



**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

October 22, 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 OCTOBER 8, 2009, MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- 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.

VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS

1. 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 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 with guest house, and detached garage, and a two story, 7,600 square foot office building, requested by Looney Ricks Kiss Architects, applicant, for Benno Von Hopffgarten, owner.

Staff Recommendation: Disapprove

2. 2009SP-016-001

1812 Pearl Street Office
Map: 092-08 Parcel: 080
North Nashville Community Plan
Council District 19 – Erica Gilmore
Staff Reviewer: Greg Johnson

A request to rezone from R6 to SP-MU zoning property located at 1812 Pearl Street, at the northeast corner of Pearl Street and 19th Avenue North (0.16 acres), to permit an office and one single-family dwelling unit within the existing structure containing 924 square feet, requested by George S. Morgan et ux, owners.

Staff Recommendation: Disapprove

3. 2009SP-022-001

Plowboy Mansion
Map: 049-00 Parcels: 140, 200.01, 319
Bordeaux/Whites Creek Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Brenda Bernards

A request to rezone from R15 and RS20 to SP-MU zoning for properties located at 4105, 4125, and 4225 Whites Creek Pike, approximately 1,000 feet north of Lloyd Road (136.04 acres), to convert the existing residence into a regional tourist attraction known as "Plowboy Mansion" to permit special events, restaurant, tours of the residence, artisan distillery and micro-brewery, visitor center, specialty retail, seasonal performance entertainment venue, shuttle bus transportation around the facility, and memorabilia museum, requested by EDGE Planning/Landscape Architecture, applicant, for Fontanel Properties LLC, owner.

Staff Recommendation: Approve with conditions

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS AND SPs

4. 2009SP-021-001

Blakemore Primitive Baptist Church
Map: 104-07 Parcel: 391
Green Hills/Midtown Community Plan
Council District 18 – Kristine LaLonde
Staff Reviewer: Brian Sexton

A request to rezone from RM40 to SP-MU zoning property located at 2411 B Blakemore Avenue, approximately 330 feet west of 24th Avenue South (0.2 acres), to permit an existing religious institution to be converted to an events hall or used as multi-family residential at a maximum of RM40 density (as currently zoned) plus all other uses permitted in RM40, requested by Cook-Land LLC, and Polifio, applicants, for Blakemore Primitive Baptist Church, owner.

Staff Recommendation: Approve with conditions. Disapprove if the Metro Facilities Use Agreements for parking are not in place prior to third reading at Council.

5. 2009Z-033PR-001

Map: 050-16 Parcels: Part of 009, 010
Parkwood/Union Hill Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Jason Swaggart

A request to rezone from CL to RS10 zoning for a portion of properties located at 381 and 385 Oakview Drive, on the western side of Dickerson Pike (1.49 acres), requested by Councilmember Walter Hunt, applicant, for Charles and Jo Evans, owners.

Staff Recommendation: Approve

6. 2009Z-034PR-001

Map: 134-04 Parcels: various
Map: 134-08 Parcels: various
Antioch/Priest Lake Community Plan
Council District 28 – Duane A. Dominy
Staff Reviewer: Jason Swaggart

A request to rezone various properties from R10 to RS10 located along Carillon Drive, Citation Drive, Citation Court, Honeyhill Court, Honeyhill Drive, Ladybird Court, Ladybird Drive, Melvin Jones Drive, Southwind Drive, Town Park Drive, and D'Ville Drive (101.51 acres), requested by Councilmember Duane Dominy for various owners and the Metropolitan Airport Authority.

Staff Recommendation: Approve

IX. PUBLIC HEARING: FINAL PLAT

7. 2009S-093-001

Boyd Home Place, Resub. Lots 272-280
Map: 092-12 Parcels: 033, 504
Green Hills/Midtown Community Plan
Council District 19 – Erica Gilmore
Staff Reviewer: Brian Sexton

A request for final plat approval to create three lots with a unified plat of subdivision on properties located at 1811 Charlotte Avenue and 330 19th Avenue North, at the southwest corner of Charlotte Avenue and 18th Avenue North (2.12 acres), zoned CS, requested by Hersch Realty LLC, and Baxter Enterprises LLC, owners, Blue Ridge Surveying, surveyor.

Staff Recommendation: Approve with condition

X. PUBLIC HEARING: REVISED SITE PLANS

8. 166-79P-001

Hickory Ridge Apartments (formerly I-24/Brick Church Apts.)
Map: 031-00 Parcel: 153
Parkwood/Union Hill Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Greg Johnson

A request to revise the preliminary plan and for final approval for a portion of the Hickory Ridge Apartments Residential Planned Unit Development located at 585 Hickory Hills Boulevard, approximately 2,230 feet north of Old Hickory Boulevard, zoned R10 (31.63 acres), to revise the preliminary plan to permit 114 apartment units, where 240 apartment units were previously approved, and to grant final approval for a portion of the site (Phase 1) to develop 54 apartment units, requested by Bernard L. Weinstein & Associates, applicant, for L & R Properties, owner.


Staff Recommendation: Approve with conditions

XI. OTHER BUSINESS

9. Four year review process for Specific Plan Zoning Districts.
10. A resolution submitting to the Metropolitan Planning Commission a proposed plan of services for the extension of the boundaries of the Urban Services District to include certain property located on Whites Creek Pike.
11. Contract between MPC (on behalf of MPO) and RTA for Multi-modal Planning
12. Contract between MPC (on behalf of MPO) and GNRC for Multi-Modal Planning and Public Involvement

13. Contract between MPC (on behalf of MPO) and TMA GROUP for Congestion Mitigation/Air Quality and Multi-modal Planning
14. Amendment #1 to Contract between MPC (on behalf of MPO) and PB Americas, Inc.
15. Contract between MPC (on behalf of MPO) and TDOOT for additional planning funds
16. Historical Commission Report
17. Board of Parks and Recreation Report
18. Executive Director Reports
19. Legislative Update

XII. 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.