

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: October 14, 1999
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

James Lawson, Chairman
Frank Cochran
Tonya Jones
William Manier
Ann Nielson
Councilmember Phil Ponder
Marilyn Warren

Absent:

Mayor Bill Purcell
Vicki Oglesby
Douglas Small

Others Present:

Executive Office:

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

Current Planning & Design Division:

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

Community Plans Division:

Jerry Fawcett, Planning Division Manager
Anita McCaig, Planner I

Advance Planning & Research:

John Boyle, Planning Division Manager
Preston Elliott, Planner III

Others Present:

Jim Armstrong, Public Works
Courtney Knight, Legal Department

Chairman Lawson called the meeting to order.

ADOPTION OF AGENDA

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

ANNOUNCEMENT OF DEFERRED ITEMS

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

99Z-140U-10 Deferred two weeks, by applicant.
8-68-G-12 Deferred two weeks, by applicant.

Ms. Nielson moved and Mr. Manier 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 30, 1999.

RECOGNITION OF COUNCILMEMBERS

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

Chairman Lawson welcomed Councilmember Phil Ponder as a member of the Planning Commission.

Chairman Lawson recognized Courtney Knight as Legal Counsel to the Planning Commission.

ADOPTION OF CONSENT AGENDA

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

SUBDIVISIONS AND BOND PROPOSALS

99S-376G-06
David Harrington Property
Map 89, Parcel 60
Subarea 6 (1996)
District 23 (Bogen)

A request for final plat approval to create five lots abutting the west margin of River Road, south of Lakeview Drive (16.33 acres), classified within the R80 and AR2a Districts, requested by David D. and Patricia Harrington, Jr., owners/developers, Marty Cantrell, surveyor. (Deferred from meeting of 9/30/99).

Resolution No. 99-822

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-376G-06 is **APPROVED SUBJECT TO A BOND OF \$50,550.00 (7-0).”**

99S-380G-12
Oak Highlands, Phase 2
Map 173, Part of Parcel 165
Subarea 12 (1997)
District 31 (Knoch)

A request for final plat approval to create 66 lots abutting the south terminus of Aaron Drive, approximately 102 feet south of West Oak Highland Drive (17.93 acres), classified within the R15 Residential Planned Unit Development District, requested by Pine Oaks Properties Two, L.L.P., owner/developer, MEC, Inc., surveyor.

Resolution No. 99-823

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-380G-12 is **APPROVED SUBJECT TO A BOND OF \$368,250.00 (7-0).”**

99S-385U-12
Old Towne at Brentwood Chase
(Horizontal Property Regime)
Map 160, Part of Parcel 191
Subarea 12 (1997)
District 32 (Jenkins)

A request for final plat approval for 88 units abutting the north margin of Old Hickory Boulevard and the south margin of Brentwood Chase Drive (12.82 acres), classified within the R20 Residential Planned Unit Development District, requested by Wilson Concord, L.P., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Resolution No. 99-824

“BE IT RESOLVED by the Metropolitan Planning Commission that Subdivision No. 99S-385U-12 is **APPROVED SUBJECT TO A BOND OF \$32,250.00 (7-0).”**

Request for Bond Release
97S-092G
Stone Creek Park, Section 1B
Gillespie Land Development, LLC, principal
Subarea 12 (1997)

Located abutting the northwest margin of Stone Run Drive and both margins of Holt Branch.

Resolution No. 99-825

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the request for release of a performance bond for Subdivision No. 97S-092G, Bond No. 97BD-015, Stone Creek Park, Section One-B in the amount of \$5,000.”

Request for Bond Release

98S-038G

River Plantation, Section 11, Phase 2

Haury & Smith Contractors, Inc., principal

Subarea 6 (1996)

Located abutting the southwest margin of Sawyer Brown Road, opposite General George Patton Road.

Resolution No. 99-826

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the request for release of a performance bond for Subdivision No. 98S-038G, Bond No. 98BD-108, River Plantation, Section 11, Phase 2 in the amount of \$65,000.”

