

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: October 24, 2002
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Douglas Small, Vice Chairman
Stewart Clifton
Judy Cummings
Tonya Jones
James McLean
Ann Nielson
Councilmember John Summers
Victor Tyler

Absent:

Mayor Bill Purcell
Jim Lawson, Chairman

Staff Present:

Richard C. Bernhardt, Executive Director
Jerry Fawcett, Planning Manager 2
Kathryn Fuller, Planner 2
Ann Hammond, Assistant Executive Director/Planning
Marcus Hardison, Planner 1
Lee Jones, Planner 1
Kim Karesh, Planner 2
David Kleinfelter, Planner 3
Robert Leeman, Planner 2
Preston Mitchell, Planner 2
Carolyn Perry, Administrative Assistant
Abby Scott, Planner 1
Chris Wooton, Planning Technician 1

Others Present:

Brook Fox, Legal Department
Chris Koster, Mayor's Office

Vice Chairman Small called the meeting to order.

ADOPTION OF AGENDA

Staff announced the following corrections to the agenda:

- 8. 2002S-290-05, should be Map 60-4
- 19.2002M-110U-03, add Project number 60-1-13A
- 20.2002M-111U-12, request description
- 29. Addendum, Add

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

APPROVAL OF MINUTES

Ms. Nielson moved and Ms. Jones seconded the motion, which unanimously passed, to approve the minutes of the regular meeting of October 10, 2002.

Mr. McLean questioned Mayor Purcell being listed as an absent member of the Commission.

Mr. Fox stated the Mayor is listed as member, by Charter, and historically the Mayor has not attended these meetings.

RECOGNITION OF COUNCILMEMBERS

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

PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS AND WITHDRAWN ITEMS

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

- 1. 2002Z-116U-10 Deferred indefinitely.
- 2. 2002Z-101U-06 Deferred indefinitely.
- 18. 202M-109U-09 Deferred one meeting.

Ms. Nielson moved and Ms. Cummings seconded the motion, which unanimously passed, to close the public hearing and defer the items listed above.

PUBLIC HEARING: ADOPTION OF CONSENT AGENDA

Note: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

Ms. Nielson moved and Ms. Cummings seconded the motion, which unanimously carried, to close the public hearing and approve the following items on the consent agenda:

ZONING MAP AMENDMENTS

- 3. 2002Z-106U-12**
Map 161-4, Parcel 43
Subarea 12 (1997)
District 30 (Kerstetter)

A request to change from R10 district to CS district property at 5220 Nolensville Pike, approximately 350 feet south of April Lane, (0.57 acres), requested by Houston E. Hill of Ed Hill Realty, Inc., applicant, for Frank Neal, et ux.

Project No. Zone Change 2002Z-106U-12
Council Bill None
Associated Cases None
Staff Reviewer Scott

Staff Recommendation *Approve*

APPLICANT REQUEST Rezone .57 acres from Residential (R10) to Commercial Service (CS) at 5220 Nolensville Pike.

Existing Zoning

R10 zoning R10 zoning is intended for single-family and duplexes at 4.63 dwelling units per acre.

Proposed Zoning

CS district CS is intended for a wide range of commercial service related uses, including low-intensity manufacturing, self-service storage, light-manufacturing, auto-repair, vehicular sales, distributive business wholesale, retail, office and restaurant.

SUBAREA 12 PLAN POLICY

Commercial Arterial Existing

(CAE) CAE policy is designed to recognize existing areas of “strip commercial.”

Policy Conflict None. This CAE Policy applies to the properties fronting on Nolensville Pike from Edmondson Pike to Ocala Drive. This property is located within these boundaries. CS district allows for a wide range of commercial service related uses, which are all permitted within the CAE policy area. The proposed CS district is consistent with the Subarea 12 Plan policy.

RECENT REZONINGS Yes. MPC recommended approval of (99Z-062U) of rezoning parcel 26 from R10 to CS on 5/13/99. Metro Council approved the rezoning of parcel 26 on 7/21/99.

TRAFFIC Based on typical uses like retail, restaurant and office, approximately 5,700 square feet of commercial development would be allowed. Approximately 353 to 4,207 trips per day would be generated by these uses. Nolensville Pike is classified on the Major Street Plan as a U4, four lanes with a center turn lane, and is built as such.

Metro Traffic Engineer’s

Findings Approve

Resolution No. 2002-368

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2002Z-106U-12 is **APPROVED (7-0)**:

The proposed CS district is consistent with the Subarea 12 Plan’s Commercial Arterial Existing (CAE) policy calling for a wide range of commercial uses. CAE policy is designed to recognize existing areas of “strip commercial.”

4. 2002Z-108U-08

Map 82-9, Parcel 14

Subarea 8 (1995)

District 20 (Haddock)

A request to change from R6 district to MUN district property at 1313 7th Avenue North, approximately 300 feet north of Monroe Street, (0.18 acres), requested by Scott Chambers, owner.

Project No. Zone Change 2002Z-108U-08
Associated Case None

Council Bill None
Staff Reviewer Hardison

Staff Recommendation *Approve*

APPLICANT REQUEST Rezone 0.18 acres from Residential (R6) to Mixed-Use Neighborhood (MUN) at 1313 7th Avenue North.

Existing Zoning

R6 zoning R6 zoning is intended for residential lots with a minimum area of 6,000 square feet.

Proposed Zoning

MUN zoning MUN zoning is intended for a low intensity mixture of residential, retail, and office uses.

SUBAREA 8 PLAN POLICY

Neighborhood Urban (NU) NU policy is calls for a mixture of residential and neighborhood scale commercial development.

Policy Conflict

None. The Subarea 8 Plan defines this area as NU policy. This property is also within the Germantown Detailed Neighborhood Design Plan. The detailed neighborhood plan defines this area as a Mixed Live/Work area. The proposed MUN zoning is consistent with the intent of the NU and Mixed live/Work policy.

RECENT REZONINGS Yes. MPC recommended approved on 9/16/99 (99Z-123U-08) rezoning parcel 45 from IR to MUN. Metro Council approved the bill on 11/18/99.

TRAFFIC Based on typical uses in MUN districts, this proposed zoning would generate approximately 4 to 20 trips per day could be generated by these uses (Institute of Transportation Engineers, 6th Edition, 1996). Other uses at different densities could generate more or less traffic.

Traffic Engineer's

Findings Approve.

