



# **METROPOLITAN PLANNING COMMISSION AGENDA**

**Thursday, December 9, 2010**

**4:00 pm Regular Meeting**

**1417 Murfreesboro Road**

Metro Southeast at Genesco Park  
Green Hills Conference Room

## **MISSION STATEMENT**

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The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

**Jim McLean, Chair**  
**Hunter Gee, Vice-Chair**

Stewart Clifton  
Judy Cummings  
Derrick Dalton  
Ana Escobar

Tonya Jones  
Phil Ponder  
Councilmember Jim Gotto  
Andrée LeQuire, representing Mayor Karl Dean

**Richard C. Bernhardt, FAICP, CNU-A**  
Secretary and Executive Director, Metro Planning Commission

**Metro Planning Department of Nashville and Davidson County**  
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300  
p: (615) 862-7190; f: (615) 862-7130

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## Notice to Public

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**Please remember to turn off your cell phones.**

The Commission is a 10-member body appointed by the Metro Council. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at [www.nashville.gov/mpc/agendas](http://www.nashville.gov/mpc/agendas) or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit [www.nashville.gov/calendar](http://www.nashville.gov/calendar) for a broadcast schedule.

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## Writing to the Commission

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You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300  
Fax: (615) 862-7130  
E-mail: [planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)

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## Speaking to the Commission

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If you want to appear in-person before the Commission, view our tips on presentations on-line at [www.nashville.gov/mpc/pdfs/mpc\\_mtg\\_presentation\\_tips.pdf](http://www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf) and our summary regarding how Planning Commission public hearings are conducted at [www.nashville.gov/mpc/pdfs/main/IRulesSummary.pdf](http://www.nashville.gov/mpc/pdfs/main/IRulesSummary.pdf). Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a 'Request to Speak' form (located on table outside the door into this meeting room).
- Give your completed 'Request to Speak' form to a staff member.
- For more information, view the Commissions Rules and Procedures, at [www.nashville.gov/mpc/pdfs/main/rules\\_and\\_procedures.pdf](http://www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf)

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## Legal Notice

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**As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.**



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or 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](mailto: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, contact Ron Deardoff at 862-6640

# MEETING AGENDA

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**A. CALL TO ORDER**

**B. ADOPTION OF AGENDA**

**C. APPROVAL OF MINUTES**

1. Item #6 from the October 28, 2010 Planning Commission Meeting minutes
2. November 11, 2010 Planning Commission Meeting minutes

**D. RECOGNITION OF COUNCILMEMBERS**

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**E. ITEMS FOR DEFERRAL/WITHDRAWAL**

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1. **2010Z-019TX-001**  
BL2010-783 | COLE, CLAIBORNE, JAMESON  
NONCONFORMING USES & STRUCTURES
2. **2010SP-012-001**  
BL2010-779 | COLEMAN  
OLD HICKORY CENTER (PRELIM. & FINAL)
5. **2010M-009PR-001**  
BL2010-768 | STANLEY  
HOGGETT FORD ROAD ACCEPTANCE
7. **2010CP-003-002**  
BORDEAUX-WHITES CREEK COMMUNITY PLAN: 2003 UPDATE
10. **2010Z-021TX-001**  
BL2010-786 | HOLLIN  
CHECK CASHING, TITLE LOAN, CASH ADVANCE, PAWNSHOP
11. **2010Z-022TX-001**  
COMMUNITY EDUCATION
20. **210-73P-001**  
PERFORMANCE MARINE

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## **F. CONSENT AGENDA**

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**NOTICE TO THE PUBLIC:** 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.

