

REVISED



**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

November 12, 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 22, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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.

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VII. PUBLIC HEARING: COMMUNITY PLAN AMENDMENTS

1. 2009CP-009-001

Downtown Community Plan

Downtown Community Plan

Council District 6 – Mike Jameson, Council District 19 – Erica Gilmore

Staff Reviewer: Cynthia Wood

A request to amend the Downtown Community Plan: 2007 Update in association with the Nashville Downtown Code.

Staff Recommendation: Approve with conditions

VIII. PUBLIC HEARING: TEXT AMENDMENT, ZONING MAP AMENDMENTS AND SPs

2. 2009Z-031TX-001

Downtown Code

Downtown Community Plan

Council District 6 – Mike Jameson, Council District 19 – Erica Gilmore

Staff Reviewer: Joni Priest

A request to amend the Metro Zoning Code to insert a new Chapter 17.37 called "The Downtown Code", requested by the Metro Planning Commission.

Staff Recommendation: Approve

3. 2009Z-030PR-001

Nashville Downtown Code

Downtown Community Plan

Council District 6 – Mike Jameson, Council District 19 – Erica Gilmore

Staff Reviewer: Joni Priest

A request to rezone various properties downtown from CC, CF, CS, IG, IR, IWD, MUI, MUL, MUN, and OR20 to DTC (823.92 acres), located north of 1-40 and south of Jefferson Street, requested by the Metro Planning Commission and the Metropolitan Government, applicant for various property owners.

Staff Recommendation: Approve

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4. 2006SP-105-001

H & M Motors (Amendment #1)
Map: 105-07 Parcels: 407
South Nashville Community Plan
Council District 17 – Sandra Moore
Staff Reviewer: Brian Sexton

A request to amend the existing Specific Plan district (adopted with Council Bill BL2006-1229) for the previously approved H & M Motors SP located at 1525 4th Avenue South, at the northwest corner of 4th Avenue South and Mallory Street (0.44 acres), to add all other uses permitted by CS zoning as permitted uses in the SP-A District, requested by Tony and Maryam Sarmadi, owners.

Staff Recommendation: Approve with conditions

5. 2009SP-017-001

Kelly Driver Senior Retirement
Map: 069-16 Parcel: 054
Bordeaux/Whites Creek Community Plan
Council District 2 – Frank R. Harrison
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to SP-R zoning for property located at 3605 Hydes Ferry Pike, at the southwest corner of Hydes Ferry Pike and E. Stewarts Lane (5.43 acres), to permit 21 multi-family units and a community club-house, requested by Jared Gray, applicant, for Mark Driver, owner.

Staff Recommendation: Disapprove

6. 2009SP-024-001

Belz-Hobson Pike Townhomes
Map: 164-00 Parcel: part of 201
Map: 164-00 Parcel: 272
Antioch/Priest Lake Community Plan
Council District 32 – Sam Coleman
Staff Reviewer: Greg Johnson

A request to change from R8 and AR2a to SP-MU zoning for property located at Old Hickory Boulevard (unnumbered) and a portion of property located at Murfreesboro Pike (unnumbered), at the southeast corner of Murfreesboro Pike and Hobson Pike (12.91 acres), to permit the development of 112 residential dwelling units and 20,000 square feet of retail or office uses in two structures, requested by Civil Site Design Group, PLLC, applicant, for Belz-McDowell Properties, owner.

Staff Recommendation: Approve with conditions

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7. 2009SP-025-001

Belz-Mountain Springs Community
Map: 164-00 Parcels: part of 040 & 174
Antioch/Priest Lake Community Plan
Council District 32 – Sam Coleman
Staff Reviewer: Greg Johnson

A request to change from RS7.5 to SP-MR zoning a portion of properties located at 5000 Mountain Springs Road and at Hobson Pike (unnumbered), north of Hobson Pike (40.8 acres), to permit 219 residential dwelling units comprised of 32 single-family lots and 187 multi-family dwelling units, requested by Civil Site Design Group, PLLC, applicant, for Belz-McDowell Properties, owner.

