



**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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
Action: Approve (10-0)
- 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. 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.

Action: Approve adoption of the Scottsboro/Bells Bend Detailed Design Plan and defer indefinitely the Alternative Development Area policies. (10-0)

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.

Action: Approve with changes and conditions, including the condition to review and make amendments to the Community Character Manual upon the completion of Madison Community Plan Update and the West Nashville Community Plan Update and to bring the Community Character Manual back to the Commission prior to subsequent Community Plan Updates. (10-0)

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.

Action: Approve with conditions (10-0)

**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).

Action: Approve (10-0)

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).

Action: Approve (10-0)

**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.

Action: Defer to the August 28, 2008 Planning Commission Meeting (10-0)

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.

Action: Approve (10-0)

**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.

Action: Approve (10-0)

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.

Action: Approve with conditions(10-0)

XIII. OTHER BUSINESS


Action: The Commission requested that Staff develop a process to provide to the Commission with a list of all who are sent notification of the Community Plan Updates and the Commission may determine that additional citizens or organizations be added to the list. (10-0)

Action: Approve the revised Mission Statement and include it on new Planning Department publications and on the Planning Commission agenda (10-0)

10. Executive Director Reports

11. Legislative Update

XIV. ADJOURNMENT

 The Planning Department does not discriminate on the basis of age, race, sex, color, national origin, religion or disability in access to, or operation of, its programs, services, and activities, or in its hiring or employment practices. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at 862-7150 or e-mail her at josie.bass@nashville.gov. For Title VI inquiries contact Shirley Sims-Saldana or Denise Hopgood of Human Relations at 880-3370. For all employment-related inquiries call 862-6640.