



Legislation Text

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Minutes for the MAPC meeting on December 9, 1997.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

DECEMBER 9, 1997

MEMBERS PRESENT: Coleman, Damron, Gardner, Finley (present Items 5-13), Beadles (present Items 8-13), Pitts, and Shaw

MEMBERS ABSENT: Little and Phillips

Minutes of November 11, 1997 meeting were approved as submitted.

#1 RZ97-43 Mack Fleming requested approval of rezoning from Residential R-1 to Residential R-2 for .7 acre located on the south side of W. Matthews Avenue, west of Freeman Street.

Mr. Pitts moved to recommend approval of the rezoning to the City Council and subject to a site plan by MAPC and 41' R/W before development. Mr. Damron seconded, 5, including Chair, voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#2 RZ97-44 Jim Mead requested approval of rezoning from Commercial C-3 to Industrial I-1 for Lots 2B and 3B of the First Replat of Meads Development Addition. The property is located on the east side of Mead Drive, south of Parker Road.

Mr. Gardner moved to recommend approval to the City Council subject to Base Flood Elevations being shown on plat and site plan approval by MAPC at the time of development. Mr. Damron seconded, 5, including Chair, voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#2A Replat for above item, Ms. Shaw moved to approve the request, seconded by Mr. Pitts. Five voted aye, including Chair, 0 no, REQUEST APPROVED.

#3 RZ97-47 Gene Pruitt requested approval of rezoning from Residential R-2 to Industrial I-1 for Lots 1 & 2 of Newcom Subdivision. The property is located on the northwest corner of Highland Drive and Easley Lane.

Mr. Gardner moved to recommend approval of the zoning change to the City Council and subject to site plan approval by MAPC at time of development, landscaping, Flood Plain feasibility, and granting easement on Easley Lane. Mr. Pitts seconded, 5 including Chair, voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#4 SP97-32 Mike Nelson requested approval of site development plans for the northwest and southwest corners of Planters Drive and Stadium Boulevard.

Mr. Pitts moved to approve the request subject to site plan approval by MAPC if north lot is developed, paved parking on south side, Engineer's Comments, landscaping and a water flow study. Ms. Shaw seconded, 5, including Chair, voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#5 RP97-62 Darrel Cook requested approval of a replat or Lots 3 and 4 of Block C, Parkers 1st Southaven Addition. The property is located on the west side of Rhonda Drive, south of Parker Road.

Mr. Pitts moved to approve the replat subject to street improvements, including curb, gutter and widening being made on the west side of Rhonda Drive. Ms. Finley seconded, 5 voted aye, 0 no, REQUEST APPROVED.

#6 FP97-19 Jay Harmon requested approval of final subdivision plans for Harmon Industrial Park, Second Addition. The subdivision contains 15 lots on 30.81 acres and is located on the southwest corner of Highland Drive and Cottage Home Road.

Mr. Pitts moved to subject to:

1. Documentation of flood plain elevations
2. Correcting spelling and supplying missing names on streets
3. Engineering Comments and Staff Comments
4. Need Comprehensive Plan, not simply piecemeal
5. Revised street specs to include curb, gutter and underground drainage
6. Site plans before development

Ms. Shaw seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#7 FP97-17 Kent Arnold requested approval of final subdivision plans for Caraway South, a commercial subdivision containing 4 tracts on 65.58 acres. The property is located on the east side of Caraway Road, south of Sunny Meadow Drive.

Ms. Shaw moved to approve the request subject to:

1. 60' of R/W on Caprice, 100' transition from 36' pavement to 30'
2. City Engineer's comments
3. City Engineer approval on final changes
4. Address street improvements at time of site plan approval

Mr. Damron seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#8 RZ97-45 Kent Arnold requested approval of rezoning from Residential R-1 to Residential R-3 for 9.41 acres located at the east end of Glenn Place, north of Planters Drive.

Mr. Pitts moved to recommend approval to the City Council for the City Council subject to revising the drainage to go straight into the ditch. Ms. Shaw seconded, 4 voted aye, 2 no, Chair voted aye, REQUEST APPROVED WITH STIPULATION.

#9 PP97-20 Kent Arnold requested approval of preliminary subdivision plans for Oak Garden Addition containing 11 lots on 9.41 acres. The property is located at the east end of Glenn Place, north of Planters Drive.

Dr. Beadles moved to approve the request subject to:

1. Base flood elevations
2. Site plans
3. Grading plan
4. Planter's Drive, if in future it becomes a street, R/W will be required at 30' centerline rather than requiring it now
5. Engineer's Comments

Mr. Damron seconded, 4 voted aye, 2 no, Chair voted aye, REQUEST APPROVED.

#10 FP97-18 Alec Farmer requested approval of final subdivision plans for Commerce Square Phase III. The subdivision contains 4 lots on 12 acres and is located on the west side of Commerce Drive, on the north and south sides of Commerce Square.

It was pointed out that according to the subdivision ordinance, a developer is required to make street improvements as specified in the code on his half of the street when the subdivision is only located on one side of a street. Therefore, this developer is responsible for improving the south one half of CW Post Road. If the developer can get the City or anyone else to help in making those improvements that would be fine, but, this developer is responsible for one half of the street improvements on CW Post Road. It was further discussed that there are negotiations in progress for such to occur which is independent of what the ordinance requires. Usage of the street as it exists would be prohibited until such time as the street is improved.

Mr. Damron moved to approve the request subject to:

1. Increasing the street specifications because of the heavy traffic which the developer agreed to do
2. Code compliance for C. W. Post Road street improvements

Dr. Beadles seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#11 RZ97-46 Sage Meadows Development, Inc. requested approval of rezoning from Commercial C-3 to Residential R-3 for Lots T-42 through T-58 of Sage Meadows, Phase I-D. The property is located on the west side of Western Gales Drive, north of Sage Meadows Blvd.

Mr. Pitts moved to recommend approval to the City Council, seconded by Mr. Gardner. Five voted aye, 0 no, one absent for vote, REQUEST APPROVED.

#12 FP97-20 Sage Meadows, Inc. requested approval of final subdivision plans for Sage Meadows, Phase II-A. The subdivision contains 97 lots on 29 acres and is located east off Clubhouse Drive, south of Macedonia Road.

Ms. Shaw moved to approve the request subject to:

1. Engineer's Comments
2. Resolution of drainage issues
3. Between Lots 190 and 191 need rip rap or dissipater

Mr. Gardner seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#13 PP97-21 Sage Meadows, Inc. requested approval of preliminary subdivision plans for Sage Meadows, Phase II-B. The subdivision contains 110 lots on 49.02 acres. The property is located on the east side of

Clubhouse Drive, south of Macedonia Road.

Ms. Shaw moved to approve the request subject to:

1. Street names that need to be changed
2. Engineering Comments
3. Owner's signatures

Dr. Beadles seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.