Resolution No. 2002-369

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 2002Z-108U-08 is **APPROVED (7-0)**:

The proposed MUN district is consistent with the Subarea 8 Plan's Neighborhood Urban (NU) policy calling for a mixture of residential and neighborhood scale commercial development. The proposal is also consistent with the Germantown Detailed Neighborhood Design Plan which defines this area as a Live/Work policy area."

PRELIMINARY SUBDIVISION PLATS

5. 2001S-230G-04

Walton Oaks, Section 2 Revised
Map 51-15-C, Parcels 1-9 and 31
Subarea 4 (1998)
District 4 (Majors)

A request for revised preliminary plat approval to create 29 lots abutting the east margin of Saunders Avenue, approximately 165 feet south of Walton Lane, (8.41 acres), classified within the R10 district, requested by William Dorris, owner/developer, Burns and Associates, surveyor.

Project No. Subdivision 2001S-230G-04
Project Name **Walton Oaks, Section 2, Revised**

Associated Cases None
Staff Reviewer Hardison

Staff Recommendation *Approve with conditions subject to a submission of a revised preliminary plat that shows the following:
Top of the creek banks on both sides.
Label the required 25-foot stream buffer on both sides of the creek.
Show sidewalks along all new roads and the property's frontage on Walton Lane and Saunders Lane.*

APPLICANT REQUEST

Revised Preliminary Plat Preliminary & Final Plat Final Plat

Subdivide 8.41 acres into 29 lots, at a proposed density of 3.44 units per acre along Walton Lane and Saunders Avenue.

The Planning Commission approved a preliminary plat for this property on May 25, 2000. The approved preliminary plat proposed to create 25 new lots.

ZONING **R10 district requiring a minimum lot size of 10,000 square feet.**

CLUSTER LOT OPTION The cluster lot option allows the applicant to reduce minimum lot size two base zone districts from base zone classification of R10 (minimum 10,000 sq. ft. lots) to R6 (minimum 6,000 sq. ft. lots). Although allowed to reduce the minimum lot size two base zone districts the applicant has kept all lots above 7,500 square feet.

The applicant has justified utilizing the cluster lot option by providing for additional open space and asserting that significant vegetation will be preserved in a large open space area. Pursuant to Section 17.12.080(D) of the Metro Zoning Ordinance, open space provisions require a minimum of 15% open space. The applicant successfully complies with this requirement by proposing a total of 1.72 acres (20.5%) of open space – which exceeds the minimum open space acreage required for this phase.

SUBDIVISION DETAILS

Location This 8.41-acre tract is located at the intersection of Walton Lane and Saunders Avenue.

Detention/Creek This plat proposes two detention areas to the south of the property. There is a creek that runs from the southeastern corner to the west to the northwestern edge of the property. The applicant has provided a 25-foot buffer from the top of the creek banks.

Floodway/Floodplain This site is not encumbered by floodway or floodplain. There is a creek that passes through the property but there are no associated flood areas.

Lot Sizes This subdivision is located in the R10 district, which requires 10,000 square foot lots. The applicant is using the cluster lot option to reduce the size of the lots in order to maintain the creek area and steeper slope areas on the southwestern corner of the property. The lot sizes proposed for this subdivision are between 19,786 square feet and 7,501 square feet, which are well above the 6,000 square feet lots allowed under the cluster lot option.

Access Twenty of the proposed 29 lots will access Walton Lane by way of the interior road network. Eight of the proposed lots will have direct access to Walton Lane. One Lot will have direct access to Saunders Avenue.

SUBDIVISION VARIANCES None

TRAFFIC ENGINEER'S FINDINGS Approve

CONDITIONS Approve with conditions subject to a submission of a revised preliminary plat that shows the following:

Top of the creek banks on both sides; and

Label the required 25-foot stream buffer on both sides of the creek; and

Show sidewalks along all new roads and the property’s frontage on Walton Lane and Saunders Lane.

Resolution No. 2002-370

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2001S-230G-04, is **APPROVED (7-0).**”

PLANNED UNIT DEVELOPMENTS (revisions)

9. 53-84-U-12

Hickory Heights
Map 161, Part of Parcel 93
Subarea 12 (1997)
District 31 (Knoch)

A request to revise a portion of the preliminary plan and for final approval for a phase of the Residential Planned Unit Development District located abutting the south margin of Old Hickory Boulevard at Zermatt Avenue, classified RM15, (54.65 acres), to develop 86 single-family lots, replacing 100 single-family lots and 56 apartment units, requested by Dale and Associates for Affordable Housing Resources, Inc., owner.

Project No. 53-84-U-12

Project Name Hickory Heights

Council Bill N/A

Associated Cases N/A

Staff Reviewer Leeman

Staff Recommendation *Approve with conditions.*

APPLICANT REQUEST

Preliminary PUD Revised Preliminary Revised Preliminary & Final PUD
 Final PUD Amend PUD Cancel PUD

This request is to revise Phases 1-3 of the preliminary plan for the Residential PUD district located along the south side of Zermatt Avenue and the west side of Swiss Avenue, and for final approval for Phases 1-3 to develop 86 single-family lots. This plan replaces 100 single-family lots and 56 apartment units. Phase 4 remains unchanged with 128 apartment units.

All 86 single-family lots are designated as critical lots due to steep topography, requiring individual review and approval of the grading plans for each lot by the Metro Water Services Stormwater Management division, Public Works, and Metro Planning Department staffs.

Existing Zoning

Multi-Family Res. (RM15)/

Residential PUD The RM15 district is intended for multi-family residential at up to 15 dwelling units per acre. The Metro Council originally approved the PUD in 1985 for 1,114 apartment units.

The Planning Commission approved a revision to the preliminary PUD plan on December 6, 2001, to reduce the number of units from 1,114 units to 284 units with 100 single-family lots and 184 apartment units in 23 buildings.

SUBAREA 12 PLAN POLICY

Residential Medium High (RMH) The RMH policy is intended for residential development at densities between 9 and 20 dwelling units per acre.

Policy Conflict No. Although the proposed density (5.1 units per acre) is less than that intended by the RMH policy, the steep topography on this site limits the actual number of units that can be built.

TRAFFIC

A traffic impact study (TIS) was submitted in December 2001 and was reviewed by the Metro Traffic Engineer. The TIS and the Metro Traffic Engineer are requiring the same off-site road improvements as were required in December 2001, including:

Prior to the recording of a final plat for any phase, bond must be posted for a traffic signal at the intersection of Old Hickory Boulevard and Zermatt Avenue, as per an agreement between the Metro Traffic Engineer and the applicant. The traffic signal shall be installed prior to the issuance of any Use and Occupancy permits for any phase. No right turn lane will be required with the installation of the traffic signal.

