



**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**

***May 28, 2009***

**\*\*\*\*\***

***4:00 PM***

***Metro Southeast at Genesco Park  
1417 Murfreesboro Road***

*Mission Statement: 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.*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF MAY 14, 2009 AND MAY 20, 2009, MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**

**V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**

**Action: Approve (8-0)**

**1. 2009Z-015PR-001**

Map: 155-00 Parcel: 122  
Bellevue Community Plan  
Council District 35 – Bo Mitchell  
Staff Reviewer: Jason Swaggart

A request to amend a previously approved Council Bill (BL2005-543) to modify a condition restricting access to Moss Road for property located at 5109 Moss Road, approximately 775 feet south of Collins Road (6.03 acres), zoned RM9, requested by Councilmember Bo Mitchell, applicant, Betty French and Mary and James Johnson, owners.

**Action: Defer to August 27, 2009, meeting (8-0)**

**5. 2008CP-007G-03**

Scottsboro-Bells Bend DNDP (ADA)  
Bordeaux/Whites Creek Community Plan  
Council District 1 – Lonnell R. Matthews, Jr.  
Staff Reviewer: Anita McCaig

A request to amend the *Scottsboro/Bells Bend Detailed Design Plan* to include detailed policies for an area referred to as the Alternate Development Area that permits development of a mixed use town center and corporate campuses, while permanently preserving significant open space and the rural character of the remainder of Scottsboro/Bells Bend.

**Action: Defer to June 25, 2009, meeting (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 (8-0)**

## VII. PUBLIC HEARING: ZONING MAP AMENDMENTS

### 2. 2009Z-023PR-001

MDHA Redevelopment Plans Amendments

Map: 093-10

Parcels: 065, 066,067, 070 – 077, 081, 082, 083, 084, 085, 087, 088, 090, 091

Map: 093-10

Parcels:092, 093, 094, 095, 096, 097, 099, 104, 105, 106, 108, 109, 469

Downtown Community Plan

Council District 19 – Erica S. Gilmore

Staff Reviewer: Jason Swaggart

A request to amend the Arts Center and Capital Mall Redevelopment District Plans for various properties located east of 8th Avenue South, zoned CF, CC and SP and located within the Gateway Boulevard Urban Design Overlay (6.51 acres), to transfer various properties from the Arts Center Redevelopment Plan to the Capital Mall Redevelopment Plan, establish certain development standards for the old convention center site and the new convention center site, establish an effective time period, and provide a means for funding and acquiring property for the new convention center, requested by M.D.H.A., applicant, for various owners.

**Action: Approve (8-0)**

## VIII. PUBLIC HEARING: CONCEPT PLANS

### 3. 2006S-096U-05

Solon Court (Preliminary Plat Extension)

Map: 083-04 Parcel: 285

Map: 084-01 Parcel: 022

East Nashville Community Plan

Council District 7 – Erik Cole

Staff Reviewer: Brenda Bernards

A request to extend preliminary approval to April 11, 2010, for Solon Court Subdivision, approved for 12 single-family residential lots, and a request for a variance from Section 1-9.2 of the Subdivision Regulations, requested by Stewart Building Group LLC, owner, Dale & Associates, surveyor.

**Action: Approve with conditions, including a variance for the plat extension (8-0)**

4. **2006S-148G-14**  
Hermitage Creek  
Map: 086-00 Parcel: 249  
Donelson/Hermitage/Old Hickory Community Plan  
Council District 12 – Jim Gotto  
Staff Reviewer: Carrie Logan

A second request to extend the preliminary approval to June 16, 2010, for Hermitage Creek Subdivision, approved for 11 single-family cluster lots, and a request for a variance from Section 1-9.2 of the Subdivision Regulations, requested by H. Group LLC, owner, Wamble & Associates, surveyor.

**Action: Approve with conditions, including a variance for the plat extension (8-0)**

## **IX. OTHER BUSINESS**

7. An employee contract renewal for Jason Swaggart.

**Action: Approve (8-0)**

8. A Resolution to establish a new fee schedule for the processing and review of Specific Plans.  
(Proposal No. 2009Z-007TX-001)

**Action: Approve (8-0)**

9. Resolution authorizing the expenditure of up to \$17,500 from the Advance Planning and Research Fund to undertake the scanning of files to implement the provisions of the General Plan in relation to Specific Plan rezoning.

**Action: Approve (8-0)**

10. Election of Officers/Annual Meeting.

**Action: Approve (8-0)**

11. Readoption of the Rules and Procedures of the Metropolitan Planning Commission.

**Action: Approve (8-0)**

12. Historical Commission Report

13. Board of Parks and Recreation Report

14. Executive Director Reports

15. Legislative Update

## X. PUBLIC HEARING: SPECIFIC PLANS

### 6. 2008SP-022G-03

May Town Center

Map: 079-00 Parcel: 002

Map: 090-00 Parcels:001, 002, 003, 010, 011, 201, 202

Bordeaux/Whites Creek Community Plan

Council District 1 – Lonnell R. Matthews, Jr.

Staff Reviewer: Brenda Bernards

A request to change from AR2a to SP-MU for properties located at 3886, 3920, 3924, 3992, 4068, 4072, 4194, and 4206 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 4,700 feet south of Cleeces Ferry Road (1,487.69 acres), to create a new mixed use SP district called "May Town Center" proposed for general office uses, commercial uses, hotels, residential uses, and open space, requested by Civil Site Design Group, applicant, for H.T.P.C. 2 Partnership and Bells Landing Partners, owners.

**Action: Continue the Public Hearing to June 25, 2009, open hearing to discussion of transportation-related issues as well as the fiscal component of the SP (8-0)**

## XI. ADJOURNMENT



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