Request for Bond Extension

89S-099U

Physicians Park, Section 8

HCA Realty, Inc., principal

Subarea 10 (1994)

[Buildout is at 0%]

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

Resolution No. 99-827

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the request for extension of a performance bond for Subdivision No. 89S-099U, Bond No. 89BD-013, Physicians Park, Section 8 in the amount of \$23,000 to 10/1/00 subject to the submittal of a letter from the North River Insurance Company 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-349U

Larchwood Commercial Subdivision, Section 10, Lot 1

Nashville Land Fund Ltd., L.P., principal

Subarea 14 (1996)

[Buildout is at 0%]

Located abutting the south margin of Percy Priest Drive, approximately 570 feet east of Stewarts Ferry Pike.

Resolution No. 99-828

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the request for extension of a performance bond for Subdivision No. 97S-349U, Bond No. 97BD-077, Larchwood Commercial Subdivision, Section 10, Lot 1, in the amount of \$22,000 to 10/15/00 subject to the submittal of an amendment to the present Letter of Credit by **11/14/99** which extends its expiration date to 4/15/01. **Failure of principal to provide amended security documents shall be grounds for collection without further notification.**”

ZONE CHANGE AND PUD PROPOSALS

99Z-139G-14

Map 75, Parcel 100
Subarea 14 (1996)
District 14 (Stanley)

A request to rezone from OR20 to CL district property at Hermitage Road (unnumbered), abutting the eastern margin of the CSX Railroad, approximately 140 feet north of Lebanon Pike (1.92 acres), requested by Tim Zay, appellant, for Joe Sam Hurt, Sr. et al, owners.

Resolution No. 99-829

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-139G-14 is **APPROVED (7-0)**:

This property falls within the Subarea 14 Plan's Commercial Arterial Existing (CAE) policy calling for office, commercial, and higher density residential uses. The CL district is consistent with that policy and the established zoning pattern along the north margin of Lebanon Pike."

99Z-141U-14

Map 108-1, Parcels 23 (.30 acres) and 27 (.39 acres)
Subarea 14 (1996)
District 15 (Loring)

A request to rezone from R10 to CS district properties at 2725 Shacklett Drive and 554 Claridge Drive, approximately 570 and 230 feet west of Donelson Pike, respectively, (.69 acres), requested by Dale and Associates, appellant, for William B. Walker et ux and Mary Frank Roussin, owners.

Resolution No. 99-830

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 99Z-141U-14 is **APPROVED (7-0)**:

These properties fall within the Subarea 14 Plan's Commercial Mixed Concentration (CMC) policy calling for the existing residences to transition to retail, office, and higher density multi-family uses under the flight path of the Nashville International Airport. The CS district is consistent with CMC policy and the emerging zoning pattern in this area."

74-73-G-14

Music Valley PUD
Map 62, Part of Parcel 29 (.28 acres) and
Parcel 154 (1.10 acres)
Subarea 14 (1996)
District 15 (Loring)

A request to revise the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development District located abutting the east margin of Music Valley Drive, 750 feet north of McGavock Pike, classified CA (1.38 acres), to develop a 2,400 square foot retail building, requested by Dale and Associates, for OLH, LP., and Music Valley Inns, Inc., owners. (Deferred from meeting of 9/30/99).

Resolution No. 99-831

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 74-73-G-14 is given **APPROVAL TO REVISE THE PRELIMINARY PLAN AND CONDITIONAL FINAL APPROVAL FOR A PORTION OF THE PUD (7-0)**. 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, a final plat shall be recorded reflecting the new property line between parcel 154 and parcel 29 on tax map 62.”

This concluded the items on the consent agenda.

DEVELOPMENT MONITORING/AGENDA OVERVIEW

Mr. Boyle presented the Development Monitoring overview to the Commission and explained there were larger subdivisions being proposed possibly because of new employment in the area such as Dell Computers.

SUBDIVISIONS AND BOND PROPOSALS

98S-259U-13 (Public Hearing)
Hickory Highland Place, Section 3
Map 163, Parcels 27, 29, 30 and 32
Subarea 13 (1996)
District 28 (Alexander)

A request for preliminary approval for 143 lots abutting the south margin of Moss Road and the northwest margin of Rural Hill Road (49.0 acres), classified within the RS7.5 District, requested by Hickory Highlands, L.L.C., owner/developer, Barge, Waggoner, Sumner and Cannon, Inc., surveyor. (Deferred from meeting of 9/30/99).

