



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Metro Office Building  
800 Second Avenue South  
Nashville, Tennessee 37201

**PLANNING COMMISSION:**

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

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*February 22, 2007*

\*\*\*\*\*

*4:00 PM*

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

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF FEBRUARY 8, 2007, MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- VI. 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.

**VII. REQUEST TO AMEND THE ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE FOR APPROXIMATELY 500 ACRES LOCATED BETWEEN THE CSX RAILROAD TRACKS, OLD HICKORY BOULEVARD, I-24, AND THE CROSSINGS BUSINESS PARK TO GO FROM INDUSTRIAL POLICY TO OPEN SPACE, POTENTIAL OPEN SPACE, NEIGHBORHOOD GENERAL, NEIGHBORHOOD URBAN, AND COMMUNITY CENTER POLICIES.**

**VIII. REQUEST TO ADOPT THE DOWNTOWN COMMUNITY PLAN: 2007 UPDATE, INCLUDING DETAILED NEIGHBORHOOD DESIGN PLANS FOR ALL SEVENTEEN NEIGHBORHOODS**

**IX. REQUEST TO AMEND THE DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN: 2004 UPDATE FOR APPROXIMATELY 105 ACRES LOCATED BETWEEN BRILEY PARKWAY, PENNINGTON BEND ROAD, AND MCGAVOCK PIKE TO GO FROM RESIDENTIAL LOW-MEDIUM DENSITY AND NEIGHBORHOOD CENTER POLICIES TO COMMERCIAL MIXED CONCENTRATION POLICY.**

**X. PUBLIC HEARING:  
ZONING MAP AMENDMENTS**

**1. 2006Z-096T**  
Council Bill BL2006-1088

A request to amend the Metro Zoning Code relative to park and recreation uses, requested by Councilmember Charlie Tygard.

**STAFF RECOMMENDATION: Disapprove**

**1a. 2006Z-196T**  
Council Bill BL2006-1285  
Council Bill BL2007-1368

A request to amending Title 17 of the Metro Zoning Code to create "passive park" as a new recreational land use permitted by right in non-residential districts and permitted by special exception in residential districts, requested by Councilmembers Lynn Williams and Charlie Tygard.

**STAFF RECOMMENDATION: Disapprove**

2. **2006SP-174G-06**

Newsom Station Townhomes  
Map 126-00, Part of Parcel 064  
Subarea 6 (2003)  
Council District - 35 Charlie Tygard

A request to change from AR2a to SP zoning a portion of property located at 7848 McCrory Lane, adjacent to the CSX Railroad and south of Highway 70 (30 acres), to permit 180 townhomes, requested by McCrory Lane Partners LLC, owner.

**STAFF RECOMMENDATION: Disapprove**

3. **2007Z-008U-07**

Map 129-08, Various Parcels  
Map 129-12, Various Parcels  
Map 130-01, Various Parcels  
Subarea 7 (2000)  
Council District – 34 Lynn Williams

A request to change from R20 to RS20 zoning various properties located east of Highway 100 on Page Road, Heady Drive, W Tyne Drive, Gilman Avenue, Taggart Avenue, Brookfield Avenue, Alton Road, Cheek Road, and Clydelan Court (171.86 acres), requested by Councilmembers Lynn Williams and Emily Evans for various property owners.

**STAFF RECOMMENDATION: Approve**

4. **2007SP-014U-14**

Gaylord Entertainment SP  
Map 062-00, Parcels 023, 030, 111, 249  
Subarea 14 (2004)  
Council District - 15 J. B. Loring

A request to change from AR2a, CL and R15, to SP zoning, properties located at 2700 McGavock Pike, 2716, 2750 Pennington Bend Road and Pennington Bend Road (unnumbered), at the northwest corner of McGavock Pike and Pennington Bend Road (106.9 acres), to allow for the uses described herein, requested by Gresham-Smith & Partners, applicant, for Opryland Attractions, Inc., owner.

**STAFF RECOMMENDATION: Approve with conditions**

5. **2007Z-022U-08**  
Map 091-04, Parcels 043-050; 051; 053-067  
Map 091-08, Parcels 123-126; 127-135  
Subarea 8 (2002)  
Council District - 21 Edward Whitmore

A request to change from R6 to RS7.5 (9.83 acres) and from R6 to RS5 (1.56 acres) zoning various properties located south of Dr. Walter S. Davis Boulevard on 40th Avenue North, Clover Street, Gulch Street, Branch Street and College Avenue (11.39 acres), requested by Councilmember Edward Whitmore for Tomorrow's Hope Neighborhood Association.

**STAFF RECOMMENDATION: Approve**

6. **2007Z-023U-08**  
Map 092-05, Parcels 071-089; 091-103; 333  
Subarea 8 (2002)  
Council District - 21 Edward Whitmore

A request to change from R6 to RS10 zoning various properties located west of 35th Avenue North on Geneva Circle and Albion Street (11.29 acres), requested by Councilmember Edward Whitmore for the Hadley Park Neighborhood Association.

