



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Lindsley Hall  
730 Second Avenue South  
Nashville, Tennessee 37201

**PLANNING COMMISSION:**

James Lawson, Chairman	Ann Nielson
Doug Small, Vice Chairman	Victor Tyler
Stewart Clifton	James McLean
Judy Cummings	Councilmember J.B. Loring
Tonya Jones	Phil Ponder, representing Mayor Bill Purcell

**AGENDA**

**OF THE**

**METROPOLITAN PLANNING COMMISSION**

*April 22, 2004*

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- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF APRIL 8, 2004 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- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**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. 2004S-064G-14**  
Warren Place, revision 1  
Map 34, Parcel 79  
Subarea 14 (1996)  
District 11 (Brown)

A request for preliminary approval for 8 lots abutting the north margin of Warren Drive and the west margin of Swinging Bridge Road (3.18 acres), classified within the R10 and R15 Districts, requested by Jerry C. Harlin and Dunklin Murrey, owners, and Burns & Associates, surveyor. (Deferred from meeting of March 11, 2004).

**VIII. PUBLIC HEARING:  
ZONING MAP AND TEXT AMENDMENTS**

- 2. 2003Z-109G-04**  
Map 34-13, Parcel 57  
Subarea 4 (1998)  
District 10 (Ryman)

A request to change from RS7.5 and IWD districts to RM6 district property located at Edgemeade Boulevard, (unnumbered), approximately 160 feet west of the western terminus of Aurora Avenue, (2.01 acres), requested by William G. Cole, Jr., owner.

- 3. 2004Z-008T**  
**Pond/Lake Text Amendment**

A council bill to amend Section 17.08.030 of the Zoning Ordinance by requiring a special exception (SE) permit for a pond/lake in the agricultural and residential zoning districts, and establishing in Section 17.16.230 the SE requirements for ponds/lakes, sponsored d by Councilmember Brenda Gilmore.

- 4. 2004Z-010T**  
**Commercial Attraction Sign Text Amendment**

A council bill to amend Section 17.32.130 of the Zoning Ordinance by increasing the permitted sign area and height of on-premises signs as well as Section 17.32.050.G to permit video signs in the commercial attraction district, sponsored by Councilmember Loring.

**5. 2004Z-011T  
PUD Expiration Text Amendment**

A request council bill to amend Section 17.40.120 of the Zoning Ordinance to require that any and all modifications to PUDs more than than four years old be submitted to the Metro Council for approval, and to require that all PUDs in existence for more than eight years in for which a building permit has not been issued to be submitted to the Council for reapproval, sponsored by Councilmember John Summers.

**6. 2004Z-023U-10**  
Map 131-02, Parcel 12  
Subarea 10 (1994)  
District 25 (Shulman)

A request to change from OR20 to MUL district property located at 4103 Hillsboro Circle, 332 feet north of Hobbs Road, (0.17 acres), requested by Robert W. Rutherford, Attorney, applicant, for Phillips-Robinson Company, owner.

**7. 2004P-005U-10**  
Hillsboro Circle  
Map 131-02, Parcel 12  
Subarea 10 (1994)  
District 25 (Shulman)

A request to apply a preliminary Planned Unit Development on property located at 4103 Hillsboro Circle, abutting the west margin of Hillsboro Circle, 332 feet north of Hobbs Road, classified OR20 and proposed for MUL, (0.17 acres), to permit all uses permitted in the MUL zoning district with the exceptions of restaurants or bars and night clubs, requested by Phillips-Robinson Company, owner.

**8. 2004Z-049U-13**  
Map 150, Parcel 213  
Subarea 13 (2003)  
District 33 (Bradley)

A request to change from AR2a to RS7.5 district property at 3334 Hamilton Church Road, approximately 250 feet northwest of Mt. View Road, (5.05 acres), requested by Samuel E. and Pauline Branch, owners.

- 9.**                               **2004Z-050G-14**  
Map 86, Parcel 71  
Subarea 14 (1996)  
District 14 (White)

A request to change from R8 to CS district property located at 4005 Dodson Chapel Road, north of Central Pike, along the east side of Dodson Chapel Road, (0.50 acres), requested by Richard Benson, owner.

- 10.**                               **2004Z-051G-06**  
Map 126, Parcel 144  
Subarea 6 (2003)  
District 35 (Tygard)

A request to change from CN and R80 district to CS district property located at Highway 70 South (unnumbered), along the east side of Old Charlotte Pike, (6.46 acres), requested by James and Carolyn Gunter, owners.

- 11.**                               **2004Z-053U-12**  
Map 147-07, Parcel 159  
Subarea 12 (1997)  
District 30 (Kerstetter)

A request to change from R6 to CN district property located at 4305 Goins Road, approximately 300 feet east of Nolensville Pike, (0.22 acres), requested by Dewey and Zelma Hockett, trustees.

**IX. PRELIMINARY SUBDIVISION PLATS**

- 12.**                               **2003S-304G-03**  
Perry Subdivision  
Map 070-03, Parcel 01.01  
Subarea 3 (1998)  
District 2 (Isabel)

A request for preliminary plat approval for 7 lots abutting the northwest terminus of Walker Lane, approximately 500 feet north of West Nocturne Drive, (4.71 acres), classified RS20 district, requested by Joseph Perry, owner, R.L. Montoya, surveyor.

