



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

PLANNING COMMISSION:

James McLean, Chairman	Tonya Jones
Phil Ponder, Vice Chairman	Hunter Gee
Stewart Clifton	Victor Tyler
Judy Cummings	Councilmember Jim Gotto
Derrick Dalton	Andrée LeQuire, representing Mayor Karl Dean

**AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION**

8/14/2008

4:00 PM

*Metro Southeast at Genesco Park
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF JULY 24, 2008, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. COMMUNITY PLANS

1. **2008CP-07G-03**
Scottsboro/Bells Bend Detailed Design Plan
Subarea 3
Council District 1 – Lonnell R. Matthews Jr.

A request to adopt the *Scottsboro/Bells Bend Detailed Design Plan* as an amendment to the *Bordeaux-Whites Creek Community Plan: 2003 Update* to provide more detailed guidance on planning for preservation and growth for the Scottsboro/Bells Bend community.

Staff Recommendation: Approve

VIII. PUBLIC HEARING:COMMUNITY PLANS

2. **2008CP-020-01**
Community Character Manual

A request to adopt the Community Character Manual, an update of the Land Use Policy Application (LUPA), as a part of the General Plan in accordance with Section 11.504(e) of the Charter of Metropolitan Government of Nashville and Davidson County.

Staff Recommendation: Approve

IX. PUBLIC HEARING: SPECIFIC PLANS

3. **2006SP-162G-04**
Myatt Drive Thornton's SP
Map: 043-07 Parcels:069, 070
Subarea 4
Council District 9 – Jim Forkum

A request to amend the development plan for the Myatt Drive Thornton's Specific Plan – Commercial (SP-C) located at the southeast corner of Anderson Lane and Myatt Drive (1.87 acres), approved for a 3,740 square foot automobile convenience market with 7 gas pumps, and to permit a 3,755 square foot automobile convenience market with 8 gas pumps, requested by Thornton's Inc., applicant, for MAT Real Estate LLC, owner.

Staff Recommendation: Approve with conditions

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

4. 2008Z-065G-14

Map: 097-00 Parcel: 084

Subarea 14

Council District 12 – Jim Gotto

A request to rezone from CL to OL zoning property located at Old Hickory Boulevard (unnumbered), approximately 600 feet south of I-40 (9.95 acres), requested by Gresham Smith & Partners, applicant, for JJIM, LLC and Thomas Corcoran Trust, owners (see also associated case 90-85-P-14).

Staff Recommendation: Approve

5. 90-85-P-14

Hermitage Exit Property (PUD Cancellation)

Map: 097-00 Parcel: 084

Subarea 14

Council District 12 – Jim Gotto

A request to cancel the Hermitage Exit Property Planned Unit Development District Overlay on property located at Old Hickory Boulevard (unnumbered), approximately 600 feet south of I-40, approved for 204,000 square feet of office/retail uses (9.95 acres), zoned CL and proposed for OL, requested by Gresham Smith & Associates, applicant, JJIM LLC and Thomas Corcoran Trust, owners. (See also Zone Change Proposal No. 2008Z-065G-14).

Staff Recommendation: Approve

**XI. PUBLIC HEARING:
FINAL PLATS**

6. 2008S-125U-10

Michalena Subdivision

Map: 104-16 Parcel: 272

Subarea 10

Council District 18 – Keith Durbin

A request for final plat approval to create 2 lots and a variance from the lot comparability requirement of the Subdivision Regulations on property located at 1705 Beechwood Avenue, approximately 300 feet west of Oakland Avenue (0.4 acres), zoned RS7.5 and located within the Belmont-Hillsboro Neighborhood Conservation Overlay, requested by Jeffrey and Michelle Rencher, owners, Advantage Land Surveying, surveyor.

Staff Recommendation: Defer. If applicant does not agree to defer then staff recommends disapproval.

7. **2008S-131G-06**
Security Central Storage Final Plat
Map: 142-00 Parcels: 280, 371
Subarea 6
Council District 35 – Bo Mitchell

A request for final plat approval to subdivide one lot into 2 lots on property located at Old Hickory Boulevard (unnumbered), approximately 760 feet south of Highway 70 S (16.94 acres), zoned CS, requested by Craig and Doris Allen, owners, Dale & Associates, surveyor.

Staff Recommendation: Approve

**XII. PUBLIC HEARING:
REVISIONS AND FINAL DEVELOPMENT PLANS**

8. **2006IN-001U-10**
David Lipscomb University I.O. (Green Hills Dr. Campus Entrance)
Map: 131-04 Parcel: Part of 002
Subarea 10
Council District 25 – Sean McGuire

A request revise a portion of the preliminary master plan and for final site plan approval for a portion of the David Lipscomb University Institutional Overlay district of property located at 4108 Belmont Boulevard, at the northeast corner of Belmont Boulevard and Shackelford Road (19.49 acres), zoned R10, to retain the current campus entry drive opposite Green Hills Drive, requested by Tuck-Hinton Architects, applicant, for David Lipscomb University, owner.

Staff Recommendation: Approve

9. **89P-022U-10**
Melrose Pud (Gale Park, Revision Lot 3)
Map: 118-06 Parcel: 160
Subarea 10
Council District 17 – Sandra Moore

A request to revise the preliminary plan and for final approval for a portion of the Melrose Planned Unit Development located at 2625 Gale Lane, at the northwest corner of Gale Lane and Franklin Pike (1.54 acres), to permit 7,505 square feet of retail, restaurant and financial service uses where 3,050 square feet of restaurant uses were previously approved, zoned CS and SCC, requested by Nicky Wells, applicant, for Check Holdings, LLC, owner.

Staff Recommendation: Approve with conditions

XIII. OTHER BUSINESS

10. Executive Director Reports

11. Legislative Update

XIV. ADJOURNMENT



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