **APPROVED (8-0)**:

This property falls within the Subarea 10 Plan's Residential Medium High (RMH) policy calling for 9 to 20 units per acre. The RM15 district is consistent with this policy and the multi-family development pattern to the north and west."

99Z-114U-08

Map 92-6, Parcels 682 (.05 acres), 683 (.07 acres),
684 (.12 acres) and 685 (.04 acres)

Map 92-10, Parcel 353 (.45 acres)

Subarea 8 (1995)

District 21

A request to change from R6 and IR districts to MUL district properties at 2412 Clifton Avenue and 2415, 2419, and 2421 Pearl Street, abutting the east margin of 25th Avenue North (.73 acres), requested by Dr. James R. Larkin, appellant, for Mt. Nebo Baptist Church, trustees.

Ms. Regen stated that last year there was a request by the church to close Pearl Street to prevent trucks going into the warehouse, which was disapproved. The church now wants to expand and the present R6 zoning only allows a 0.6 floor area ratio and they want a 0.83 floor area ratio, which is approximately 10,000 square feet. Staff is recommending disapproval as contrary to the General Plan because the property falls along a residential policy with an industrial policy to the southeast and that policy does not call for mixed use zoning.

Mr. Jimmy Larkin, representing Mt. Nebo Baptist Church, stated this change would make a smooth transition from the industrial policy to the residential and asked the Commission to consider the rezoning to allow the church to expand.

Reverend Theodore Bryson, pastor, stated the property is sandwiched between a building Mt. Nebo presently owns and the warehouse. The church is now faced with having vacant land they own and are unable to use because the zoning will not allow additional floor area.

Chairman Lawson stated this is such a neighborhood oriented issue and that perhaps the Commission should take another look at that subarea plan.

Ms. Nielson asked if there were any other zoning that would fit their needs.

Ms. Regen stated she had not seen their plans and would like the opportunity to sit down with them and Zoning Administrator and see how the uses might be broken up if they are developed separate from the church.

Mr. Manier stated modifying the General Plan to accommodate this is almost equivalent to spot zoning. To the west it is IR, to the east it is IWD and to plot a little MUL in the middle would be hard logic to defend in the broad concept of the General Plan.

Chairman Lawson stated he did not feel anyone was asking for that. There is the option to defer and give Jennifer the opportunity to look at it and come back with something a little more specific.

Mr. Manier agreed with that.

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

99Z-125U-12

Map 161, Parcels 31 (3.4 acres) and 128 (1.01 acres)

Subarea 12 (1997)

District 32 (Jenkins)

A request to change from R15 and R10 districts to OL district properties at Edmondson Pike (unnumbered), approximately 1,100 feet north of Old Hickory Boulevard (4.41 acres), requested by Robert T. Cochran III, appellant, for John W. Burns et ux, owners.

Ms. Regen stated there are two Commercial PUD's located at the corner of Edmondson Pike and Old Hickory Boulevard. Staff is not recommending approval of the OL zoning because there is already transition between land uses and zoning patterns in this area, and there is no reason to insert office zoning for additional transition. Ms. Regen stated residential policy should be maintained and should not have office zoning encroaching into the residential area. There are other opportunities for commercial and office development at Edmondson and Old Hickory.

Mr. Robert Cochran stated this zoning change would only minimally impact the neighborhood and there would be a since of transition from high density commercial to low density office to the library to residential. The way the building would be situated there would be little visibility and minimal impact to the neighborhood.

Mr. David Miller stated there was no available space in either of the two Commercial PUD's at Edmondson Pike and Old Hickory. This project is for a neighborhood medical facility and there have been two national health care providers that have expressed an interest in being in this location.

Ms. Jones stated the Edmondson Pike Library was on the consent agenda but it does take residential away from that street so the zoning goes from Commercial PUD to two small residential lots and then the library and then serious residential and about 2/3 of that is floodplain. With the library positioned there it makes land use sense to have a transition of some sort to the residential.

Mr. Small agreed with Ms. Jones. The library does make a statement by separating the commercial from the residential and could not anticipate residential development between a Commercial PUD and the library. The Commission needs to find some way to make that useful land because this a fast growing portion of the county and they have got to have the support services necessary to take care of all those people moving into the area.

Ms. Nielson stated this area is spreading and it needed to keep to the nodular development concept.

Mr. Manier agreed this would break the barrier of the commercial node and this would amount to spot zoning.