- 6. 2010CP-000-001**  
COMMUNITY CHARACTER MANUAL (AMENDMENT #1)
  
- 8a. 2010CP-014-003**  
DONELSON-HERMITAGE COMMUNITY PLAN AMENDMENT
  
- 8b. 2010SP-019-001**  
ALLEN AND JONES PROPERTY
  
- 9a. 2010CP-014-004**  
DONELSON-HERMITAGE COMMUNITY PLAN AMENDMENT
  
- 9b. 2010Z-029PR-001**  
3954 DODSON CHAPEL ROAD
  
- 12. 2010Z-023TX-001**  
BL2010-798 | EVANS  
SIGNS: TRI-PANEL BILLBOARDS
  
- 13. 2006SP-114U-10**  
1600 WEST END SUMMIT (4-YEAR REVIEW)
  
- 14. 2008SP-002-002**  
STARWOOD COMMONS (AMENDMENT #1)
  
- 16. 2010SP-021-001**  
2400 WEST END
  
- 17. 2010Z-027PR-001**  
2300 CHARLOTTE AVENUE
  
- 18. 2010Z-028PR-001**  
5700 CANE RIDGE ROAD
  
- 19. 2009UD-001-002**  
DOWNTOWN DONELSON (AMEND)
  
- 22. Resolution authorizing the expenditure of up to \$50,000 from the Advance Planning and Research Fund to fund transportation studies of the proposed Bosley Springs Connector in the Harding Town Center Urban Design Overlay.**
  
- 23. Employee contract renewals for Brenda Bernards and Mary Beth Stephens**

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## **G. PREVIOUSLY DEFERRED ITEMS**

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The items below were deferred from a previous Planning Commission meeting at the request of the applicant or by the commissioners. For Community Plan Policy items, see H. Community Plan Policy Changes and Associated Cases.

### **Zoning Text Amendments**

#### **1. 2010Z-019TX-001**

BL2010-783 I COLE, CLAIBORNE, JAMESON  
**NONCONFORMING USES & STRUCTURES**  
Staff Reviewer: Bob Leeman

**Current Status**

Not on consent

**Public Hearing**

Open

A council bill to amend Title 17 of the Metro Zoning Code, to clarify the status and review of nonconforming uses and structures within Davidson County, sponsored by Councilmembers Eric Cole, Phil Claiborne, and Mike Jameson.

**Staff Recommendation: DEFER TO FEBRUARY 24, 2010 PLANNING COMMISSION MEETING**

### **Specific Plans**

#### **2. 2010SP-012-001**

BL2010-779 I COLEMAN  
**OLD HICKORY CENTER (PRELIM. & FINAL)**  
Map 175-00, Parcel(s) 036  
Council District 32 (Sam Coleman)  
Staff Reviewer: Greg Johnson

**Current Status**

Not on consent

**Public Hearing**

Open

A council bill to rezone from IG to SP-MU zoning and for final site plan approval for property located at 12761 Old Hickory Boulevard, approximately 350 feet north of Logistics Way (3.28 acres), to permit daycare center, personal care instruction, retail and restaurant and bar uses as well as certain uses permitted in the IG zoning district, requested by Saeed Sassan, owner.

**Staff Recommendation: DEFER INDEFINITELY**

### **Zone Changes**

#### **3. 2010Z-025PR-001**

BL2010-772 I CRAFTON  
**7739 CHARLOTTE PIKE, CHARLOTTE PIKE (UNNUMBERED) ZONE CHANGE**  
Map 114-00, Parcel(s) 251  
Map 114-00, Parcel(s) 254-255, 265, 311 Map 128-00,  
Parcel(s) 121, 124  
Council District 22 (Eric Crafton)  
Staff Reviewer: Greg Johnson

**Current Status**

Not on consent

**Public Hearing**

Open

A council bill to rezone from R40 to AR2a zoning various properties located at 7739 Charlotte Pike and at Charlotte Pike (unnumbered), approximately 4,700 feet west of Sawyer Brown Road (65.49 acres), requested by David Lowry, applicant, Charlie B. Mitchell Jr., owner.