**STAFF RECOMMENDATION: Approve**

7. **2007Z-024U-08**  
Map 092-01, Various Parcels  
Map 092-05, Various Parcels  
Map 092-06, Various Parcels  
Subarea 8 (2002)  
Council District 21 - Edward Whitmore

A request to change from R6 to RS3.75 (10.64 acres), from R6 to RS5 (44.63 acres), and from R6 to RS10 zoning (10.64 acres) various properties located south of Albion Street on 35th Avenue North, 34th Avenue North, 33rd Avenue North, 32nd Avenue North, 31st Avenue North, 30th Avenue North, 29th Avenue North, Clare Avenue, Batavia Street, Clifton Avenue, Torbett Street, and Indiana Avenue (59.09 acres), requested by Councilmember Edward Whitmore for the Hadley Park Neighborhood Association.

**STAFF RECOMMENDATION: Approve**

8. **2007Z-026T**  
Council Bill BL2006-1367

A request to amend Section 17.40.106 of the Zoning Code to provide a process for periodic review of older planned unit developments, requested by Councilmember John Summers.

**STAFF RECOMMENDATION: Approve**

9. **2007SP-026U-11**  
Eurotech Automobile Repair and Service  
Map 119-09, Parcel 202  
Subarea 11 (1999)  
Council District - 16 Anna Page
- A request to change from CS to SP zoning property located at 2849 Logan Street, approximately 505 feet north of Thompson Lane (0.31 acres), to permit the development of a 7,500 square foot automobile repair facility, requested by PBJ Engineering, applicant, for Kenneth Elam, owner.
- STAFF RECOMMENDATION: Approve with conditions**
10. **2007SP-027U-03**  
Hallmark at Clarksville Pike  
Map 081-00, Part of Parcel 45  
Subarea 3 (2003)  
Council District - 21 Edward Whitmore
- A request to change from R6 to SP zoning property located at Clarksville Pike (unnumbered), approximately 770 feet north of Ed Temple Boulevard (11.5 acres), to permit the development of a 96 unit multi-family complex, requested by Bernie L. Weinstein & Associates, applicant, for Charles Binkley and Eatherly Family Holdings Company, owners.
- STAFF RECOMMENDATION: Approve with conditions**
11. **2007Z-029U-09**  
Lower Broadway Historic Preservation  
Map 093-06-2, Various Parcels  
Map 093-06-3, Various Parcels  
Map 093-06-4, Various Parcels  
Subarea 9 (1997)  
Council District – 6 Mike Jameson
- A request to apply a historic preservation overlay district known as "Lower Broadway" to various properties located on 1st Avenue North, 2nd Avenue North, 3rd Avenue North, 4th Avenue North, 5th Avenue North, Opry Place, Shelby Avenue and Symphony Place (10.38 acres), zoned CF and CC and located within the Capitol Mall Redevelopment District, requested by Councilmember Mike Jameson.
- STAFF RECOMMENDATION: Approve with conditions**
12. **2007Z-032T**  
Council Bill BL2007-1364  
Historic Home Event & Historic B&B Homestay
- A council bill to amend Chapters 17.04, 17.08, 17.16, 17.36, and 17.40 of the Metro Zoning Code pertaining to the regulation of the historic bed and breakfast homestay and historic home event uses, sponsored by Councilmember Emily Evans.
- STAFF RECOMMENDATION: Approve with proposed amendments**

13. **2007Z-033T**  
Council Bill BL2007-1366  
Signs in CL District

A council bill to amend Section 17.32.050 of the Metro Zoning Code to allow signs with lights or illuminations that flash, move, rotate, scintillate, blink, flicker or vary in intensity or color within the CL zoning district, sponsored by Councilmember Feller Brown.

**STAFF RECOMMENDATION: Disapprove**

14. **2007Z-034T**  
Council Bill BL2007-1365  
Recreational Facilities in Cluster Lot Subdivisions

A council bill to amend Section 17.12.190 of the Metro Zoning Code to require persons utilizing the cluster lot subdivision option to construct recreational facilities on a portion of the designated common open space, sponsored by Councilmember Walter Hunt.

**STAFF RECOMMENDATION: Approve with amendments, but disapprove if the bill is not amended to address staff concerns.**

15. **2007Z-042T**  
Council Bill BL2007-1369  
Transfer of Development Rights

A council bill to amend sections of the Metro Zoning Code, to permit the transfer of development rights from Historic Landmark Districts and Historic Preservation Districts in Downtown Nashville as “sending” sites to designated “receiving” sites, sponsored by Councilmember’s Mike Jameson, Diane Neighbors, Erik Cole, Charlie Tygard, Walter Hunt, Rip Ryman, Emily Evans, Buck Dozier and Randy Foster.

