

**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**

*December 10, 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 NOVEMBER 12, 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. 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.

**Staff Recommendation: Defer to the April 22, 2010 Planning Commission meeting**

**2. 2006SP-105-001**

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

A request to amend the SP District (adopted with Council Bill BL2006-1229) for the previously approved H & M Motors Specific Plan District 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 Auto District, requested by Tony and Maryam Sarmadi, owners.

**Staff Recommendation: Approve with conditions**

**3. 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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**4. 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**

**VIII. PUBLIC HEARING: SPs, ZONING MAP AMENDMENTS, AND PUDs**

**5. 2009SP-027-001**

25th & Clarksville  
Map: 081-02 Parcel: 123  
Map: 081-06 Parcels: 283, 285, 286, 287,288, 289, 480, 485  
North Nashville Community Plan  
Council District 2 – Frank R. Harrison  
Staff Reviewer: Brian Sexton

A request to rezone from IWD and CS to SP-C zoning for properties located at 404, 2404, 2406, 2408, 2410, 2412 and 2418 Clarksville Pike, 2111, 2113 and 2113-B 24th Avenue North, 2104 25th Avenue North and 25th Avenue North (unnumbered), at the northwest corner of Clarksville Pike and 24th Avenue North (2.25 acres), to permit retail uses requested by Dale & Associates, applicants, for T. Pool Manager, LLC and Emerald Estock LLC, owners.

**Staff Recommendation: Approve with conditions**

**6. 2009SP-030-001**

Trust Auto Sales & Repair  
Map: 105-08 Parcel: 242  
South Nashville Community Plan  
Council District 17 – Sandra Moore  
Staff Reviewer: Brian Sexton

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 1535 4th Avenue South, approximately 200 feet north of Moore Avenue (0.3 acres), to permit automobile sales (used), and automobile service, and retail, requested by Sawa Saber, owner.

**Staff Recommendation: Approve with conditions**

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**7. 2009SP-032-001**

Glendale Condos

Map: 118-09-D Parcels: 001 - 020

Map: 118-09-D Parcels: 021, 022, 023, 024, 025

Green Hills/Midtown Community Plan

Council District 25 – Sean McGuire

Staff Reviewer: Jason Swaggart

A request to rezone from R10 to SP-R and for final site plan approval for property located at 1112 Clifton Lane, at the northeast corner of Clifton Lane and Granny White Pike, to permit 25 existing dwelling units where 20 dwelling units were legally approved by the Codes Administration Department (2.09 acres), requested by Councilmember Sean McGuire and James U. Rust IV, owner.

**Staff Recommendation: Approve with conditions**

**8. 2009SP-033-001**

Hamilton Hills

Map: 164-00 Parcel: 043

Antioch/Priest Lake

Council District 33 – Robert Duvall

Staff Reviewer: Kathryn Withers

A request to change from AR2a to SP-MR zoning property located within the Hamilton Hills Urban Design Overlay at 3214 Murfreesboro Pike, approximately 1,590 feet north of Mt. View Road (9.6 acres), to permit 126 flats and 39 townhomes, requested by Digidata Corporation, applicant, for D.L. Buttrey et ux, owners.

**Staff Recommendation: Approve with conditions, including a condition that if sufficient area for water quality / quantity has not been allocated, then additional area shall be provided (during Construction Drawing review).**

**9. 2009Z-041PR-001**

Map: 091-12 Parcel: 054

West Nashville Community Plan

Council District 20 – Buddy Baker

Staff Reviewer: Jason Swaggart

A request to rezone from CS to OR20 zoning property located at 4400 Indiana Avenue, at the northwest corner of Indiana Avenue and 44th Avenue North (0.28 acres), requested by Toni J. Rothfuss, owner.

**Staff Recommendation: Approve**

**REVISED**

**10. 2009P-005-001**

Taco Mamacita (Beer PUD)  
Map: 105-01 Parcel: part of 233  
Green Hills/Midtown Community Plan  
Council District 19 – Erica Gilmore  
Staff Reviewer: Brian Sexton

A request for preliminary and final site plan approval for a proposed Planned Unit Development located on a portion of property at 1200 Villa Place, at the southeast corner of Villa Place and Edgehill Avenue, zoned RS5 (1.07 acres), to permit the sale of beer for on-premises consumption in an existing 4,443 square foot restaurant thereby exempting the establishment from the beer regulations 100 foot minimum distance from a residential use, requested by Villa Properties Joint Venture LLC, owner.