In conjunction with any final PUD plans, construction details showing an improved turning radius at the southwest corner of Old Hickory Boulevard and Zermatt Avenue must be submitted for review and approval by the Planning Commission and Public Works Department. The turning radius must be designed in accordance with the Metro Traffic Engineer's requirements.

Prior to the issuance of any Use and Occupancy permits for the 41st unit/lot, Zermatt Avenue must be widened and striped to include one southbound entering lane and two northbound exiting lanes. The northbound lanes must include a minimum of 150 feet of storage with a transition to AASHTO standards. Plans detailing these improvements must be submitted to the Planning Commission in conjunction with final plat for the first phase.

Prior to the issuance of any Use and Occupancy permit for the 51st unit/lot, Swiss Avenue must be striped to include one westbound entering lane and two eastbound exiting lanes. The eastbound exiting lanes shall be striped as separate left and right turn lanes with a minimum of 100 feet of storage with a transition to AASHTO standards. Plans detailing these improvements shall be submitted to the Planning Commission in conjunction with final plat for the first phase.

As per an agreement between the applicant and the Metro Traffic Engineer, a bond shall be established with the plat that includes the 51st unit/lot for a possible traffic signal at the intersection of Nolensville Pike/Swiss Avenue. The bond shall remain in place for three years thereafter. If the applicant and Public Works agree that the signal is not warranted after that three year time period, the bond may be released and the developer will be relieved of any obligation to install the signal.

Prior to the issuance of a Use and Occupancy permit for any phase, a separate right-turn lane must be constructed on Nolensville Pike at Swiss Avenue, including 75 feet of storage with a transition to AASHTO standards. Construction plans shall be submitted in conjunction with the final plat for the first phase of development.

Resolution No. 2002-371

“BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Proposal No. 53-84-U-12 is given **PRELIMINARY PUD APPROVAL AND CONDITIONAL FINAL PUD APPROVAL (7-0)**. The following conditions apply:

1. Prior to the issuance of any building permits, confirmation of preliminary approval of this proposal must be forwarded to the Planning Commission by Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works and Water Services.
2. Prior to the issuance of any building permits, a final plat must be recorded and bonds must be posted for all necessary public improvements, including, traffic signals, and construction of roads and extension of utilities.

3. Prior to the issuance of any building permits for lots designated as critical lots, a Critical Lot plan must be submitted for review and approval by the Metro Department of Public Works and the Planning Department staff.
4. As required by the Metro Traffic Engineer and the Traffic Impact Study, the following traffic improvements shall be required:
 - Prior to the recording of a final plat for any phase, a bond must be posted for a traffic signal at the intersection of Old Hickory Boulevard and Zermatt Avenue, as per an agreement between the Metro Traffic Engineer and the applicant. The traffic signal must be installed prior to the issuance of any Use and Occupancy permits for any phase. No right turn lane will be required with the installation of the traffic signal.
 - In conjunction with any final plat, construction details showing an improved turning radius at the southwest corner of Old Hickory Boulevard and Zermatt Avenue must be submitted for review and approval by the Planning Commission and Public Works Department. The turning radius must be designed in accordance with the Metro Traffic Engineer's requirements.
 - Prior to the issuance of any Use and Occupancy permits for the 41st unit/lot, Zermatt Avenue must be widened and striped to include one southbound entering lane and two northbound exiting lanes. The northbound lanes must include a minimum of 150 feet of storage with a transition to AASHTO standards. Plans detailing these improvements must be submitted to the Planning Commission in conjunction with the final plat for the first phase.
 - Prior to the issuance of any Use and Occupancy permits for the 51st unit/lot, Swiss Avenue must be striped to include one westbound entering lane and two eastbound exiting lanes. The eastbound exiting lanes must be striped as separate left and right turn lanes with a minimum of 100 feet of storage with a transition to AASHTO standards. Plans detailing these improvements must be submitted to the Planning Commission in conjunction with final plat for the first phase.
 - As per an agreement between the applicant and the Metro Traffic Engineer, a bond shall be established with the plat that includes the 51st unit/lot for a possible traffic signal at the intersection of Nolensville Pike/Swiss Avenue. The bond shall remain in place for three years there after. If the applicant and Public Works agree that the signal is not warranted after that three year time period, the bond may be released and the developer will be relieved of any obligation to install the signal.
 - Prior to the issuance of a Use and Occupancy permit for any phase, a separate right-turn lane shall be constructed on Nolensville Pike at Swiss Avenue, including 75 feet of storage with a transition to AASHTO standards. Construction plans must be submitted in conjunction with the final plat for the first phase of development.”

MANDATORY REFERRALS

11. 2002M-100G-03
 Council Bill No. BL2002-1214
 Sale of Real Property Interests to State of Tennessee
 Map 40, Parcels 21 and 142
 Subarea 3 (1998)
 District 1 (Gilmore)

An ordinance authorizing the conveyance of certain interests in two parcels of real property, of which an easement upon Parcel 1 (portion of Whites Creek Park) and the fee interest in a portion of Parcel 2 (portion

of Whites Creek High School) which are required in connection with Project No. 19045-2237-94, to the State of Tennessee for a total of \$400, as requested by the Director of Public Property Administration.

Project No. Mandatory Referral 2002M-100G-03
Project Name Sale of Real Property Interests to State of Tennessee
Council Bill BL2002-1214
Associated Case None
Staff Reviewer Mitchell

Staff Recommendation *Approve*

APPLICANT REQUEST

An ordinance authorizing the conveyance of certain interests in two parcels of real property, of which an easement upon Parcel 1 (portion of Whites Creek Park) and the fee interest in a portion of Parcel 2 (portion of Whites Creek High School) which are required in connection with Project No. 19045-2237-94, to the State of Tennessee for a total of \$400.

APPLICATION REQUIREMENTS **None**

DEPARTMENT AND AGENCY

COMMENTS None

RECOMMENDATION All reviewing departments and agencies recommend approval.

Resolution No. 2002-372

"BE IT RESOLVED by the Metropolitan Planning Commission that Mandatory Referral No. 2002M-100G-03 is **APPROVED (7-0).**"

12. 2002M-101U-14

Council Bill No. BL2002-1214
Sale of Real Property Interests to State of Tennessee
Map 84, Parcel 21
Subarea 14 (1996)
District 15 (Loring)

An ordinance authorizing the conveyance of a certain interest in a parcel of real property, of which an easement upon "Parcel 3" (portion of Two Rivers Park) which is required in connection with Project No. 19076-2242-14, to the State of Tennessee for a total of \$1,800, as requested by the Director of Public Property Administration.