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

Resolution No. 99-787

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-125U-12 is **DISAPPROVED (8-0)**:

These properties fall within the Subarea 12 Plan's Residential Medium (RM) policy calling for 4 to 9 units per acre. The office uses permitted within the OL district are not consistent with this policy. The existing commercial PUD at the intersection of Old Hickory Boulevard/Edmondson Pike provides a solid zoning boundary between commercial and residential uses in this area. Expansion of office zoning outside this node could have a negative impact on the ultimate development of this PUD."

99Z-127U-07

Map 104-1, Parcels 263 (4.92 acres) and 266 (.25 acres)
Subarea 7 (1994)
District 24

A request to change from R6 to RM20 district properties at 218 36th Avenue North and 3526 Nebraska Avenue, abutting the southern and western margins of the CSX Railroad (5.17 acres), requested by John Gianikas, appellant, for P. R. Trading, owners.

97P-026U-07

West End Station
Map 104-1, Parcels 263 (4.92 acres) and 266 (.25 acres)
Subarea 7 (1994)
District 24

A request to cancel the undeveloped Residential Planned Unit Development District located abutting the north margin of Nebraska Avenue and the east margin of 36th Avenue, classified R6 and proposed for the RM20 District (5.17 acres), approved for 46 townhomes, requested by John Gianikas, owner.

Ms. Regen stated this property currently has R6 zoning which allows single family and duplex residential development, and the request is to rezone it to RM20 which would allow up to 20 dwelling units per acre. Staff is recommending disapproval as contrary to the General Plan. Taking the property to an RM20 zoning would exceed the residential medium policy in the area. Staff is recommending approval of the PUD cancellation because nothing has been developed.

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

Resolution No. 99-788

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-127U-07 is **DISAPPROVED (8-0) as contrary to the General Plan:**

These properties fall within the Subarea 7 Plans' Residential Medium (RM) policy calling for 4 to 9 units per acre. The RM20 district is a spot zone and the density permitted within the RM20 district exceeds RM policy. The existing R6 is the preferred zoning district consistent with the RM policy and the area's predominant zoning pattern."

“BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-026U-07 is given **APPROVAL FOR THE PUD CANCELLATION (8-0)**. The following condition applies:

Approval of the PUD cancellation by the Metropolitan Council.”

99Z-128U-10

Map 131-2, Parcels 125 (.43 acres) and 144 (.45 acres)
Subarea 10 (1994)
District 33 (Turner)

A request to change from R15 and RM20 districts to OL district properties at 4200 Hillsboro Pike and 4201 Kirtland Road, abutting the south margin of Overhill Drive (.88 acres), requested by Gordon Inman, appellant and optionee, for M. D. Harrison Yang et ux and Stephen A. Berry et al, owners.

Ms. Regen stated staff is recommending disapproval of this request because the properties along Hillsboro Road fall within a residential medium high policy but the property fronting Kirtland Avenue and Overhill Drive fall within a residential low-medium policy and it would not be appropriate to place office zoning facing or contiguous to this residential area.

Mr. Bob Anderson spoke in opposition to anything other than residential on Overhill Drive.

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

Resolution No. 99-789

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-128U-10 is **DISAPPROVED (8-0)**:

These properties fall within the Subarea 10 Plan’s Residential Medium High (RMH) policy along Hillsboro Pike and Residential Low Medium (RLM) policy to the east. The RMH policy calls for 9 to 20 units per acre while the RLM policy calls for up to 4 units per acre. Applying OL to these properties would extend non-residential zoning too far into the residential neighborhood. The Subarea 10 Plan provides for office opportunities in the Burton Hills office park to the south and the Green Hills Mall regional activity center to the north.”

97P-036U-05

Riverwood Close
Map 72-12, Parcel 315 (2.55 acres)
Map 73-5, Parcels 22 (20.93 acres), 140 (4.99 acres)
and 149 (25.02 acres)
Map 73-9, Parcels 3 (.71 acres), 4 (.39 acres), 64 (.40 acres) and 65
(.48 acres)
Subarea 5 (1994)
District 8

A request to revise the preliminary plan and for final approval for the Residential Planned Unit Development District to mass grade for one, 6-story, senior living building located abutting both margins of Cooper Lane and the southeast margin of Demarius Drive, classified R10 (55.47 acres), to permit 193 townhomes, one 6-story building containing 219 assisted-living units, 7 single-family lots, and to use an existing house as a club/meeting and leasing office, replacing 162 flat units, 219 assisted-living units and 219 conventional living units in two high rise buildings, requested by Barge, Waggoner, Sumner and Cannon, for Senliff, LLC, owner, and Henry Sender, optionee.