**STAFF RECOMMENDATION: Approve**

**XI. CONCEPT PLANS**

16. **2006S-385G-14**  
Roehrig Estates Subdivision  
Map 044-07, Parcel 009  
Subarea 14 (2004)  
Council District - 11 Feller Brown

A request for concept plan approval to create 7 lots on property located at Jones Circle (unnumbered), approximately 1,250 feet north of Fourth Street (6.05 acres), zoned R15, requested by William Bryan Roehrig III, owner, Jesse Walker, surveyor.

**STAFF RECOMMENDATION: Approve**

**XII. FINAL PLATS**

**17. 2007S-027U-10**

Lealand Hall  
Map 132-01, Parcel 030, 031  
Subarea 10 (2005)  
Council District - 25 Jim Shulman

A request to revise the preliminary and for final plat approval to create 10 lots on properties located at 4109 and 4115 Lealand Lane, approximately 480 feet north of Outer Drive (3.41 acres), zoned RS10, requested by MEC, Inc, applicant, for Nashville Property Managers LP, owner.

**STAFF RECOMMENDATION: Disapprove**

**XIII. REVISIONS AND FINAL DEVELOPMENT PLANS**

**18. 79-81-G-13**

Bell Forge Commercial PUD  
Map 163-00, Parcel 302  
Subarea 13 (2003)  
Council District - 33 Robert Duvall

A request for final approval of a Planned Unit Development district, located at the northwest intersection of Bell Road and Mt. View Road, zoned SCR (0.67 acres), to permit the development of a fuel center with five pumps providing 10 fueling stations and a 266 square foot kiosk to be constructed within the existing parking lot, requested by CEI Engineering, applicant, for Hickory Hollow Associates LLC, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**19. 2004P-015U-13**

Matlock, Phase 1  
Map 163-00, Part of Parcel 258 and Part of 259  
Subarea 13 (2003)  
Council District - 32 Sam Coleman

A request to revise the preliminary plan and for final approval of a portion of a Planned Unit Development located along the east side of Old Franklin Road at Matlock Lane, classified RM15, (9.94 acres), to permit the development of 104 townhouse units, replacing 111 townhouse units and to remove a street connection via Matlock Lane to the Provincetown development, and to construct 32 townhouse units and to designate a portion of Matlock Lane as a private street, requested by Wamble and Associates, applicant for J2K Builders LLC, owner.

**STAFF RECOMMENDATION: Approve with conditions**

- 20. 2002UD-001U-10**  
Green Hills (Amendment)  
Map 117-14, Parcel 159  
Subarea 10 (2005)  
Council District – 25 Jim Shulman

A request to amend the existing Urban Design Overlay District to add property located at 3821 Green Hills Village Drive to the Green Hills UDO, located along the east side of Cleghorn Avenue, south of Crestmoor Road, (3.79 acres) classified SCR, to require all provisions of the UDO to apply to this property, requested by Councilman Shulman.

**STAFF RECOMMENDATION: Approve**

- 21. 2002UD-001U-10**  
Green Hills (Sign Amendment)  
Map 117-14, Various Parcels  
Map 131-02-0-B, Various Parcels  
Map 131-02, Various Parcels  
Subarea 10 (2005)  
Council District – 25 Jim Shulman

A request to amend the Urban Design Overlay District to various parcels in a portion of the Green Hills commercial area along Hillsboro Drive, Bandywood Drive, portions of Hillsboro Pike, Abbott Martin Road, Hillsboro Circle, Hobbs Road, Richard Jones Road, and Warfield Drive, classified OR20, SCR, and RM20 districts, to require the on-site sign provisions of the UDO to become mandatory for any change in signage (new tenant, new sign face or any type of sign change), requested by Councilman Shulman.

**STAFF RECOMMENDATION: Approve**

#### **XIV. MANDATORY REFERRALS**

- 22. 2006M-231U-09**  
BL2006-1304  
Renaming Gateway Blvd. to Korean War Vet. Memorial Blvd  
Subarea 9 (1997)  
Council District 6 – Mike Jameson

A request to amend the Official Street and Alley Acceptance and Maintenance Map for The Metropolitan Government of Nashville and Davidson County, by changing the name of a portion of Gateway Boulevard between Davidson Street and 4th Avenue South to "Korean War Veterans Memorial Boulevard."

**STAFF RECOMMENDATION: Disapprove**



**XV. OTHER BUSINESS**

- 23. Employee contract amendments for John Broome and David Kline
- 24. Grant Agreement between the TDOT and Metro Planning commission on behalf of the Nashville Area MPO for the FY 2006 FTA Section 5303 Planning Allocations for short-Range Transit Planning
- 25. Executive Director Reports
- 26. Legislative Update

**XVI. ADJOURNMENT**