Mr. Calleja stated the applicant has requested a two week deferral to revise the subdivision plan because part of the subdivision is within an adjoining planned unit development, and the subdivision has not been designed to be consistent with that PUD.

No one was present to speak at the public hearing.

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

99S-368G-02 (Public Hearing)
Haven Hills
Map 41-7, Parcel 19
Subarea 2 (1995)
District 3 (Nollner)

A request for preliminary approval for nine lots abutting the north margin of Bell Grimes Lane and the west termini of Lyric Lane and Marydale Drive (3.66 acres), classified within the RS20 District, requested by Carla Y. McWhirter, owner/developer, Steven E. Artz and Associates, Inc., surveyor. (Deferred from meeting of 9/30/99).

Mr. Calleja stated the applicant has requested an indefinite deferral on this item. It is staff's understanding the developer is going to work with homeowners in the area to redesign the subdivision.

Two people were present at the public hearing but indicated they would prefer to speak when the final design of the subdivision was completed.

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

99S-386G-14 (Public Hearing)

Oakwood Farm
Map 64, Parcels 16, 25 and Part of Parcel 26
Subarea 14 (1996)
District 11 (Brown)

A request for preliminary approval for 360 lots abutting the southeast margin of Saundersville Road, approximately 85 feet west of Cascade Drive (103.1 acres), classified within the R10 District, requested by Phillips Builders, Inc., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Mr. Calleja stated the applicant has requested at two week deferral. They are working with Traffic and Parking on improvement details along Saundersville Road and Andrew Jackson Parkway.

Councilmember Feller Brown stated he would like to have the opportunity to meet with the developers before the hearing because of the many calls he has received with concerns regarding water problems, traffic, street problems and schools. No one else was present to speak.

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

99S-388G-12 (Public Hearing)

Old Hickory Hills
Map 182, Parcel 12
Subarea 12 (1997)
District 31 (Knoch)

A request for preliminary approval for 412 lots abutting the north margin of Old Hickory Boulevard, approximately 2,900 feet east of Pettus Road (112.2 acres), classified within the RS10 District, requested by Dotson-Thomason, owner/developer, Dale and Associates, Inc., surveyor.

Mr. Calleja stated the applicant has requested a two week deferral because staff has some issues with some of the lots not meeting the Subdivision Regulations and they have not completed those revisions.

Mr. Steve Turner spoke in opposition to this proposal and expressed concerns regarding this dense development taking place with many others with an inadequate infrastructure. The subdivision is located on a narrow, and twisting road and this development alone will add 1,500 trips per day on a 90 degree turn on Old Hickory.

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

ZONE CHANGE AND PUD PROPOSALS

98-73-G-02

Cone Oil Company (Hickory Hills Commercial PUD)
Map 40, Parcel 208
Subarea 2 (1995)
District 10 (Balthrop)

A request for a variance to Section 17.32.130 (Sign Regulations) of the Zoning Regulations for the Commercial (General) Planned Unit Development District located abutting the northwest corner of Hickory Hills Boulevard and the western terminus of Hickory Hills Court (1.72 acres), classified OR20, to permit a 50 foot tall sign where only a 40 foot tall sign is permitted, requested by Joey Ulmer, for Tom F. Cone, Jr., trustee.

Ms. Regen stated this is a request for a variance for a sign within a PUD to permit a 50 foot sign where only a 40 foot tall sign is allowed. Staff is recommending disapproval of this variance request. Staff did a field check at this location and found there are no unique or unusual hardship situations in this case to justify a variance. Staff did not find that any topographic conditions or vegetation blocked the view of a sign at the 40 foot maximum height allowed by the zoning ordinance.

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

Resolution No. 99-832

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 98-73-G-02 is **DISAPPROVED (7-0)**:

There is no unique or unusual property hardship created by the topography or location of this site. The site lies approximately 10 feet above Old Hickory Boulevard, and fronts on Westcap Road. A line of shrubs and small trees exist between the right-of-way of Old Hickory Boulevard and Westcap Road. The small size and location of these trees and this property’s location above Old Hickory Boulevard, and the setback from that street as well, provide an unimpeded view of this site in both directions from Old Hickory Boulevard.”

