



**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

Action: Approve (8-0)

IV. RECOGNITION OF COUNCILMEMBERS

**V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR
WITHDRAWN**

Action: Approve (8-0)

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.

Action: Approve (10-0)

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.

Action: Approve (10-0)

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

Action: Approve (10-0)

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

Action: Approve (8-2)

**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.

Action: Disapprove (10-0)

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.

Action: Disapprove (10-0)

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.

Action: Defer to March 22, 2007, Planning Commission Meeting (9-0)

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.

Action: Approve (10-0)

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.

Action: Approve with Conditions (8-2)

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.

Action: Approve (9-0)

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.

Action: Approve (10-0)

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.

Action: Approve (9-0) including with the condition that the Councilmember consider removing two lots on Albion Street.

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.

Action: Approve (10-0)

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.

Action: Approve (9-0)

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.

Action: Approve with conditions (9-0) including that access to the site via Clarksville Pike be limited to a right-in and right-out.

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.

Action: Approve (10-0)

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.

Action: Approve with proposed amendments and additional condition (8-0)

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.

Action: Disapprove (7-1)

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.

Action: Approve with amendments, but disapprove if the bill is not amended to address staff concerns (10-0)

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.

Action: Approve (10-0)

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.

Action: Approve with conditions (8-0)

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.

Action: Defer to March 8, 2007, Planning Commission Meeting (10-0)

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.

Action: Approve with conditions (10-0)

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.

Action: Approve with conditions (10-0) including that any subsequent final PUD shall include the extension of Isabelle Lane including the stream crossing. No permits shall be issued for any additional phases within this PUD until such time that the entirety of the extension of Isabelle Lane including the stream crossing has been constructed and or bonded.

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.

Action: Approve (10-0)

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.

Action: Approve (10-0)

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."

Action: Defer to March 22, 2007, Planning Commission Meeting (10-0)

XV. OTHER BUSINESS

23. Employee contract amendments for John Broome and David Kline

Action: Approve (10-0)

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

Action: Approve (10-0)

25. Executive Director Reports

26. Legislative Update

XVI. ADJOURNMENT