**Staff Recommendation: Approve with conditions**

**IX. PUBLIC HEARING: CONCEPT PLANS**

**11. 2006S-108G-04**

Cumberland Bend (Preliminary Plat Extension)  
Map: 034-14 Parcels: 082, 083, 084  
Map: 043-02 Parcel: 005  
Madison Community Plan  
Council District 9 – Jim Forkum  
Staff Reviewer: Jason Swaggart

A request for a variance from Section 1-9.2 of the Subdivision Regulations to permit the extension of an expired preliminary plat for the Cumberland Bend Subdivision for 53 single-family clustered residential lots located at 1108 and 1110 Snow Avenue and Snow Avenue (unnumbered), zoned RS7.5 (16.7 acres), requested by M.R. Stokes, owner, Bruce Rainey & Associates, surveyor.

**Staff Recommendation: Approve with a variance to Section 1-9.2 of the Subdivision Regulations for the extension of the preliminary plat.**

**12. 2009S-107-001**

Lakeside Meadows, Phase Three  
Map: 110-00 Parcels: 070, 073  
Donelson/Hermitage/Old Hickory Community Plan  
Council District 12 – Jim Gotto  
Staff Reviewer: Greg Johnson

A request to revise a phase of a previously approved concept plan to create 63 lots where 47 lots were previously approved on properties located at 4652 Hessey Road and at 3547 Earhart Road, on the south side of Lakeside Meadows Drive, (18.84 acres), zoned RS15, requested by Lakeside Meadows LLC, owner, Weatherford & Associates LLC, surveyor.

**Staff Recommendation: Approve with conditions**

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**X. PUBLIC HEARING: FINAL PLAT**

**13. 2009S-108-001**

J. J. Pryor's Subdivision, Resub. Lot 1 & Part of Lot 2, 1st Rev  
Map: 083-02 Parcels: 246, 352, 353  
East Nashville Community Plan  
Council District 6 – Mike Jameson  
Staff Reviewer: Greg Johnson

A request for final plat approval to create five lots on properties located at 1703 Greenwood Avenue and at 1203 and 1205 Chapel Avenue, at the northeast corner of Greenwood Avenue and Chapel Avenue (1.43 acres), zoned R6 and located within the Eastwood Neighborhood Conservation Overlay, requested by Alain Christopher Keenan, owner, Kirk Duclos, surveyor.

**Staff Recommendation: Disapprove**

**XI. PUBLIC HEARING: REVISED SITE PLANS**

**14. 201-69P-001**

Starpointe (Revision)  
Map: 183-00 Parcels: 009, 036  
Southeast Community Plan  
Council District 31 – Parker Toler  
Staff Reviewer: Greg Johnson

A request to revise the preliminary plan and for final approval for a portion of the Starpointe Commercial Planned Unit Development Overlay located at 13105 Old Hickory Boulevard and at Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Muci Drive (5.0 acres), zoned CS, to permit the development of a 4-story, 35,800 square foot hotel containing 75 units and three 1-story retail buildings containing a total of 28,500 square feet, replacing a 100 unit hotel containing 74,250 square feet and 12,500 square feet of retail space, requested by Lukens Engineering Consultants, applicant, for Dr. Byron V. Bush, owner.

**Staff Recommendation: Approve with conditions**

**XII. OTHER BUSINESS**

15. Grant Contract between The State of Tennessee DOT and the Nashville-Davidson County Planning Commission on Behalf of the Nashville Area Metropolitan Planning Organization (MPO) for Sustainable Communities planning activities
16. Set Public Hearing date of January 28, 2010, to amend a portion of Chapter 3 of the Subdivision Regulations.
17. Employee contract renewal for Anita McCaig.

**REVISED**

18. Historical Commission Report
19. Board of Parks and Recreation Report
20. Executive Director Reports
21. Legislative Update

**XIII. 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.