OTHER BUSINESS:

1. Small Area Plan Progress Reports for the Highland Heights, Hope Gardens, and Nations-Urbandale Neighborhoods and the Madison Commercial Village (Deferred from meeting of 9/30/99)
Neighborhood Planning Progress Report

Ms. Anita McCaig stated this is the annual progress report for the small area plans. Five years ago the commission began the small area planning process and since then staff has completed neighborhood plans for Hope Gardens, Nations/Urbandale, and Highland Heights. The newest plan is for Cameron/Trimble, which was presented to the commission at the previous meeting. Staff also has completed a commercial area plan for the Madison Commercial Village.

In developing the small area plans, staff works with residents and property owners to develop plans that they can use to achieve their goals for the neighborhood and also help in bringing neighborhood groups into

partnerships with other Metro agencies. Often, staff works in an area with MDHA, the Metropolitan Development and Housing Agency, where they have available funding. Small area plans give more contact with neighborhoods and a closer look at an area. They also help in implementing subarea plans by assisting neighborhoods in their efforts. This presentation acknowledges the accomplishments of these neighborhoods and the many successful efforts of the neighborhood groups.

(HOPE GARDENS)

Hope Gardens was endorsed by the Commission in July of 1996. Hope Gardens is located across from the Farmer's Market and the State of Tennessee Bicentennial Mall in Subarea 9. As identified in the plan, the goals of the residents are to become more organized and self-supportive. They want to make this neighborhood a safer, more pleasant place to live. They hope to stabilize and maintain the single-family character of the neighborhood and further encourage homeownership. Also, the residents want to encourage the maintenance of vacant lots and continue to enhance the neighborhood's overall appearance.

The Hope Gardens Neighborhood Association, formed shortly after the completion of the plan, continues to meet monthly and to work with other organizations, such as Tying Nashville Together. They also continue to work with Metro Beautification on having neighborhood clean-ups.

Last year, MDHA acquired the commercial building, known as the Blue Note, at the corner of 10th Avenue and Jackson Street. The community viewed the Blue Note as undesirable in their neighborhood because of the illegal activities that took place there. Currently, Jackson Street Baptist Church is working with MDHA to purchase this building. They plan to use it for a community outreach center and to work with the neighborhood in determining what programs will be offered there.

As part of MDHA's commitment to construct 50 to 60 homes in the neighborhood, 43 lots have been acquired for infill housing. To date, 11 homes have been completed, and currently, MDHA has 5 homes under construction. Two of these new homes on Jackson Street have been built in partnership with New Horizon. Some contractors have joined forces to buy, renovate, and sell homes in the neighborhood. Several homes have already been renovated and this group is working on a duplex on Jackson Street.

The Hope Gardens Neighborhood Association continues to encourage homeownership and eagerly awaits the arrival of more new homeowners in Hope Gardens.

(NATIONS/URBANDALE)

Nations/Urbandale was the second neighborhood plan completed and endorsed by the Commission in September of 1996. The Nations/Urbandale neighborhood is located in West Nashville, near the I-40/White Bridge Road interchange, in Subarea 7. The neighborhood organization, the Robertson/Urbandale/Nations Neighborhood Association, is known as RUN. The plan focuses on Nations and Urbandale and not Robertson, which is on the other side of Briley Parkway. However, RUN uses the plan to guide neighborhood efforts in Robertson as well.

The goals as identified by the residents in the plan are to organize community activities that will keep them informed and involved in the neighborhood. They hope to encourage better compatibility between the industrial land uses and the residential land uses. The residents want to improve the neighborhood's appearance and increase public safety.

RUN continues with their neighborhood watch program and currently has over 100 neighborhood watch signs throughout their community. They have noted that this year crime in the neighborhood continues to decline. This past year RUN has continued its bulk-item clean-ups and continues to educate residents about the importance of keeping the neighborhood clean. Illegal dumping has been identified as a major problem in the neighborhood. One solution to this problem is posting 'No Dumping' signs and better enforcement of those regulations.