**Staff Recommendation: APPROVE**

#### **4. 2010Z-026PR-001**

**1101 38TH AVENUE NORTH**  
Map 091-04, Parcel(s) 015  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Greg Johnson

**Current Status**

Not on consent

**Public Hearing**

Open

A request to rezone from R6 to ON zoning property located at 1101 38th Avenue North, approximately 180 feet north of John L. Driver Avenue (0.17 acres), requested by Timothy Patton, owner.

**Staff Recommendation: APPROVE**

## Mandatory Referral: Properties

### 5. 2010M-009PR-001

BL2010-768 I STANLEY

#### HOGGETT FORD ROAD ACCEPTANCE

Map 085-00, Parcel(s) Various

Map 086-00, Parcel(s) Various

Map 086-14-0-B, Parcel(s) Various

Map 097-00, Parcel(s) Various

Council District 14 (James Bruce Stanley)

Staff Reviewer: Bob Leeman

A council bill to amend the Official Street and Alley Acceptance and Maintenance Map for the The Metropolitan Government of Nashville and Davidson County by accepting Hoggett Ford Road as a public road, requested by Councilmember James Bruce Stanley, on behalf of various property owners.

**Staff Recommendation: WITHDRAW AT THE REQUEST OF THE APPLICANT**

#### Current Status

Not on consent

#### Public Hearing

Open

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## H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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The Planning Commission will make the final decision on a Community Plan Amendment. The Commission will make a recommendation to the Metro Council on any associated cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

## Community Plan Amendments

### 6. 2010CP-000-001

#### COMMUNITY CHARACTER MANUAL (AMENDMENT #1)

Staff Reviewer: Cynthia Wood

A request to update the Community Character Manual (CCM), adopted by the Metropolitan Planning Commission in 2008, to make necessary changes to the document and to apply the updated CCM to the Madison Community Plan: 2009 Update and the West Nashville Community Plan: 2009 Update, requested by Metro Planning Department, applicant

**Staff Recommendation: APPROVE**

#### Current Status

Consent

#### Public Hearing

Open

### 7. 2010CP-003-002

#### BORDEAUX-WHITES CREEK COMMUNITY PLAN: 2003 UPDATE

Map 049-00, Parcel(s) Various

Map 059-00, Parcel(s) Various,

Council District 02 (Frank R. Harrison); 03 (Walter Hunt)

Staff Reviewer: Cynthia Wood

A request for a minor amendment to the Bordeaux-Whites Creek Community Plan : 2003 Update to change from RLM, RM, NC and CC policies to T3 CM, T3 CC, T3 NE, and D IN policies properties located along Whites Creek Pike, Green Lane, Knight Drive, Revels Drive, and Ewing Drive, requested by the Metro Planning Department on behalf of various property owners.

**Staff Recommendation: DEFER INDEFINITELY**

#### Current Status

Not on consent

#### Public Hearing

Open

**8a. 2010CP-014-003**

**DONELSON-HERMITAGE COMMUNITY PLAN AMENDMENT**

Map 086-00, Parcel(s) 355  
Council District 12 (Jim Gotto)  
Staff Reviewer: Anita McCaig

**Current Status**

Consent

**Public Hearing**

Open

A request for a major amendment to the Donelson-Hermitage-Old Hickory Community Plan to change from Residential Medium (RM) density to T3 Suburban Community Center property located at Old Hickory Boulevard (unnumbered), approximately 420 feet north of Central Pike, requested by Chance Allen & Roy S. Jones, owners. (See also Specific Plan Proposal No. 2010SP-019-001).

**Staff Recommendation: APPROVE**

**8b. 2010SP-019-001**

**ALLEN AND JONES PROPERTY**

Map 086-00, Parcel(s) 355  
Council District 12 (Jim Gotto)  
Staff Reviewer: Greg Johnson

**Current Status**

Consent

**Public Hearing**

Open

A council bill to rezone from RM9 to SP-MU zoning property located at Old Hickory Boulevard (unnumbered), approximately 600 feet north of Central Pike (10.65 acres), to permit a mixture of commercial and/or medical uses along with a possible assisted-living facility and active senior living, requested by Anderson, Delk, Epps & Associates, Inc., applicant, Davco-O.H. Blvd Properties, owner; sponsored by Councilmember Jim Gotto. (See also Community Plan Amendment Proposal No.2010CP-014-003).