Project No. Mandatory Referral 2002M-101U-14
Project Name Sale of Real Property Interests to State of Tennessee
Council Bill BL2002-1214
Associated Case None
Staff Reviewer Mitchell

Staff Recommendation *Approve*

APPLICANT REQUEST **An ordinance authorizing the conveyance of a certain interest in a parcel of real property, of which an easement upon "Parcel 3" (portion of Two Rivers Park) which is required in connection with Project No. 19076-2242-14, to the State of Tennessee for a total of \$1,800.**

APPLICATION REQUIREMENTS **None**

DEPARTMENT AND AGENCY
COMMENTS None

RECOMMENDATION All reviewing departments and agencies recommend approval.

Resolution No. 2002-373

"BE IT RESOLVED by the Metropolitan Planning Commission that Mandatory Referral No. 2002M-101U-14 is **APPROVED (7-0).**"

14. 2002M-105U-10
Rename a portion of 21st Avenue North to
Shortview Avenue
Map 92-11, Parcels 72, 73, 80 and 81
Subarea 10 (1994)
District 21 (Whitmore)

A request by the Assistant Director of Public Works to rename a portion of 21st Avenue North, between Clifton Avenue and Charlotte Avenue, to Shortview Avenue for improved E911 emergency efficiency and response.

Project No. Mandatory Referral 2002M-105U-10
Project Name Rename a portion of 21st Avenue North to Shortview Avenue
Council Bill None
Associated Case None
Staff Reviewer Mitchell

Staff Recommendation *Approve*

APPLICANT REQUEST A request by the Assistant Director of Public Works to rename a portion of 21st Avenue North, between Clifton Avenue and Charlotte Avenue, to Shortview Avenue for improved E911 emergency efficiency and response.

APPLICATION REQUIREMENTS None

DEPARTMENT AND AGENCY
COMMENTS None

RECOMMENDATION All reviewing departments and agencies recommend approval.

Resolution No. 2002-374

"BE IT RESOLVED by the Metropolitan Planning Commission that Mandatory Referral No. 2002M-105U-10 is **APPROVED (7-0).**"

15. 2002M-106G-14
Rename Percy Street to Fowler Street
Map 44-14, Parcels 79 and 130
Map 53-2, Parcels 4, 5, 6, 7, 8, and 79
Subarea 14 (1996)
District 11 (Brown)

A request by the Assistant Director of Public Works to officially rename a portion of Fowler Street, officially known as of 1951 as Percy Street from the northern property line of parcel 130 of map 44-14 to

its' terminus at Cunningham Street, to officially become Fowler Street for improved E911 emergency efficiency and response.

Project No. Mandatory Referral 2002M-106G-14
Project Name Rename Percy Street to Fowler Street
Council Bill None
Associated Case None
Staff Reviewer Mitchell

Staff Recommendation *Approve*

APPLICANT REQUEST A request by the Assistant Director of Public Works to officially rename a portion of Fowler Street, officially known as of 1951 as Percy Street from the northern property line of parcel 130 of map 44-14 to its' terminus at Cunningham Street, to officially become Fowler Street for improved E911 emergency efficiency and response.

APPLICATION REQUIREMENTS None

DEPARTMENT AND AGENCY

COMMENTS None

RECOMMENDATION All reviewing departments and agencies recommend approval.

Resolution No. 2002-375

"BE IT RESOLVED by the Metropolitan Planning Commission that Mandatory Referral No. 2002M-106G-14 is **APPROVED (7-0).**"

16. 2002M-107G-02
Grizzard Manor Grinder Pump Installation
Easement Acquisition
Map 12, Parcels 59 and 60
Subarea 2 (1995)
District 10 (Balthrop)

A request to acquire a permanent 15-foot sewer easement, extending southward from the terminus of Graceland Drive across all of parcel 60 and across approximately 185 feet of parcel 59, for Project No. 01-SG-86A for the Grizzard Manor Grinder Pump Installation, requested by the Metro Department of Water Services.

Project No. Mandatory Referral 2002M-107G-02
Project Name Grizzard Manor Grinder Pump Installation Easement Acquisition
Council Bill None
Associated Case Project No. 01-SG-86A
Staff Reviewer Mitchell

Staff Recommendation *Approve*

APPLICANT REQUEST A request to acquire a permanent 15-foot sewer easement, extending southward from the terminus of Graceland Drive across all of parcel 60 and across approximately 185 feet of parcel 59, for Project No. 01-SG-86A for the Grizzard Manor Grinder Pump Installation.

APPLICATION REQUIREMENTS None

DEPARTMENT AND AGENCY

COMMENTS None

RECOMMENDATION All reviewing departments and agencies recommend approval.

Resolution No. 2002-376

"BE IT RESOLVED by the Metropolitan Planning Commission that Mandatory Referral No. 2002M-107G-02 is **APPROVED (7-0).**"

17. 2002M-108U-14
Close Unnamed Street
Map 95-8, Parcels 191 and 192
Subarea 14 (1996)
District 15 (Loring)

A request to close an unnamed street located south of Woodberry Drive, between parcels 191 and 192 of map 95-8, requested by Lloyd and Myrtle Price for Molly E. Fosbinder, abutting property owner. (Easements are to be retained)

Project No. Mandatory Referral 2002M-108U-14
Project Name Close Unnamed Street south of Woodberry Drive
Council Bill None
Associated Case None
Staff Reviewer Mitchell
Staff Recommendation *Approve*

APPLICANT REQUEST

A request to close an unnamed street located south of Woodberry Drive, between parcels 191 & 192 of map 95-8, requested by Lloyd & Myrtle Price for Molly E. Fosbinder, abutting property owner. **(Easements are to be retained).**

APPLICATION REQUIREMENTS
Application properly completed and signed? Yes

Abutting property owners sign application? Yes

DEPARTMENT AND AGENCY

COMMENTS

None

RECOMMENDATION

All reviewing departments and agencies recommend approval.

Resolution No. 2002-377

"BE IT RESOLVED by the Metropolitan Planning Commission that Mandatory Referral No. 2002M-108U-14 is **APPROVED (7-0).**"

19. 2002M-110U-03
Property Acquisition for Ewingdale Drainage Project
Map 60-1, Parcels 134 and 176
Subarea 3 (1998)
District 3 (Nollner)

A request to purchase real property, located at 3099 Ewingdale Drive (Map 60-1, Parcel 176), for the Ewingdale Drainage Project (Project No. 60-1-13A), as requested by the Metro Department of Finance, Real Property Services, for the Metro Department of Water Services.