Many residents take pride in maintaining their homes. However, there is some neglect in property upkeep, which is identified as a major issue in the plan. To encourage beautification of the neighborhood, residents are awarded recognition for their efforts.

Two new subdivisions are being constructed in the Robertson community, one along Croley Street and one at Newton and Summit. RUN is pleased with these developments bringing new homes to the neighborhood.

RUN has also created the West Nashville Partnership, working with area churches, St. Thomas, and Affordable Housing Resources, to foster relationships, to further clean up the neighborhood, and to build affordable homes. RUN has further organized the neighborhood and has increased pride in the area. As one resident said, "We are banding together, battling the negatives and increasing the positives."

(HIGHLAND HEIGHTS)

Highland Heights' plan was endorsed by the Commission in June of 1997. This East Nashville neighborhood is located in Subarea 5.

As identified in the plan, the goals of the residents are to reduce crime and to make the neighborhood a safer place to live. They want to decrease speeding and discourage traffic from cutting through the neighborhood. Also, the residents want to encourage the maintenance of rental properties and to further enhance the neighborhood's appearance.

According to the Neighborhood Plan, the number one issue is crime. The group, Neighborhoods Against Crime was created in 1997 to tackle this issue. They continue to meet monthly and this year that organization became a non-profit organization and began tackling more projects. They continue their Neighborhood Watch groups and furthering relationships with the local police. Last May, they hosted a community-based policing event so residents could meet their police officers. MDHA has also provided \$75,000 for the Safety and Security Program to provide items such as locks and floodlights for low-income and elderly residents.

Joy Park continues to be a gathering place and center of community activities, a place all residents can enjoy. This year, MDHA provided \$75,000 for additional improvements to Joy Park, including a gazebo, picnic tables, water fountains, and more playground equipment. Last Halloween the community hosted 450 children at their fall festival.

Sidewalks are under construction along Lischey Avenue, from Douglas to Pullen, a project costing \$180,000. Constructing nice sidewalks has been a priority for the neighborhood, and they continue to push for more of them.

Residents continue to campaign to save the historic Ton Joy School building. They would like to see this building restored so that it could serve the community through program's for kids, such as the Boy's and Girl's Club and the Police Athletic League, and programs for the elderly as well as day care. The building could also serve as a meeting location for the community. Neighborhoods Against Crime is putting together a strategy team to create partnerships with local government to save this building. Also, they are currently putting together neighborhood demographics to present to area banks.

Neighborhoods Against Crime have partnered with Dickerson Road Merchants to help clean up the neighborhood. They are also working with Tying Nashville Together. Their members are volunteering with other agencies to learn useful skills, such as grant writing. Neighborhoods Against Crime continue their focus on increasing communication, building partnerships, and meeting with other groups.

(MADISON COMMERCIAL VILLAGE)

In August of last year, the Planning Commission endorsed the first commercial area plan for the Madison Commercial Village, located in Subarea 14. The plan is aimed at revitalizing and beautifying parts of the old Madison commercial district.

Several physical improvements to the Village, which are discussed in the plan, are underway through MDHA and Metro Public Works with \$250,000 budgeted. MDHA has selected a contractor for streetscape improvements along Gallatin at Neely's Bend and Gallatin, and at State Route 45 and Gallatin. Construction on sidewalks is already underway along State Route 45 and Gallatin. Work on crosswalks is scheduled to begin Friday. The Village also has participated in neighborhood clean-ups.

Some historic buildings in the Village have been renovated. However, the Madison Presbyterian Church, located at the corner of Neely's Bend and Gallatin, will be torn down soon. In spite of the loss of an historic building, a positive result that has come out of that process is the dedication of right-of-way for the Neely's Bend extension, which is given a high priority in the plan.

Construction has begun on the new Madison Branch Library, where the Taylor-Stratton School was located. In addition to 90,000 books and 14 computers, the new larger library will have space for meetings and community events. It is scheduled to open in August of 2000.

Staff enjoys the partnership with these neighborhoods in putting together neighborhood and commercial area plans. These plans are guiding the efforts that are occurring in each of these areas. Staff looks forward to working with more neighborhoods and to building on those relationships.

