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V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN
Action: Approve (7-0)

VI. PUBLIC HEARING: CONSENT AGENDA
Action: Approve (7-0)
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.

   **Action:** Approve with conditions, including the conditions presented by the applicant at the meeting (6-0-1)

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.

   **Action:** Approve with conditions, including a condition that only standard residential lighting shall be permitted (7-0)
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.

**Action: Approve with conditions, including conditions that limit the events at the seasonal performance entertainment venue to one per month between May and October with two additional floating dates with a maximum of two events per month during May to October, that shall only occur on Friday, Saturday or Sunday and end by 10:30pm and that an event shall only last one day, and that Planning Commission approval, including a public hearing, shall be required for any Final Site Plan for Phases II and III (7-0)**

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.

**Action: Approve with conditions. Disapprove if the Metro Facilities Use Agreements for parking are not in place prior to third reading at Council. (7-0)**
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.  
**Action: Approve (7-0)**

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.  
**Action: Approve (7-0)**

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.  
**Action: Approve with condition (7-0)**
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.

Action: Approve with conditions, including a condition that all Stormwater requirements shall be met. (7-0)

XI. OTHER BUSINESS

Action: Approve (7-0)

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.
Action: Approve (7-0)

11. Contract between MPC (on behalf of MPO) and RTA for Multi-modal Planning
Action: Approve (7-0)

12. Contract between MPC (on behalf of MPO) and GNRC for Multi-Modal Planning and Public Involvement
Action: Approve (7-0)

13. Contract between MPC (on behalf of MPO) and TMA GROUP for Congestion Mitigation/Air Quality and Multi-modal Planning
Action: Approve (7-0)

14. Amendment #1 to Contract between MPC (on behalf of MPO) and PB Americas, Inc.
Action: Approve (6-0-1)

15. Contract between MPC (on behalf of MPO) and TDOT for additional planning funds
Action: Defer to the November 12, 2009, Planning Commission meeting (7-0)
16. Historical Commission Report
17. Board of Parks and Recreation Report
18. Executive Director Reports
19. Legislative Update

XII. ADJOURNMENT