Project No. Mandatory Referral 2002M-110U-03
Project Name Property Acquisition for Ewingdale Drainage Project
Council Bill None
Associated Case Project No. 60-1-13A
Staff Reviewer Mitchell

Staff Recommendation *Approve*

APPLICANT REQUEST

A request to purchase real property, located at 3099 Ewingdale Drive (Map 60-1, Parcel 176), for the Ewingdale Drainage Project (Project No. 60-1-13A), as requested by the Metro Department of Finance, Real Property Services, for the Metro Department of Water Services.

APPLICATION REQUIREMENTS **None**

DEPARTMENT AND AGENCY

COMMENTS None

RECOMMENDATION All reviewing departments and agencies recommend approval.

Resolution No. 2002-378

"BE IT RESOLVED by the Metropolitan Planning Commission that Mandatory Referral No. 2002M-110U-03 is **APPROVED (7-0).**"

20. 2002M-111U-12

Property Acquisition for Seven Mile Creek Home Buyout
Map 147-2, Parcel 192
Map 147-6, Parcels 107, 107.01, 196-199, and 200
Map 147-7, Parcel 3
Subarea 12 (1997)
District 26 (Arriola)

A request to purchase various properties along Blackman Road, Milner Drive, and Milner Court for the Seven Mile Creek Home Buyout, for Project No. 02-D-149, as requested by the Metro Department of Water Services.

Project No. Mandatory Referral 2002M-111U-12
Project Name Property Acquisition for Seven Mile Creek Home Buyout
Council Bill None
Associated Case Project No. 02-D-149
Staff Reviewer Mitchell

Staff Recommendation *Approve*

APPLICANT REQUEST **A request to purchase various properties along Blackman Road, Milner Drive, and Milner Court for the Seven Mile Creek Home Buyout, for Project No. 02-D-149, as requested by the Metro Department of Water Services.**

APPLICATION REQUIREMENTS **None**

**DEPARTMENT AND AGENCY
COMMENTS** None

RECOMMENDATION All reviewing departments and agencies recommend approval.

Resolution No. 2002-379

"BE IT RESOLVED by the Metropolitan Planning Commission that Mandatory Referral No. 2002M-111U-12 is **APPROVED (7-0).**"

- 21. 2002M-112U-11**
Property Acquisition for Wimpole Drive Home Buyout
Map 119-3, Parcels 86-97
Map 119-7, Parcels 34-41
Subarea 11 (1999)
District 16 (McClendon)

A request to purchase various properties along Wimpole Drive for the Wimpole Drive Home Buyout, for Project No. 02-D-149, as requested by the Metro Department of Water Services.

Project No. Mandatory Referral 2002M-112U-11
Project Name Property Acquisition for
 Wimpole Drive Home Buyout

Council Bill None
Associated Case Project No. 02-D-149
Staff Reviewer Mitchell

Staff Recommendation *Approve*

APPLICANT REQUEST A request to purchase various properties along Wimpole Drive for the Wimpole Drive Home Buyout, for Project No. 02-D-149, as requested by the Metro Department of Water Services.

APPLICATION REQUIREMENTS **None**

**DEPARTMENT AND AGENCY
COMMENTS** None

RECOMMENDATION All reviewing departments and agencies recommend approval.

Resolution No. 2002-380

"BE IT RESOLVED by the Metropolitan Planning Commission that Mandatory Referral No. 2002M-112U-11 is **APPROVED (7-0).**"

OTHER BUSINESS

- 22. Approve schedule for 2003 MPC meetings

Resolution No. 2002-381

“**BE IT RESOLVED** by the Metropolitan Planning Commission that it **APPROVES** the MPC meeting schedule for 2003.”

23. Contract between The Metropolitan Government of Nashville and Davidson County and Neel-Schaffer, Inc. for 2002-2004 Enhanced Transportation System Data Collection and Monitoring

Resolution No. 2002-382

“**BE IT RESOLVED** by the Metropolitan Planning Commission that it **APPROVES** the Contract between The Metropolitan Government of Nashville and Davidson County and Neel-Schaffer, Inc. for 2002-2004 Enhanced Transportation System Data Collection and Monitoring.”

24. Contract between City of Hendersonville and MPC on behalf of MPO for Transportation Planning Support in Sumner County

Resolution No. 2002-383

“**BE IT RESOLVED** by the Metropolitan Planning Commission that it **APPROVES** the Contract between City of Hendersonville and MPC on behalf of MPO for Transportation Planning Support in Sumner County.”

25. Contract between City of Lebanon and MPC on behalf of MPO for Transportation Planning Support in Wilson County

Resolution No. 2002-384

“**BE IT RESOLVED** by the Metropolitan Planning Commission that it **APPROVES** the Contract between City of Lebanon and MPC on behalf of MPO for Transportation Planning Support in Wilson County.”

26. Contract between GNRC and MPC on behalf of MPO for Transportation Planning Support for City of Goodlettsville and Rutherford and Williamson Counties

Resolution No. 2002-385

“**BE IT RESOLVED** by the Metropolitan Planning Commission that it **APPROVES** the

This concluded the items on the consent agenda.

PUBLIC HEARING

PRELIMINARY SUBDIVISION PLATS

6. **2002S-271U-14**
The Griggers Subdivision
Map 85-15, Parcel 20
Subarea 14 (1996)
District 14 (Stanley)

A request for preliminary and final plat approval to subdivide one parcel into two lots and a sidewalk variance on Disspayne Drive and Lebanon Pike, located at the northeast corner of Lebanon Pike and Disspayne Drive, (2.15 acres), classified within the RS10 and Airport Overlay Districts, requested by Ralph and Marci Griggers, owners/developers, Ragan-Smith Associates, surveyor.

Mr. Hardison stated staff recommends approval of the subdivision, but disapproval of the sidewalk variance on Disspayne Drive and Lebanon Pike.

Project No. Subdivision 2002S-271U-14
Project Name The Griggers Subdivision
Associated Cases None
Staff Reviewer Hardison

Staff Recommendation *Approve subdivision and variance for three times the base zoning rule, but disapprove the requested sidewalk variance.*

APPLICANT REQUEST

Preliminary Plat Preliminary & Final Plat Final Plat

Subdivide 2.16 acres into two lots, with a sidewalk variance.