**Staff Recommendation: APPROVE SP WITH CONDITIONS, AND/OR APPROVE MUL**

**9a. 2010CP-014-004**

**DONELSON-HERMITAGE COMMUNITY PLAN AMENDMENT**

Map 086-00, Parcel(s) 137  
Council District 14 (James Bruce Stanley) Staff  
Reviewer: Anita McCaig

**Current Status**

Consent

**Public Hearing**

Open

A request for a minor amendment to the Donelson-Hermitage-Old Hickory Community Plan to change from Single-Family Detached in Neighborhood General policy to Mixed Use in Neighborhood Center policy property located at 3954 Dodson Chapel Road, approximately 230 feet south of Central Pike, requested by Faran Ferdowsi, applicant, Ralph and Dorothy Gleaves et al, owners. (See also Zone Change Proposal No. 2010Z-029PR-001).

**Staff Recommendation: APPROVE**

**9b. 2010Z-029PR-001**

**3954 DODSON CHAPEL ROAD**

Map 086-00, Parcel(s) 137  
Council District 14 (James Bruce Stanley)  
Staff Reviewer: Jason Swaggart

**Current Status**

Consent

**Public Hearing**

Open

A request to rezone from RS10 to MUN zoning property located at 3954 Dodson Chapel Road, approximately 230 feet south of Central Pike (1.43 acres), requested by Faran Ferdowsi, applicant, Ralph and Dorothy Gleaves Fitzpatrick, owners. (See also Community Plan Amendment Proposal No. 2010CP-014-004).

**Staff Recommendation: APPROVE**

- Consent = Consent Agenda
- Closed = Public Hearing was previously held and closed
- Defer = Applicant requests to defer 1 or 2 meetings

- Defer Indef = Applicant requests to defer indefinitely
- Open = Public hearing is to be held
- Withdraw = Applicant requests to withdraw application

# I. RECOMMENDATIONS TO METRO COUNCIL

The Planning Commission will make a recommendation to the Metro Council on the requests below. The Metro Council will make the final decision to approve or disapprove the request.

## Zoning Text Amendments

### 10. 2010Z-021TX-001

BL2010-786 | HOLLIN  
**CHECK CASHING, TITLE LOAN, CASH ADVANCE, PAWNSHOP**  
Staff Reviewer: Jennifer Regen

#### Current Status

Not on consent

#### Public Hearing

Open

A council bill to amend Section 17.04.060 (Definitions) of the Metro Zoning Code by modifying the definitions of "cash advance", "check cashing", "pawnshop", and "title loan", sponsored by Councilmember Jamie Hollin.

**Staff Recommendation: DISAPPROVE**

### 11. 2010Z-022TX-001

**COMMUNITY EDUCATION**  
Staff Reviewer: Jennifer Regen

#### Current Status

Not on consent

#### Public Hearing

Open

A request to modify the Metro Zoning Code, Section 17.16.040 (Uses Permitted with Conditions: Educational Uses) by deleting the minimum campus size requirements for public or private community education uses (elementary, middle, and high school) in subsections 1 and 5, requested by the Metro Planning Department.

**Staff Recommendation: DEFER INDEFINITELY AT THE REQUEST OF THE APPLICANT**

### 12. 2010Z-023TX-001

BL2010-798 | EVANS  
**SIGNS: TRI-PANEL BILLBOARDS**  
Staff Reviewer: Brenda Bernards

#### Current Status

Consent

#### Public Hearing

Open

A council bill to modify the Metro Zoning Code, Sections 17.04.060 (Definitions) and 17.32.050.G (Prohibited Signs) by adding a definition for "tri-panel billboard" and exempting a tri-panel billboard from the distance requirements applicable to electronic signs, sponsored by Councilmember Emily Evans.