Staff Recommendation: Disapprove

8. 2009SP-028-001

Tennessee Motors of Murfreesboro, Inc.
Map: 106-06 Parcel: 001
South Nashville Community Plan
Council District 17 – Sandra Moore
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 570 Murfreesboro Pike, approximately 820 feet east of Fesslers Lane (1.28 acres), to permit an existing structure to be utilized for auto sales (used), auto repair, vehicular leasing and all other uses permitted by CS zoning, requested by Tennessee Motors of Murfreesboro, Inc., applicant, for Lineage Realty Co., Inc., owner.

Staff Recommendation: Approve with conditions

9. 2009SP-029-001

Joslin
Map: 106-06 Parcel: 073
South Nashville Community Plan
Council District 17 – Sandra Moore
Staff Reviewer: Brenda Bernards

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 630 Murfreesboro Pike, at the northwest corner of Murfreesboro Pike and Transit Avenue (2.65 acres), to permit auto sales, vehicular leasing, vehicular sales and services, limited, heavy equipment sales and service, auto repair, a car wash, and all other uses permitted by CS zoning, requested by Joslin Sign & Maintenance Company, owner.

Staff Recommendation: Approve with conditions

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10. 2009Z-039PR-001

Map: 058-00 Parcel: part of 181
Bordeaux/Whites Creek Community Plan
Council District 1 – Lonnell R. Matthews, Jr.
Staff Reviewer: Jason Swaggart

A request to rezone from CL to CS zoning for a portion of property located at 4100 Clarksville Pike, approximately 1,300 feet south of Kings Lane (0.16 acres), requested by Word of Life Christian Center, Inc., owner.

Staff Recommendation: Disapprove

11. 2009P-004-001

Nashville Corners Shopping Center
Map: 150-00 Parcel: 364
Antioch/Priest Lake Community Plan
Council District 33 – Robert Duvall
Staff Reviewer: Greg Johnson

A request for preliminary approval for the Nashville Corners Shopping Center Commercial Planned Unit Development for property located at Murfreesboro Pike (unnumbered), approximately 750 feet south of Hamilton Church Road (2.6 acres), zoned CS, to permit 21,250 square feet of restaurant and retail space and to allow access directly to Murfreesboro Pike rather than the current approved access shown on a recorded plat through the Wal-Mart property located at 3035 Hamilton Church Road, requested by CPH Engineers Inc., applicant, for Nashville Venture No. One L.P., owner.

Staff Recommendation: Approve with conditions

IX. PUBLIC HEARING: FINAL PLAT

12. 2009S-090-001

A.V. Wallace Subdivision
Map: 096-01 Parcels: 097, 098, 099, 100, 139
Donelson/Hermitage/Old Hickory Community Plan
Council District 15 – Phil Claiborne
Staff Reviewer: Brian Sexton

A request to create four lots on properties located at 2720, 2722, 2724 and 2726 Bluefield Avenue and at Donelson Pike (unnumbered), approximately 475 feet west of Donelson Pike (2.88 acres), zoned RS20, requested by Richard T. Wallace Trustee, Kristan and Kelley Kivilaan, Keith and Rachel Lesuer, and James and Catherine Goodrich, owners, Gaylon Northcutt, surveyor.

Staff Recommendation: Approve including a variance to Section 3-4.2(f) of the Metro Subdivision Regulations for lot depth to width ratio.

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X. OTHER BUSINESS

13. Contract between MPC (on behalf of MPO) and TDOT for additional planning funds
14. A resolution to authorize the expenditure of up to \$50,000 from the Advance Planning and Research Fund as per the Metropolitan Charter Section 6.14. The funds will be used to obtain specialized consultant expertise to undertake a market analysis and feasibility study to determine the appropriate form of, and land uses for, development and redevelopment on Nashville's corridors, and to recommend specific economic development tools and strategies to target sustainable development opportunities along those corridors.
15. New employee contract for Mary Elizabeth Ikard.
16. Exclusion of American Southern Insurance Company, Bond Safeguard Insurance Company, Developers Surety and Indemnity Company, Lexon Insurance Company, National Grange Mutual Insurance Company, and Travelers Casualty and Surety Company of America from providing surety bonds for one year pursuant to Section 6-1.2.d of the Metro Subdivision Regulations.
17. Historical Commission Report
18. Board of Parks and Recreation Report
19. Executive Director Reports
20. 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. 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.