ZONING **RS10 district requiring a minimum lot size of 10,000 square feet.**

SUBDIVISION VARIANCES

Sidewalks

(Section 2-6.1) A sidewalk is required along the property frontages on Disspayne Drive. Currently there are sidewalks along Lebanon Pike, which these sidewalks would connect with. The applicant has requested a variance due to absences of sidewalks in this area and the amount of roadwork that would be required by Public Works standards to construct sidewalks in this location. Sidewalks are required along both streets since these proposed lots will have frontage on both streets.

Metro Public Works Findings Disspayne Drive has a pavement width of 20 feet with a shoulder and a slight swale. In order for sidewalks to be constructed some trees may have to be removed, two NES poles may have to be relocated, and drainage structures may have to be constructed.

Recommendation Disapprove. Since this property is the first property into the neighborhood and sidewalks currently are along the frontage on Lebanon Pike placing sidewalks along Disspayne will begin the network of sidewalks in this area. The sidewalks will be connected to existing sidewalks and will not result in an isolated widening and/or addition of curb in a mid-block location.

Three Times Base Zoning

(Section 2-4.2.D, Lot Sizes) Lots one and two both are greater than 40,000 sq. ft. The base zoning in this area is RS10, which requires a minimum lot size of 10,000 sq. ft. and a maximum lot size of 30,000 sq. ft. The applicant is requesting a variance for the three times the base zoning rule in order to subdivide this 2.16 acre lot into two smaller lots.

Recommendation Since this subdivision will decrease the existing large lot into lots that are closer to the zoned lot size staff recommends approval of the request for the three times the base zoning variance.

TRAFFIC ENGINEER'S FINDINGS Approve

Councilmember Bruce Stanley spoke in favor of the sidewalk variance and stated several large trees would have to be cut and electrical poles would need to be moved. The estimated cost would be \$30,000.

Mr. Ralph Griggers spoke in favor of the sidewalk variance and stated trees would need to be cut and one would be a large Magnolia.

Councilmember Summers moved and Mr. Clifton seconded the motion, which carried unanimously, to close the public hearing.

Councilmember Summers moved and Mr. McLean seconded the motion to approve staff recommendation with a variance to the sidewalk requirement.

Mr. Clifton stated he felt this sidewalk requirement would be a hardship to the property owners because of the cost estimate, which included the moving of the electrical poles.

Vice Chairman Small stated the Subdivision Regulations do not differentiate between a subdivision with 20 lots or 2 lots and that he would be in favor of staff's recommendation. The sidewalks could be moved or located to where the trees will not have to be cut or the poles moved.

Mr. McLean stated he would not vote, at any time, to make a citizen pay to have electrical poles moved.

The motion to approve staff recommendation, with approval of the sidewalk variance carried with Vice Chairman Small and Ms. Cummings in opposition.

Resolution No. 2002-386

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2002S-271U-14, is **APPROVED SUBJECT TO VARIANCE FOR THREE TIMES BASE ZONE RULE AND VARIANCE FOR SIDEWALK ALONG DISSPAYNE DRIVE AND LEBANON PIKE (6-1)**. Staff recommends approval subject to the following condition:

A variance for three times the base zoning for lots 1 and 2.”

FINAL PLATS

- 7. 2002S-134G-04**
Stratton Heights, Resubdivision of Part of Parcel C
Map 51-7, Parcel 62
Subarea 4 (1998)
District 3 (Nollner)

A request for final plat approval to subdivide a portion of one parcel into two lots and a sidewalk variance abutting the northeast corner of Due West Avenue and Gibson Drive, (.83 acres), classified within the RS15 and RS20 districts, requested by Nancy S. Sutton, owner/developer, The Cummings Group, Inc., surveyor.

Mr. Hardison stated staff recommends approval.

Project No. Subdivision 2002S-134G-04
Project Name **Stratton Heights Subdivision**
Associated Cases None
Staff Reviewer Hardison

Staff Recommendation *Approve with conditions subject to a variance for sidewalks along the frontage of Lot 2 along Gibson Drive and a revised final plat that shows the following:
The sanitary sewer service for Lot 1; and
A private utility easement, if necessary, for the sanitary sewer line and a private easement note.*

APPLICANT REQUEST

Preliminary Plat Preliminary & Final Plat Final Plat

Subdivide 0.85 acres into two lots, with a sidewalk variance.

ZONING

RS20 **RS20 district requiring a minimum lot size of 20,000 square feet.**

RS15 **RS15 district requiring a minimum lot size of 15,000 square feet.**

SUBDIVISION VARIANCES

Sidewalks

(Section 2-6.1) A sidewalk is required along the frontage of lot 2 on Gibson Drive. Currently there are no sidewalks along Due West Avenue or Gibson Drive. The applicant has requested a variance due to absences of sidewalks in this area and the amount of roadwork that would be required by Public Works standards to construct sidewalks in this location. Sidewalks are required only along Lot 2 since lot 1 is zoned RS20 and there is an existing residence on lot 1.

Metro Public Works Findings Gibson Drive has a pavement width of 21 feet with a 2-foot shoulder and a road ditch. In order for sidewalks to be constructed the road will have to be widened 2 additional feet, several trees will have to be removed, two NES poles, a gas line, and a water meter will have to be relocated, and drainage structures will have to be constructed.

Recommendation Approve. A section of sidewalks approximately 115 feet in length will require major reconstruction of the roadway by widening and construction of the curb and gutter system for a relatively short section of sidewalk in a midblock location, which is inconsistent with good planning and design.

TRAFFIC ENGINEER'S

FINDINGS Approve

CONDITIONS Approve with conditions subject to a variance for sidewalks along the frontage of Lot 2 along Gibson Drive and a revised final plat that shows the following:

The sanitary sewer service for Lot 1; and

A private utility easement, if necessary, for the sanitary sewer line and a private easement note.

No one was present to speak at the public hearing.

Mr. McLean moved and Mr. Clifton seconded the motion, which carried unanimously, to close the public hearing and approve staff recommendation.

Resolution No. 2002-387

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2002S-134G-04, is **APPROVED (7-0) SUBJECT TO VARIANCE FOR SIDEWALKS ALONG THE FRONTAGE OF LOT 2 ALONG GIBSON DRIVE AND A REVISED FINAL PLAT.**”

8. 2002S-290U-05
Sleep Inn Subdivision
Map 60-4, Parcel 100

Subarea 5 (1994)
District 4 (Majors)

A request for final plat approval to subdivide one lot into two lots and a sidewalk variance along Homestead Road abutting the west margin of Dickerson Pike, approximately 157 feet south of Homestead Road, (4.27 acres), classified within the CS district, requested by Shreeri General Partnership, owner/developer, Dale and Associates, Inc., surveyor.

