AGENDA
OF THE
METROPOLITAN PLANNING COMMISSION
November 12, 2009
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V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN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.
VII. PUBLIC HEARING: COMMUNITY PLAN AMENDMENTS

1. 2009CP-009-001
   Downtown Community Plan
   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
   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
   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 I-40 and south of Jefferson Street,
   requested by the Metro Planning Commission and the Metropolitan Government, applicant for
   various property owners.
   **Staff Recommendation: Approve**
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**
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**
10. **2009Z-039PR-001**  
Map: 058-00 Parcel: part of 181  
Bordeaux/Whites Creek Community Plan  
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.**
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.


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.