



**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**

*August 27, 2009*

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*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 AUGUST 13, 2009, MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**  
**Action: Approve (8-0)**
- VI. PUBLIC HEARING: CONSENT AGENDA**  
**Action: Approve (8-0)**

**VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS**

**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 the December 10, 2009, Planning Commission meeting (8-0)**

**2. 2009SP-013-001**

Universal Robotics  
Map: 135-00 Parcel: 334  
Antioch/Priest Lake Community Plan  
Council District 29 – Vivian Wilhoite  
Staff Reviewer: Jason Swaggart

A request to change from R10 to SP-MU zoning for property located at 2518 Old Smith Springs Road, approximately 1,090 feet east of Ned Shelton Road (2.29 acres), to permit a single-family residence, guest house, detached garage and a two story, 7,600 square foot office building, requested by Looney Ricks Kiss Architects, applicant, for Benno Von Hopffgarten, owner.

**Action: Defer to the September 10, 2009, Planning Commission meeting (8-0)**

**3. 78-81-U-13**

Brighton Valley Apartments (T-Mobile Tower Revision)  
Map: 135-00 Parcel: 360  
Antioch/Priest Lake Community Plan  
Council District 29 – Vivian Wilhoite  
Staff Reviewer: Carrie Logan

A request for a revision to the preliminary and for final approval for the Brighton Valley Apartments Planned Unit Development located at 500 Brooksboro Terrace, approximately 400 feet east of Murfreesboro Pike, zoned R10 (31.36 acres), to permit the construction of a 150-foot monopine cell tower, requested by Bradley Arant Boulton Cummings, LLP, applicant, for MM Family Partnership, II and Overhill Apartment Partners, owners.

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

4. **2009CP-005-001**  
16th & Ordway  
Map: 083-10 Parcel: 010  
East Nashville Community Plan  
Council District 6 – Mike Jameson  
Staff Reviewer: Anita McCaig

A request to amend the East Nashville Community Plan by changing from Neighborhood General to Neighborhood Center Policy for 0.12 acres located at 1516 Ordway Place, requested by the Metro Planning Department, for Evolve Developers LLC, owner. (See also Proposal No. 2009SP-012-001).

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

## VIII. PUBLIC HEARING: SPECIFIC PLANS AND TEXT AMENDMENTS

5. **2009SP-012-001**  
16th & Ordway  
Map: 083-10 Parcel: 010  
East Nashville Community Plan  
Council District 6 – Mike Jameson  
Staff Reviewer: Jason Swaggart

A request to rezone from CN to SP-MU zoning property located at 1516 Ordway Place, at the southwest corner of Ordway Place and N. 16th Street (0.12 acres), to permit a 2-story mixed-use building with five residential dwelling units and 2,000 sq. ft. of commercial/office spaces, located within the Five Points Redevelopment District and the Lockeland Springs Neighborhood Conservation Overlay, requested by Ragan-Smith & Associates, applicant, for Evolve Developers LLC, owner (See also Proposal No. 2009CP-005-001).

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

6. **2009Z-015TX-001**  
Common Domestic Farm and Exotic Animals  
Staff Reviewer: Jennifer Regen

A request to amend the Metro Zoning Code, Section 17.04.060 to add definitions for "Common Domestic Farm Animals" and "Exotic Animals", requested by Councilmembers Carl Burch and Jim Gotto.

**Action: Approve application with amendment as well as approve substitute bill (8-0)**

7. **2009Z-033TX-001**  
Domestic Animals / Exotic Animals  
Staff Reviewer: Jennifer Regen

A request to modify regulations and standards to keeping domestic and exotic animals in Nashville and Davidson County, requested by Councilmembers Jason Holleman and Kristine LaLonde.

**Action: Approve application with amendment as well as approve substitute bill (8-0)**

## IX. PUBLIC HEARING: FINAL PLATS

### 8. 2009S-072-001

Hammond Property on Moore Avenue Final Plat  
Map: 105-07 Parcel: 331  
South Nashville Community Plan  
Council District 17 – Sandra Moore  
Staff Reviewer: Greg Johnson

A request for final plat approval to create three lots on property located at 563 Moore Avenue, approximately 50 feet east of Martin Street (0.51 acres), zoned R6, requested by Michael and Carol Hammond, Trustees, owners, Cherry Land Surveying, surveyor.

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

## X. OTHER BUSINESS

9. Amendment #2 to the contract (L-2008) between the MPC on behalf of the MPO and LandDesign for professional services related to the Tri-County Transportation & Land Use Study.

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

10. Amendment #1 to the contract (L-2187) between the MPC on behalf of the MPO and the Nashville MTA for funding related to short and long-range transit planning activities.

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

11. Grant contract between TDOT and the MPC on behalf of the MPO for Federal Highway Administration State Planning & Research funds for FYs 2010 and 2011.

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

12. Historical Commission Report
13. Board of Parks and Recreation Report
14. Executive Director Reports
15. Legislative Update

## XI. 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](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 call 862-6640.