Mr. Hardison stated staff recommends approval.

Project No. Subdivision 2002S-290U-05
Project Name Sleep Inn Subdivision
Associated Cases None
Staff Reviewer Hardison

Staff Recommendation *Conditional approval subject to a variance for sidewalks along Homestead Road, a bond for sidewalk construction along Dickerson Pike prior to final plat recordation, a variance for the grass strip for a portion of the sidewalk on Dickerson Pike, and a revised final plat that shows the following:*

A sidewalk in the public right-of-way along the frontage of parcels 16 and 100 on Dickerson Pike.

APPLICANT REQUEST

Preliminary Plat Preliminary & Final Plat Final Plat

Subdivide 4.27 acres into two lots, with a sidewalk variance.

ZONING **CS district, which provides for a diverse range of commercial uses.**

SUBDIVISION VARIANCES

Sidewalks

(Section 2-6.1) A sidewalk is required along the property frontage on Homestead Road and Dickerson Pike. Currently there are no sidewalks along Homestead Road. Homestead dead ends at I-65. Along the property frontage on Dickerson Pike there are plans for sidewalks to be constructed at the adjacent property to the south. The applicant has agreed to place sidewalks on the frontage of parcel 16 and the frontage of Lot 1 of parcel 100. This sidewalk will connect and create a continuous sidewalk from West Maplewood Lane to the property line of parcel 17.

Type of Sidewalk There several obstacles that will hinder the sidewalk from being constructed in accordance with normal standards, which includes 5 feet of sidewalk, 4 foot grass strip, and curb and gutter. At the property line between parcels 16 and 100 there are several utility poles as well as two utility meters. In order to keep from relocating the meters and poles the applicant has proposed constructing the sidewalks from the beginning of the pole area on parcel 16 to the end of the pole area on parcel 100 without the 4 foot grass strip. Staff recommends approval of a variance for the 4-foot grass strip requirement for this section of sidewalk. This will be only section of the sidewalk that will vary from the typical sidewalk section.

Metro Public Works Findings

Homestead Road Homestead at this location has 21 feet of pavement plus a 2-foot shoulder. There is a slight drainage swale. Homestead Road would require a widening of 2-feet to construct sidewalks to the minimum Metro Standard ST-251. Curb and gutter is also required.

Dickerson Pike Dickerson Pike at this location has 60 feet of pavement and 84-feet of right-of-way. There is a slight drainage swale. Dickerson Pike will not require any widening since the existing right-of-way is sufficient for the construction of sidewalks.

Recommendation Approve. A sidewalk on Homestead Road would be of less value to a continuous sidewalk network and the applicant has agreed to construct sidewalks from the southern property line of parcel 16 to the southern property line of parcel 17. By having the applicant place the sidewalks along Dickerson Pike a viable network of sidewalks will be created instead of a lone stretch of sidewalk on a dead-end road.

TRAFFIC ENGINEER'S FINDINGS Approve

No one was present to speak at the public hearing.

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

Resolution No. 2002-388

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 2002S-290U-05, is **APPROVED (7-0) SUBJECT TO A VARIANCE FOR SIDEWALKS ALONG HOMESTEAD ROAD, A BOND FOR SIDEWALK CONSTRUCTION ALONG DICKERSON PIKE PRIOR TO FINAL PLAT RECORDATION, A VARIANCE FOR THE GRASS STRIP FOR A PORTION OF THE SIDEWALK ON DICKERSON PIKE, AND A REVISED FINAL PLAT.** Staff recommends approval subject to the following conditions:

1. A bond for sidewalk construction along Dickerson Pike prior to final plat recordation.
2. A variance for the grass strip for a portion of the sidewalk on Dickerson Pike.
3. A revised final plat.”

PLANNED UNIT DEVELOPMENTS (revisions)

10. 84-87-P-13
Christian Network International
Map 163, Parcels 147, 150, 190, and 323
Subarea 13 (1996)
District 28 (Alexander)

A request to revise the phase 2 final plan of the Planned Unit Development District located abutting the south margin of Mt. View Road and the north margin of Old Franklin Road, to permit a variance to the zoning regulations Section 17.20.120 to remove the required sidewalk along Old Franklin Road and Mt. View Road, requested by Littlejohn Engineering Associates, for CNI Distribution Facility, owner.

Mr. Mitchell stated staff recommendation has been revised as follow:

Disapprove the request to remove sidewalks from Phase 2 Final PUD plan with the following conditions: Sidewalk construction from Mt. View Road may be postponed to the development of Phase 3 of the PUD; staff no longer recommends the submittal of a consolidation plat; and sidewalks along Mt. View Road may stop short of the creek bridge located just west of the current entrance to the facility.

Project No. Planned Unit Development 84-87-P-13
Project Name Christian Network International
Council Bill None
Associated Case None
Staff Reviewer Mitchell

Staff Recommendation Disapprove the request to remove sidewalks from Phase 2 Final PUD plan with the following conditions: Sidewalk construction from Mt. View Road may be postponed to the development of Phase 3 of the PUD; staff no longer recommends the submittal of a consolidation plat; and sidewalks along Mt. View Road may stop short of the creek bridge located just west of the current entrance to the facility.

APPLICANT REQUEST

Preliminary PUD Revised Preliminary Revised Preliminary & Final PUD
 Revise Final PUD **Amend PUD** **Cancel PUD**

Revise the phase two final PUD plan, approved for a 50,900-sq. ft. warehouse/distribution and office facility on a 13.72-acre site, to remove sidewalks along the south margin of Mt. View Road and along the north margin of Old Franklin Road.

TRAFFIC ENGINEER'S

FINDINGS

Existing Conditions The south side of Mt. View Road at this location has a large drainage ditch with steep embankment at times. Old Franklin Road has drainage facilities near the intersection with Mt. View Road.

Sidewalk Construction Brush removal, tree cutting, filling of slopes, and drainage improvements will be necessary to install sidewalks at this location. There are no other sidewalks in the immediate vicinity. Any sidewalk construction must meet the Metro Standard ST-251. Curb and gutter is required along with a 4-foot grass strip between the back of curb and front of walk. Concrete driveway ramps will be required.

STAFF FINDINGS &

CONCLUSIONS

Pursuant to digital photographs provided by the Metro Public Works Department and an on-site inspection of the property, staff has determined that a sidewalk variance is not appropriate along Old Franklin Road and Mt. View Road. Furthermore, sidewalks installed along Mt. View Road will need to be constructed in consideration of a necessary right-of-way dedication along Mt. View Road. Mt. View Road is designated on the Major Thoroughfare Plan as a U2, or a 3-lane arterial highway, which requires a minimum right-of-way width of 60 feet.