Ms. Regen stated this proposal is to revise the preliminary plan to permit 193 townhomes, 1 six story building containing 219 assisted living units, 7 single family lots and to use an existing house as a clubhouse/meeting/leasing office. This would replace the previously approved plan, which was for 162 flats, 219 assisted living units and 219 conventional high rise units. The difference between these two proposals is that the previous one was for 600 units and the new proposal is for 419 units. They are also asking for final approval to mass grade the site. Staff is recommending conditional approval of the revision to the plan and for the mass grading.

There is some disagreement between the applicant and staff as far as the conditions that should be placed on this project. Condition 3 would require the applicant to dedicate right-of-way along Cooper Lane and that would be the area the project actually fronts. When the original project was approved in 1997 it was clear the Commission did not feel it was appropriate to require the developer to dedicate right-of-way from this project all the way to McGavock Pike since they did not own all the property. Question was being raised whether or not the Commission's previous action required the developer to improve the portion of Cooper Lane within his property.

The Commission requested staff go back and listen to the tape from the 1997 approval to confirm the decision of the Commission regarding the right-of-way dedication and street improvement.

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

Resolution No. 99-790

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-036U-05 is given **CONDITIONAL APPROVAL TO REVISE THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR MASS GRADING (8-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by 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 boundary plat and final plat shall be recorded and bonds shall be posted for all necessary public improvements.
3. With any final plat submittal for any phase of development, right-of-way shall be dedicated on either side of Cooper Lane, to a total width of 60 feet, along the frontage of parcels 22 and 149 as shown on tax map 73-5 and parcels 3, 4, 64 and 65 as shown on tax map 73-9. Staff shall determine the action of the Commission in 1997 regarding requiring construction on Cooper Lane, and shall apply the same condition to this application.
4. Prior to or in conjunction with the submittal of any final PUD plan, construction plans shall be submitted to the Planning Commission for a left-turn lane from Cooper Lane into the proposed development entrance. This turn lane shall measure 75 to 100 feet in length with a 125 foot taper.
5. Prior to the completion of any development phase, the left-turn lane required in condition #4 above shall be constructed by the developer, and inspected and accepted by the Metro Public Works Department.
6. Prior to or in conjunction with the submittal of any final PUD plan, construction plans shall be submitted to the Planning Commission for a left-turn lane from Cooper Lane onto McGavock Pike. This turn lane shall measure 75 feet in length with no taper.
7. Prior to the completion of any development phase, the left-turn lane required in condition #6 above shall be constructed by the developer, and inspected and accepted by the Metro Public Works Department.

8. The final PUD plan submitted for any portion of this development shall include a phasing plan for the overall development.

9. Prior to the issuance of any building permits, the developer shall remove vegetation on both sides of the entrance and grade the area surrounding the proposed development entrance on Cooper Lane to achieve adequate site distance at this entrance.”

OTHER BUSINESS:

1. Agenda Format
2. Legislative Update

ADDENDUM

Update on Council briefing.

Mr. Browning updated the Commission on plans to meet with the new Councilmembers for a briefing of the Commission’s role.

PLATS PROCESSED ADMINISTRATIVELY

September 2, 1999 through September 15, 1999

- | | |
|-----------------|---|
| 99S-310G | BOONE TRACE at BILTMORE, Section 3,
Resubdivision of Lots 246 and 247
Minor revision to two platted lots |
| 99S-327U | BASS SUBDIVISION
Minor interior lot line shift |
| 99S-342G | LARRY C. THOMAS LOT
Plats one parcel as one lot |
| 99S-345U | STINSON SUBDIVISION
One lot into two lots |
| 99S-344G | GEORGE’S LOT
Plats one parcel as one lot |
| 99S-346G | MONROE CLUCK
One parcel into two lots |
| 99S-360U | HAMILTON ACRES, Lots 1 and 2, First Revision
Added 10 foot drainage easement |
| 99S-276G | BROOKSIDE PARK, Phase 1
Horizontal Property Regime |

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 30th day of September, 1999