2. Fiscal Year 2000 Transportation Planning Contract with the Tennessee Department of Transportation
3. Contract Amendment with Hagler-Bailly, Inc. for the preparation of the 5-County MPO Long Range Transportation Plan
4. MPO Contract with the City of Hendersonville and Gresham Smith, and Partners, Inc. for the preparation of an Advance Planning Report (APR) for Indian Lake Road, South in Hendersonville
5. MPO Contract with the City of Hendersonville and Neel-Schaffer, Inc. for the preparation of an Advance Planning Report (APR) for Old Shackle Island Road in Hendersonville
6. MPO contract for Fiscal Year 2000 Technical Assistance Contracts

Mr. Preston Elliott explained these five contracts to the Commission and asked for approval.

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

Resolution No. 99-833

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the Fiscal Year 2000 Transportation Planning Contract with the Tennessee Department of Transportation, the Contract Amendment with Hagler-Bailly, Inc. for the preparation of the 5-County MPO Long Range Transportation Plan, the MPO Contract with the City of Hendersonville and Gresham Smith, and Partners, Inc. for the preparation of an Advance Planning Report (APR) for Indian Lake Road, South in Hendersonville, the MPO Contract with the City of Hendersonville and Neel-Schaffer, Inc. for the preparation of an Advance Planning Report (APR) for Old Shackle Island Road in Hendersonville and the MPO contract for Fiscal Year 2000 Technical Assistance Contracts.”

7. Final Plans Review Procedures Within Urban Design Overlay Districts

Mr. Jerry Fawcett stated staff is recommending that in Urban Design Overlay Districts the final plans that are required to be approved by the Commission be treated in the review much like final plans for PUD's.

They are somewhat similar in nature. He stated the review fees should be the same as for PUD's. He stated there will be a wide range of possibilities in reviewing construction plans. He recommended that the Commission adopt four classes of projects, which are: interior construction, non-conforming buildings, limited new construction and all other construction. Interior construction or non-conforming buildings limited to a specified scope would be forwarded to Codes Administration for processing after certification by staff of exemption from Planning Commission review. Limited new construction would be reviewed and approved by Planning Commission staff. All other construction not falling under the first three classes would be reviewed by staff and approved by the Planning Commission.

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

Resolution No. 99-834

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the administrative procedures documented as an attachment to the Planning Commission memorandum dated October 8, 1999, concerning ‘Administrative Procedures for Projects in Urban Design Overlay Districts,’ providing for review fees; establishment of four classifications of final construction plans: interior construction, nonconforming buildings, limited new construction and all other construction; defining these classifications and specifying how each is to be treated for either exemption from review or review by staff and the Planning Commission.”

8. Employee contract for Randal Hutcheson

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

Resolution No. 99-835

“BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** the employee contract for Randal Hutcheson for one year, from October 16, 1999 through October 15, 2000.”

9. Legislative update

Councilmember Ponder stated that as the Commission may know, Council has passed a resolution asking three commissions and boards to consider later meeting hours to accommodate certain elements of the community. The sponsor felt he had a serious situation in that the people who worked on a regular basis were somewhat excluded from the opportunity to attend this board to present their feelings about a particular proposal. The recommendation was that all of the meetings start at 5:00 or after in the evening.

Chairman Lawson asked the Commission to consider this request, asked that the staff poll Councilmembers about their constituents, and stated the Commission would respond to Council's request.

PLATS PROCESSED ADMINISTRATIVELY

September 30, 1999 through October 13, 1999

**99S-338U The CROSSINGS at HICKORY HOLLOW, Phase 3,
Resubdivision of Lot 3**
One platted lot into two lots

99S-346G MONROE CLUCK LOTS, First Revision
Shifts location of building envelope

99S-362U **RUTLEDGE HOUSE CONDOMINIUMS**
Converts multi-family apartments to condominiums

99S-377U **SUNRUN SOUTHWEST**
Two lot subdivision

ADJOURNMENT

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 2:50 p.m.

Chairman

Secretary

Minute Approval:
This 28th day of October, 1999