



**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**

*September 24, 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. RECOGNITION OF COUNCILMEMBERS**
- IV. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- V. PUBLIC HEARING: CONSENT AGENDA**  
**Action: Approve (6-0)**

## **VI. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS**

### **1. 2009SP-026-001**

Stones River Senior Living Community  
Map: 175-00 Parcels: 154, 166  
Map: 176-00 Parcels:035, 051  
Antioch/Priest Lake Community Plan  
Council District 32 – Sam Coleman  
Staff Reviewer: Greg Johnson

A request to rezone from SP-MU to SP-R properties located at 4222 Mufreesboro Pike, Murfreesboro Pike (unnumbered) and LaVergne Couchville Pike (unnumbered), at the southeast corner of LaVergne Couchville Pike and Murfreesboro Pike (13.09 acres), zoned SP, to permit a 77,000 square foot 124-bed skilled nursing facility and a 79,400 square foot 104-bed assisted-living facility, requested by Littlejohn Engineering Associates, Inc., applicant, for Harold and Hermena Holigan, owners.

**Action: Approve with the condition that Planning staff initiate discussions with the district Councilmember to determine the appropriate zoning for the remaining properties in the Hickory Woods SP. (4-2)**

## **VII. PUBLIC HEARING: ZONING MAP AND TEXT AMENDMENTS**

### **2. 2009SP-003-002**

Anchor Property Holdings (Amendment #1)  
Map: 050-00 Parcel: 088  
Parkwood/Union Hill Community Plan  
Council District 3 – Walter Hunt  
Staff Reviewer: Brian Sexton

A request to amend Council Bill BL2009-388 for the previously approved Anchor Property Holdings Specific Plan District located at 3502 Dickerson Pike, approximately 3,255 feet north of Doverside Drive (2.88 acres), to add Automobile Sales (new) Automobile Services (used), Automobile Service, Car Wash, Vehicular Sales and Services, Vehicle Rental/Leasing and Heavy Equipment Repair and all other uses permitted in the CS zoning district as additional permitted uses in the SP-A district, requested by Anchor Property Holdings LLC,

**Action: Approve (6-0)**

### **3. 2009Z-016TX-001**

Text Amendment to Remove Department of Law Review  
Staff Reviewer: Carrie Logan

A council bill to amend the Metro Zoning Code, Section 17.40.075 (Submission of Amendatory Ordinances to the Department of Law), to repeal the requirement that all amendments to the official zoning map or zoning regulations be submitted to the department of law for a statement as to legality, sponsored by Councilmember Robert Duvall.

**Action: The Planning Commission voted to take no official position on the bill (6-0)**

4. **2009Z-017TX-001**  
Adult/Sexually-Oriented Book and Video Stores  
Staff Reviewer: Jennifer Regen

A council bill to modify Section 17.040.60 (Definitions) of the Zoning Code pertaining to the definitions of Adult Entertainment uses such as "Adult Bookstore" and "Adult Video Store" and to modify Chapter 6.54 (Sexually-Oriented Businesses) pertaining to "Sexually-Oriented Bookstore" and "Sexually-Oriented Video Store", sponsored by Councilmembers Jim Gotto and Anna Page.

**Action: Approve (6-0)**

5. **2009Z-036TX-001**  
Artisan Distillery  
Staff Reviewer: Brenda Bernards

A council bill to amend the Metro Zoning Code to add "Artisan Distillery" as a permitted use in the commercial core, core frame and industrial zoning districts, and to make a technical change to the land use tables pertaining to microbreweries, sponsored by Councilmembers Mike Jameson and Charlie Tygard.

**Action: Approve with the condition the Council Bill be amended to include a prohibition on permitting an Artisan Distillery within an Adult Entertainment establishment. (6-0)**

6. **2009Z-037TX-001**  
Definition of "Family" & "Residence for Handicapped"  
Staff Reviewer: Carrie Logan

A council bill to amend the definitions of "Family" and "Residence for handicapped, more than eight individuals" in the Metro Zoning Code, sponsored by Councilmembers Sean McGuire, Jim Gotto, Jim Hodge.

**Action: Approve with the amendment that the sentence "For purposes of this subsection, 'mentally handicapped' and 'physically handicapped' includes persons being professionally treated for drug and/or alcohol dependency or abuse." be added to the definition of "Residence for handicapped, more than eight individuals." (6-0)**

## VIII. OTHER BUSINESS

7. Employee contract renewals for Matthew R. Meservy and Melissa Stevens  
**Action: Approve (6-0)**

8. 2010 Planning Commission Filing Deadlines & Meeting Schedule  
**Action: Approve (6-0)**


9. Historical Commission Report

**10.** Board of Parks and Recreation Report

**11.** Executive Director Reports

**12.** Legislative Update

**IX. 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.