



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Lindsley Hall  
730 Second Avenue South  
Nashville, Tennessee 37201

**PLANNING COMMISSION:**

James Lawson, Chairman	Ann Nielson
Doug Small, Vice Chairman	Victor Tyler
Stewart Clifton	James McLean
Judy Cummings	Councilman J. B. Loring
Tonya Jones	Phil Ponder, representing Mayor Bill Purcell

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*February 23, 2006*

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*4:00 PM*

*Howard School Auditorium, 700 Second Ave., South*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. RECOGNITION OF COUNCILMEMBERS**
- IV. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- V. PUBLIC HEARING: 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.
- VI. AMENDMENT TO THE BORDEAUX-WHITES CREEK COMMUNITY PLAN: 2003 UPDATE TO ADD A SPECIAL POLICY PERTAINING TO BELLS BEND (Deferred from February 9, 2006, Planning Commission Meeting)**

**VII. AMENDMENT TO THE SUBAREA 9 (DOWNTOWN) MASTERPLAN: 1997 UPDATE TO ADDRESS STREET HIERARCHY, BUILDING HEIGHTS AT THE STREET, AND OVERALL BUILDING HEIGHTS IN THE AREA KNOWN AS SOBRO.**

**VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING**

**ZONING MAP AMENDMENTS AND TEXT AMENDMENTS**

**1. 2005SP-099U-10**

Map 131-02, Parcel 039, 040, 041, 042  
Subarea 10 (2005)  
District 34 - Lynn Williams

A request to rezone from R20 to SP district property to permit 8 duplex structures (a total of 16 units) located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, 2200 Castleman Drive (2.34 acres), requested by Gresham, Smith & Partners, engineer, for Ruth Engel Yulman, William Gaw and Mary Buckner (Buckner Family Charitable Foundation), H.B. O'Steen, etux , owners.

**Staff Recommendation – Approve with conditions**

**PRELIMINARY SUBDIVISION PLATS**

**2. 2006S-055G-06**

Travis Place  
Map 126, Part of Parcel 60 and 142  
Subarea 6 (2003)  
District 35 - Charlie Tygard

A request for preliminary plat approval to create 135 lots located on the east side of McCrory Lane and the west side of Beautiful Valley Drive (43.70 acres), zoned RS10, requested by William and Robert Travis, owners, Civil Site Design Group, surveyor.

**Staff Recommendation – Approve with conditions**

**3. 2006S-060G-12**

Turner Farms  
Map 187-00, Parcels 009, 154, 155, 178  
Subarea 12 (2004)  
District 31 - Parker Toler

A request for preliminary plat approval to create 151 lots located on the south side of Burkitt Road, approximately 565 feet west of Gloryland Lane (46.8 acres), zoned RS10, requested by Karen G. King, owner, C.Michael Moran, surveyor.

**Staff Recommendation - Disapprove**

## **FINAL PLATS**

### **4. 2006S-068U-03**

Fairview Subdivision, Portion Of Tract 8  
Map 069-08 Parcel Part Of 001  
Subarea 3 (2003)  
District 1 - Brenda Gilmore

A request for final plat approval to create 5 lots located on the south side of West Hamilton Road, approximately 200 feet west of Clarksville Pike (1.85 acres), zoned RS15, requested by Vincent T. Scalf, owner, Hart Freeland & Roberts, surveyor.

**Staff Recommendation – Approve with conditions**

## **PLANNED UNIT DEVELOPMENTS**

### **5. 61-84-G-06**

Bellevue Valley Plaza  
Map 142, Parcel 268  
Subarea 6 (2003)  
District 35 - Charlie Tygard

A request to revise the approved preliminary site plan and for final approval of a Planned Unit Development for property located south of Harding (unnumbered), east of Old Hickory Boulevard, classified SCC (6.88 acres), to permit the development of an additional 4,000 square feet to an existing 63,005 square foot building, requested by Barge, Waggoner, Sumner and Cannon, applicant for Bellevue Properties L.P., owner.

**Staff Recommendation – Approve with conditions**

## **IX. PUBLIC HEARING:**

### **ZONING MAP AMENDMENTS AND TEXT AMENDMENTS**

### **6. 2005Z-056cT**

A council bill to amend Section 17.32.050 of the Zoning Code to permit signs with graphics or electronic displays along a four-lane or controlled access highway with a posted speed limit of 40 m.p.h. or less and that is maintained by the State of Tennessee and located within the urban services district, sponsored by Councilmember-at-Large Buck Dozier and Councilmember Ludye Wallace.

**Staff Recommendation - Disapprove**

### **7. 2006Z-029T**

Council Number: BL2006-972

A request to amend the Metro Zoning Code pertaining to automobile repair, service, and sales uses by modifying the definition of these uses and making them prohibited in certain zoning districts and permitted within the Specific Plan (SP) district, requested by Councilmember Amanda McClendon.

**Staff Recommendation – Approve with proposed amendments**

**8. 2006Z-039T**

Council Number: BL2006-973

A request to amend the Metro Zoning Code to add the use “Donation center, drop-off” as a use permitted with conditions in the MUL, MUG, MUI, CL, CS, CA, CF, CC, SCC, SCR, IWD, IR AND IG districts, and by adding certain conditions and parking requirements for such use, requested by Councilmember David Briley.