The Christian Network Commercial PUD allows for three phases of development. The third phase is approved for retail to access off of Mt. View Road and has yet to receive final PUD approval. Staff recommends that sidewalks along Mt. View Road be deferred to the third phase for two reasons:

Although the development of this PUD has been allowed to continue with the consolidation of all parcels by deed, staff believes it is necessary to consolidate all parcels within this PUD by plat – at which time the necessary right-of-way dedications will be required along Mt. View Road. Staff recommends that a consolidation plat be submitted to the Planning Department for review and approval and subsequently recorded by the Register of Deeds prior to the issuance of any building permits for phase three. Following the recording of the consolidation plat, sidewalks must be installed along Mt. View Road at the new right-of-way line.

Staff is in agreement that the existing topography associated with a creek located just west of the current entrance would require that a sidewalk bridge be constructed adjacent to the current bridge – or the current bridge widened – to accommodate the necessary sidewalk connection. Staff recommends that the sidewalks constructed along Mt. View Road stop short of the existing bridge. This would allow for the sidewalks to be properly installed on the bridge when Mt. View Road is widened to U2 Major Thoroughfare Standards.

The applicant has stated to staff that sidewalks would have little or no benefit to the public in this location because there are no walks along either Mt. View Road or Old Franklin Road for “significant distances”. Staff is of the opinion that commercial, mixed-use, and residential development will very likely be occurring in this area in the near future. Just north, across Mt. View Road from the Christian Network

International (CNI) development site, an applicant has submitted a request for the rezoning of 388 acres to residential zone districts. Access to any residential development will very likely occur off of Mt. View Road in addition to many others. Secondly, an applicant has submitted a PUD request for the development of a mixed-use and residential development on 42.5 acres just east of the CNI site across Old Franklin Road. These latter developments will also produce an increase in pedestrian activity.

CONDITIONS

Prior to the issuance of any building permits for phase 3, a consolidation plat needs to be recorded that reflects the consolidation of parcels 147, 150, 190, and 323.
All sidewalk construction must meet the Metro Standard ST-251.

Mr. Jim Littlejohn spoke in favor of the of the proposal.

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

Councilmember Summers stated sidewalks are needed in this area of town and now may be the right time to start enforcing them.

Ms. Nielson asked if there could be a condition placed on this proposal to not require sidewalks unless Phase 3 happens before the upgrading of Mt. View Road.

Ms. Cummings moved and Ms. Nielson seconded the motion, which carried unanimously, to approve staff recommendation and delete the requirement for sidewalks on Mt. View Road, and to stop the sidewalks short of the drainage ditch on Old Franklin Road.

Resolution No. 2002-389

“BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Proposal No. 84-87-P-13 is APPROVED (7-0). Approved (7-0) revised staff recommendation, except the Commission recommended that a sidewalk variance be approved along Mt. View Road, and requested Public Works to coordinate with the applicant to allow the sidewalk along Old Franklin Road to stop short of the Old Franklin Road/Mt. View Road intersection.

MANDATORY REFERRALS

- 13. 2002M-104U-13**
Rename a portion of Oak Forest Drive to Highmeadows Drive
Map 149-3-A, Parcels (various)
Subarea 13 (1996)
District 28 (Alexander)

A request by the Assistant Director of Public Works to rename a 1,300-foot portion of Oak Forest Drive to Highmeadows Drive, from Clapham Road to the fence west of parcels 67 and 68 on Oak Forest Drive for improved E911 emergency efficiency and response.

Mr. Mitchell stated staff recommends approval.

Project No. Mandatory Referral 2002M-104U-13
Project Name Rename a portion of Oak Forest Drive to Highmeadows Drive
Council Bill None
Associated Case None
Staff Reviewer Mitchell

Staff Recommendation *Approve*

APPLICANT REQUEST A request by the Assistant Director of Public Works to rename a 1,300-foot portion of Oak Forest Drive to Highmeadows Drive, from Clapham Road to the fence west of parcels 67 & 68 on Oak Forest Drive for improved E911 emergency efficiency and response.

APPLICATION REQUIREMENTS None

DEPARTMENT AND AGENCY

COMMENTS None

RECOMMENDATION All reviewing departments and agencies recommend approval.

Mr. Michael Chaney, Oak Forest Drive resident, spoke in opposition to the request and asked for a deferral for one meeting so he could speak to his neighbors. He stated there is a fence across the street at one point so it is actually a dead end. This would affect approximately 50 residents, and it would be better to rename the other portion of the road so it wouldn't affect any residents.

Vice Chariman Small asked Mr. Chaney for more information regarding the fence across the road.

Councilmember Summers moved and Mr. McLean seconded the motion, which carried unanimously, to close the public hearing and defer one meeting.

ADDENDUM

102-86-P-06
Riverside Phase 5
Map 142, Parcel Part of 1
Subarea 6 (1996)
District 35

A request for final approval for a phase of the Residential Planned Unit Development located abutting the southern margin of Morton Mill Road ease of Northridge Drive, classified Rs20, (9.77 acres), to permit the development of 40 single family lots, requested by Rochford Construction Company for Rochford Construction Company, owners.

Mr. Hardison stated staff recommends approval with conditions.

Project No. 102-85-P-06
Project Name Riverside Phase 5
Council Bill None
Associated Case None
Staff Reviewer Hardison

Staff Recommendation Approve with conditions

Applicant Request – Final PUD

Permit the development of 40 single-family lots on the 9.77-acre phase 5 of Riverside residential subdivision located abutting the southern margin of Morton Mill Road ease of Northridge Drive.

Plan Details Proposal is consistent with the preliminary PUD plan approved by the Metro Council on March 19,1987.

Proposed lots will range in size from 5,647 sq. ft. to 19,779 sq. ft., with sidewalks proposed along both sides of all roads and along the abutting side of Northridge Drive.

Traffic Engineer's Findings Approve

Conditions A final plat needs to be recorded prior to the issuance of any bonding permits.

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

Resolution No. 2002-390

“BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Proposal No. 102-85-P-06 is **APPROVED (7-0).**”

OTHER BUSINESS

27. Executive Director Reports

Mr. Kleinfelter updated the Commission on sidewalk construction.

28. Legislative Update

ADJOURNMENT

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 3:10 p.m.

Chairman

Secretary

Minute approval this 24th day of October, 2002



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