**Staff Recommendation: APPROVE**

## Specific Plans

### 13. 2006SP-114U-10

**1600 WEST END SUMMIT (4-YEAR REVIEW)**  
Map 092-12, Parcel(s) 526  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Brenda Bernards

#### Current Status

Consent

#### Public Hearing

Open

The periodic review of an approved Specific Plan (MU) district known as "West End Summit", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code, for property located at West End Avenue (unnumbered) (3.93 acres), approved for a maximum building height of 400 feet and build-to lines for a mixed-used building complying with all other provisions of the MUJ zoning district via Council Bill BL2006-1154 effective on September 19, 2006, review initiated by the Metro Planning Department.

**Staff Recommendation: FIND THE SP ACTIVE**



**14. 2008SP-002-002**  
**STARWOOD COMMONS**  
 Map 164-00, Parcel 041  
 Council District 32 (Sam Coleman)  
 Staff Reviewer: Jason Swaggart

Current Status  
 Consent  
Public Hearing  
 Open

A council bill to amend the SP District (adopted with Council Bill BL2008-137) for the previously approved Starwood Commons Specific Plan District and for final site plan approval, for property located at 3839 Murfreesboro Pike, approximately 230 feet north of Old Hickory Boulevard (65.1 acres), to allow all previously approved uses associated with the Starwood Amphitheater to be temporarily permitted, requested by R. Chris Magill Consulting LLC, applicant, Vastland Starwood Development, LLC, owner; sponsored by Jerry Maynard.

**Staff Recommendation: APPROVE WITH REVISED CONDITIONS**

**15. 2010SP-020-001**  
**LINCOLN APARTMENTS (PRELIM. & FINAL)**  
 Map 105-04, Parcel(s) 009  
 Council District 17 (Sandra Moore)  
 Staff Reviewer: Greg Johnson

Current Status  
 Not on consent  
Public Hearing  
 Open

A request to rezone from R6 to SP-R zoning and for final site plan approval for property located at 24 Lincoln Street, at the northwest corner of Lincoln Street and Perkins Street (0.26 acres), to permit an existing one-story brick structure to be used as 5 apartment units, requested by Gary Wynn, applicant, on behalf of Bruce Carlock, Trustee, owner.

**Staff Recommendation: APPROVE WITH CONDITIONS**

**16. 2010SP-021-001**  
**2400 WEST END**  
 Map 092-15, Parcel(s) 135-137  
 Council District 21 (Edith Taylor Langster)  
 Staff Reviewer: Greg Johnson

Current Status  
 Consent  
Public Hearing  
 Open

A council bill to rezone from CS to SP-MU zoning for properties located at 2400, 2402 and 2404 West End Avenue, at the northwest corner of West End Avenue and 24th Avenue North (1.37 acres), to permit the development of a structure containing hotel and restaurant uses with underground parking, requested by Ragan-Smith Associates, Inc. applicant, on behalf of RMR TN West End, LLC, owner; sponsored by Councilmember Edith Langster.

**Staff Recommendation: APPROVE WITH REVISED CONDITIONS**

**Zone Changes**

**17. 2010Z-027PR-001**  
**2300 CHARLOTTE AVENUE**  
 Map 092-11, Parcel(s) 092  
 Council District 21 (Edith Taylor Langster)  
 Staff Reviewer: Jason Swaggart

Current Status  
 Consent  
Public Hearing  
 Open

A request to rezone from IR to MUL zoning property located at 2300 Charlotte Avenue, at the northwest corner of Charlotte Avenue and 23rd Avenue North (1.1 acres), requested by Charlotte 2300 LLC, owner.