**Staff Recommendation – Approve with proposed amendments**

**9. 2005Z-169U-14**

Map 096-09, Parcel 96, 97

Map 096-13, Parcel 20

Subarea 14 (2004)

District 15 - J. B. Loring

A request to change from R10 to CL (3.47 acres) and RM9 (6.0 acres) District property located at 420 and 424 Donelson Pike and Donelson Pike (unnumbered), approximately 150 feet south of Lakeland Drive (9.47 acres), requested by Kevin Gangaware of Civil Site Design Group for 130 Group, Ria Grasman, Betty Borth, and Susan Plant, owners.

**Staff Recommendation - Disapprove**

**10. 2005P-033U-14**

Whitland Land I (submitted as Lakeland)

Map 096-13, Parcel 020

Map 096-09, Parcel 096, 097

Subarea 14 (2004)

District 15 - J. B. Loring

A request for preliminary approval of a Planned Unit Development located at 420 and 424 Donelson Pike and Donelson Pike (unnumbered), classified R10 and proposed for CL and RM9, (9.47 acres), to permit 8,000 sq. ft. restaurant, 5,500 sq. ft. bank, and 54 multi-family units, requested by Civil Site Design Group, applicant for 130 Group, Ria & Borth Grasman, and Betty & Plant, owners.

**Staff Recommendation - Disapprove**

**11. 2006SP-019G-03**

Bells Landing  
Map 089-00, Parcel 032, 033, 034  
Map 090-00, Parcel 001, 002, 010, 011  
Subarea 3 (2003)  
District 1 - Brenda Gilmore

A request to change from AR2a to SP zoning property located at 3920, 3924, 3992, 3998, 4194, and 4206 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 2,500 feet north of the Cumberland River (836.18 acres), to permit a maximum of 1,200 dwelling units of which a maximum of 300 units will be attached single-family units; 30,000 square feet of commercial and office uses, and multiple civic uses requested by Hawkins Partners Inc., for Eller & Olson Stone Co. Inc., Bell's Bend Farm Inc., Bells Landing LLC, Susan and Stephen Cowden, Joseph D. Kitchell et ux, C. Keith Vaughn III, and Sam Pickle, owners.

**Staff Recommendation – Approve with conditions if the associated policy amendment to add a special policy regarding conservation subdivision or similar rural residential development alternatives is approved, but disapprove if the policy is not changed. If the policy is not changed, the Planning Commission could approve this application if it determines that the existing policy is sufficient to support the application.**

**12. 2006Z-023G-06**

Map 128, Parcel 038  
Subarea 6 (2003)  
District 22 - Eric Crafton

A request to change from R20 to RM15 (36.25 acres) district property located at Hicks Road (unnumbered), approximately 300 feet north of Stirrup Drive, requested by Chris Fort for Fort Family, owner.

**Staff Recommendation – Disapprove RM15, but Approve RM4**

**13. 2006Z-027U-10**

Map 117-150, Parcel Various  
Map 131-030, Parcel Various  
Subarea 10 (2005)  
District 25 - Jim Shulman

A request to change from R10 to RS10 zoning on various properties located north of Shackelford Road on Green Hills Drive, Bonner Avenue and Eden Avenue, (16.96 acres), requested by Councilmember Jim Shulman for various property owners.

**Staff Recommendation – Approve**

**X. FINAL PLATS**

**14. 2006S-052U-12**

Wal-Mart Nashville South  
Map 161, Parcels 101, 102, 103, 105, 106, 107,112  
Map 162, Parcels 078, 079, 080, 081, 082  
Subarea 12 (2004)  
District 31 - Parker Toler

A request for final plat approval to create 5 lots located on the east side of Nolensville Pike, approximately 550 feet south of Old Hickory Boulevard (43.22 acres), zoned CL, requested by Wal-Mart Stores Inc., owner, Gresham, Smith & Partners, surveyor.

**Staff Recommendation – Approve with conditions**

**15. 2006S-075U-10**

McKanna Subdivision  
Map 145-02, Parcel Part Of 020  
Subarea 10 (2005)  
District 34 - Lynn Williams

A request for final plat approval to create 4 lots located at 1400 Tyne Boulevard and the end of Georgetown Court (5.22 acres), zoned R40, requested by James A. McKanna et ux, owners, Duclos Survey & Design, Inc., surveyor.

**Staff Recommendation – Approve with conditions**

**16. 2006S-080U-10**

Stokes Tract, Resub. Lot 11, Blk 1  
Map 117-02, Parcel 002  
Subarea 10 (2005)  
District 25 - Jim Shulman

A request for final plat approval to create 2 lots located at the southeast corner of Compton Road and Sharondale Drive (0.50 acres), zoned R10, requested by Michael Nixon, owner, Wamble & Associates, surveyor.

**Staff Recommendation – Approve with conditions**

**17. 2006S-081U-14**

Dahlia Gardens, Resub. Lot 45  
Map 095-05, Parcel 013, 112  
Subarea 14 (2004)  
District 15 - J. B. Loring

A request for final plat approval to create two lots located on the south side of Dahlia Circle, approximately 270 feet east of River Hills Drive (1.02 acres), zoned RS10, requested by Keith T. and Natosha B. Cole, owners, Mark Devendorf, surveyor.

**Staff Recommendation – Approve with conditions**

**XI. OTHER BUSINESS**

**18.** A New Employee Contract for Hilary Grace Kahnle

**19.** Executive Director Reports

**20.** Legislative Update

**XII. ADJOURNMENT**