- 13. 2004S-015G-12**  
Third Addition to Indian Creek  
Map 181, Parcel 35  
Subarea 12 (1997)  
District 31 (Toler)

A request to remove a condition from the previous preliminary approval of 21 lots located at the northern terminus of Calderwood Drive, south of Culbertson Road, (7.22 acres), classified RS10 district, requested by Hurley-Y, owner, and Anderson-Delk and Associates, Inc., engineer.

- 14. 2004S-109G-02**  
Eaton Estates  
Map 17, Parcels 354 & 43.01  
Subarea 2 (1995)  
District 10 (Ryman)

A request for preliminary plat approval for 3 lots located at the northeast corner of the intersection of Lickton Pike and Freeman Hollow Road (9.41 acres), classified AR2a district, requested by Harold Clark, owner, and Dale & Associates, engineer.

**X. FINAL PLATS**

- 15. 2004S-102G-02**  
Cobblestone Creek, Phase 1  
Map 41, Part of Parcel 2  
Subarea 2 (1995)  
District 3 (Hughes)

A request for final plat approval for 26 lots and a variance for sidewalks and curb and gutter on Old Hickory Boulevard, located abutting the north margin of Old Hickory Boulevard 1,250 feet west of Brick Church Pike, classified R8 within a Residential PUD, (6.23 acres), requested by Bruce Rainey and Associates for Autumn Partners, LLC, owner.

- 16. 2004S-112G-01**  
Salcedo's Subdivision  
Map 15, Parcel 39  
Subarea 1 (1997)  
District 1 (Gilmore)

A request for final plat approval to subdivide one parcel into four lots, located along the north side of Morgan Road, east of Wilkinson Road, classified AR2a district, (47.92 acres), requested by William M. Keel, surveyor, for Pepito and Zenarosa Salcedo, owner.

**XI. PLANNED UNIT DEVELOPMENTS (revisions or finals)**

- 17. 300-84-U-04**  
Coventry Woods  
Map 52-01, Parcels 148 & 149  
Subarea 4 (1998)  
District 9 (Forkum)

A request to revise an undeveloped portion of the Residential Planned Unit Development located abutting the east margin of Forest Park Drive 380 feet north of Neely's Bend Road, classified RS5 district, (3.9 acres), to permit the development of 47 condominium units to replace 51 units, requested by Dale and Associates for Shiloh Real Estate, owner.

- 18. 88P-039U-10**  
Blakemore Associates  
Map 104-08, Parcels 418 & 419  
Subarea 10 (1994)  
District 19 (Wallace)

A request for a revision to the preliminary plan and for final approval for a phase of the Commercial Planned Unit Development located abutting the north margin of Wedgewood Avenue between 19th Avenue South and 21st Avenue South, classified MUL, (0.78 acres), to permit the development of a 4,051-square foot bank to replace 11,400 square feet of undeveloped general office, requested by Barge, Waggoner, Sumner & Cannon for Fifth Third Bank, optionee.

- 19. 97P-019G-06**  
Trace Creek Center  
Map 155, Parcel 273  
Subarea 6 (2003)  
District 35 (Tygard)

A request for final approval for a phase of the Commercial Planned Unit Development located abutting the south margin of Highway 100 opposite Collins Road, classified CL, (1.39 acres), to permit the development of a fuel pumping station, requested by CEI Engineering for Kroger L.P.I., owner.

- 20.**                           **2000P-005G-06**  
Hollywood Video - Bellevue  
Map 155-12, Parcel 2  
Subarea 6 (2003)  
District 35 (Tygard)

A request to revise the preliminary plan and for final approval for an undeveloped phase of the Planned Unit Development located abutting the north margin of Highway 100 and the south margin of Old Harding Pike, classified CL, (2.42 acres), to permit the development of a 12,200-square foot video rental store to replace an 11,000-square foot retail / restaurant, requested by Civil Site Design Group for M & M Tennessee Investment L.P., owner.

**XII. MANDATORY REFERRALS**

- 21.**                           **2004M-025U-09**  
Property conveyance to Metro Sports Authority  
Map 93-7, Parcel 51  
Subarea 9 (1997)  
District 6 (Jameson)

A request by Metro Government to convey to the Metro Sports Authority property at the southeast corner of Shelby Avenue and South 1st Street for use as a parking lot to replace parking spaces lost due to construction of the Franklin Street Corridor.

- 22.**                           **2004M-026U-10**  
Aerial encroachment: Vanderbilt/W. End fiber optic  
Map 104-6, Various Parcels  
Subarea 10 (1994)  
District 18 (Hausser)

A request for an aerial encroachment to place fiber optic cable in the right-of-way from 300 feet south of the Acklen Avenue ramp to 300 feet north, along Acklen Avenue, requested by Vanderbilt University, owner and applicant.

- 23.**                           **2004M-030U-03**  
Whites Creek Conservation Greenway Easement  
Map 69, Parcels 41 & 45  
Map 69-08, Parcel 3  
Map 70, Parcel 4  
Subarea 3 (1998)  
Districts 1 and 2 (Gilmore and Isabel)

A request to accept and record easements, located on the east margin of Clarksville Pike, in favor of the Metropolitan Government for use in connection with the development of the Whites Creek Greenway.

### **XIII. OTHER BUSINESS**

24. Recommended Capital Improvements Budget 2004-05 to 2009-2010
25. Executive Director Reports
26. Legislative Update
27. Contract for Regional Air Quality Alert Program
28. Contract State Route 386 Area Study
29. Contract for Commuter Rail Planning Services for FY 2004
30. Contract for an Advance Project Report (APR) for East Division Street (in Wilson County) and Sage Road (in Sumner/Robertson Counties)

### **XIV. ADJOURNMENT**