**Staff Recommendation: APPROVE**

**18. 2010Z-028PR-001**

**5700 CANE RIDGE ROAD**

Map 174-00, Parcel(s) 185

Council District 32 (Sam Coleman)

Staff Reviewer: Greg Johnson

**Current Status**

Consent

**Public Hearing**

Open

A request to rezone from AR2a to RS20 zoning property located at 5700 Cane Ridge Road, opposite Blairfield Drive (5.49 acres), requested by Dale & Associates, applicant, Richard Nelson, owner.

**Staff Recommendation: APPROVE WITH CONDITION**

**Urban Design Overlays**

**19. 2009UD-001-002**

**DOWNTOWN DONELSON**

Map 084-15, Parcel(s) Various

Map 084-16, Parcel(s) Various

Map 085-13, Parcel(s) Various

Map 095-03, Parcel(s) Various

Map 095-03-0-A, Parcel(s) Various

Map 095-04, Parcel(s) Various

Map 096-01, Parcel(s) Various

Map 096-02, Parcel(s) Various

Council District 14 (James Bruce Stanley); 15 (Phil Claiborne)

Staff Reviewer: Kathryn Withers

**Current Status**

Consent

**Public Hearing**

Open

A council bill to amend the Downtown Donelson Urban Design Overlay District for properties located on Lebanon Pike from Briley Parkway to Stewarts Ferry Pike, and on Old Lebanon Pike, J.B. Estille Drive, Donelson Pike, Fairway Drive, McGavock Pike, Crump Drive, Park Drive, Graylynn Drive, Cliffdale Drive, and Benson Road (229.35 acres), to revise signage standards, requested by the Metro Planning Department, sponsored by Councilmembers Phil Claiborne and James Bruce Stanley.

**Staff Recommendation: APPROVE WITH CONDITIONS**

**Planned Unit Developments**

**20. 210-73P-001**

**PERFORMANCE MARINE**

Map 097-00, Parcel(s) 124

Council District 12 (Jim Gotto)

Staff Reviewer: Brenda Bernards

**Current Status**

Consent

**Public Hearing**

Open

A request to amend a portion of the Performance Marine Commercial Planned Unit Development Overlay located at 4010 Sells Drive, approximately 360 feet east of Old Hickory Boulevard, classified CS, (1.44 acres), to permit certain additional uses allowed by CS zoning, but which are currently prohibited due to a condition in Council Bill BL2002-1003 that permitted only vehicular sales, limited (boat sales only), Wells Fargo Bank N.A., owner, requested by the Metro Planning Department, applicant.

**Staff Recommendation: DEFERRED INDEFINITELY AT THE REQUEST OF THE APPLICANT**

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## J. PLANNING COMMISSION ACTIONS

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The Planning Commission will make the final decision on the items below.

### Specific Plan: final site plans

#### 21. 2007SP-122-006

##### GALLATIN SPECIFIC PLAN (FINAL: THE DOG SPOT)

Map 083-01, Parcel(s) 158

Council District 05 (Jamie Hollin)

Staff Reviewer: Jason Swaggart

##### Current Status

Not on consent

##### Public Hearing

Open

A request for final site plan approval for property located at 1004 Gallatin Avenue, approximately 150 feet north of Granada Avenue (0.21 acres), to permit an animal boarding facility within an existing structure, and to permit a modification from the required setback between the animal boarding facility use and residential uses, requested by Lukens Engineering Consultants, applicant, for Gary C. Baker, owner.

**Staff Recommendation: APPROVE WITH REVISED CONDITIONS**

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## K. OTHER BUSINESS

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22. Resolution authorizing the expenditure of up to \$50,000 from the Advance Planning and Research Fund to fund transportation studies of the proposed Bosley Springs Connector in the Harding Town Center Urban Design Overlay.
23. Employee contract renewals for Brenda Bernards and Mary Beth Stephens
24. Historical Commission Report
25. Board of Parks and Recreation Report
26. Executive Director Report
27. Legislative Update

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## L. ADJOURNMENT

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