



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building, 2nd Floor
800 Second Avenue South
Nashville, Tennessee 37219

Date: February 11, 2021
To: Metropolitan Nashville-Davidson County Planning Commissioners
From: Lucy Kempf, Executive Director
Re: Executive Director's Report

The following items are provided for your information.

A. Planning Commission Meeting Projected Attendance (6 members are required for a quorum)

1. Planning Commission Meeting
 - a. Attending: Tibbs; Johnson; Haynes; Sims; Lawson; Murphy; Adkins
 - b. Leaving Early:
 - c. Not Attending: Farr; Gobbell
2. Legal Representation – Alex Dickerson will be attending.

**Administrative Approved Items and
Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission**

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report.

Items presented are items reviewed **through 2/1/2021**.

APPROVALS	# of Applics	# of Applics '21
Specific Plans	4	5
PUDs	0	0
UDOs	1	1
Subdivisions	11	14
Mandatory Referrals	13	18
Grand Total	29	38

SPECIFIC PLANS (finals only): MPC Approval
Finding: Final site plan conforms to the approved development plan.

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
7/29/2020 6:59	1/19/2021 0:00	PLRECAPP	2007SP-150-002	EVANS HILL	A request for final site plan approval for properties located at 4872 Myra Drive, 1209 and 1213 Tulip Grove Road, Valley Grove Drive (unnumbered), and Tulip Grove Road (unnumbered), approximately 1,325 feet north of Central Pile, zoned SP (72.01 acres), to permit 164 single family lots and 176 multi-family residential units, requested by Civil Site Design Group, applicant; Lux Development Group LLC, owner.	12 (Erin Evans)
4/16/2020 10:06	1/21/2021 0:00	PLRECAPP	2018SP-059-002	1605 SEMINARY STREET	A request to for final site plan approval on properties located at 1533 and 1535 Lock Road, 1603, 1605, 1607, 1609, and 1611 Seminary Street and 1546 Baptist World Center Drive, at the eastern corner of Lock Road and Seminary Street, zoned SP (0.63 acres), to permit 8 multi-family residential units, requested by Dale and Associates, applicant; Karen F. Dunlap owner.	02 (Kyonzté Toombs)
11/17/2020 8:43	1/28/2021 0:00	PLRECAPP	2007SP-165-003	310 MYATT DRIVE (FINAL)	A request for final site plan approval for property located at 310A, 310B, and 310C Myatt Drive, approximately 115 feet north of Roosevelt Avenue, zoned SP (0.18 acres), to permit two detached residential units, requested by 615 Design Group, applicant; Cobalt Ventures, LLC, owner.	09 (Tonya Hancock)
3/26/2020 8:50	1/31/2021 0:00	PLRECAPP	2018SP-024-002	1207 PIERCE ROAD SP	A request for final site plan approval for properties located at 1100-1108 Palmer Avenue and 1121-1137 Lawrence Avenue, at the northeast corner of Lawrence Avenue and Palmer Avenue, zoned SP (3.36 acres), to permit 27 single-family residential units, requested by Dale and Associates, applicant; Nelson Beck, owner.	09 (Tonya Hancock)

URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval

Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
4/21/2020 8:33	1/25/2021 0:00	PLRECAPP	2005UD-009-011	1818 OFFICES	A request for final site plan approval for property located at 1912 Acklen Avenue, at the northeast corner of 20th Avenue South and Acklen Avenue, zoned MUL and within the Hillsboro Village Urban Design Overlay District (0.25 acres), to permit an office use, requested by SJD Design, applicant; Larry Hayes	18 (Tom Cash)

					2012 Trust, owner.	
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PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)
1/4/2021 9:50	1/19/2021 0:00 PLRECAPP	2021M-001EN-001	AERIAL AND UNDERGROUND ENCROACHMENT FOR TOWNEPLACE SUITES AT 1500 CHARLOTTE PIKE	A request for aerial and underground encroachment at 1500 Charlotte Pike to permit six blade signs, three out-swinging doors, ten sun shades, a canopy sign, and various building lights (see sketch for details), requested by Civil and Environmental Consultants Inc., applicant.	19 (Freddie O'Connell)
1/4/2021 10:24	1/19/2021 0:00 PLRECAPP	2021M-002EN-001	AERIAL ENCROACHMENT FOR SAI RAM 09 INC AT 50 MUSIC SQUARE WEST	A request for aerial encroachment at 50 Music Square to permit installation of architectural building trim, coping, cornice, exhaust cap and building mounted lights (see sketch for details), requested by Barge Cauthen and Associates, applicant.	19 (Freddie O'Connell)
1/4/2021 11:08	1/19/2021 0:00 PLRECAPP	2021M-003EN-001	AERIAL ENCROACHMENT FOR MIDTOWN HOTEL PARTNERS LLC AT 109 29TH AVENUE NORTH	A request for aerial encroachment at 109 29th Avenue North to permit two awnings (see sketch for details), requested by Humphreys and Associates, applicant.	21 (Brandon Taylor)
1/12/2021 14:43	1/25/2021 0:00 PLRECAPP	2021M-005ES-001	7-ELEVEN AT OLD BURKITT ROAD AND NOLENSVILLE ROAD	A request for the acceptance of approximately 454 linear feet of 8-inch sanitary sewer main (PVC), three sanitary sewer manholes, and easements (see sketch for details) for the 7- Eleven development (MWS proj. no. 20-SL-106).	03 (Jennifer Gamble); 31 (John Rutherford)
1/13/2021 15:38	1/25/2021 0:00 PLRECAPP	2021M-004AG-001	LIGHTWAVE SOLAR LLC LEASE AGREEMENT	A request for an ordinance approving a contract between the Metropolitan Government of Nashville and Davidson County, through the Department of Water and Sewerage Services and Lightwave Solar, LLC for the design, construction, operation, management, and administration services related to photovoltaic solar facilities located at Central Wastewater Treatment Plant, Whites Creek Wastewater Treatment Plant and Omohundro Water Treatment Plant.	All
1/13/2021 16:24	1/25/2021 0:00 PLRECAPP	2021M-006ES-001	210 BELDING DRIVE STORMWATER IMPROVEMENT PROJECT	A request for the acquisition of permanent and temporary easements which are needed to construct Project 21-SWC-179, 210 Belding Drive Stormwater Improvement Project. These easements are to be acquired through negotiations and acceptance in order to	14 (Kevin Rhoten)

					complete this project (see sketch for details).	
1/15/2021 12:21	1/25/2021 0:00	PLRECAPP	2021M-006AG-001	2ND AVENUE NORTH CSX FACILITY ENCROACHMENT AGREEMENT	A request for an agreement between CSX Transportation Inc., a Virginia corporation, and Nashville and Davidson County Metro Water Services of the Metropolitan Government to permit a water main crossing (see sketch and agreement for details).	19 (Freddie O'Connell)
1/15/2021 12:33	1/28/2021 0:00	PLRECAPP	2021M-002PR-001	MADISON BOULEVARD HOME BUYOUT	A request to authorize the Director of Public Property, or designee, to negotiate and acquire, by fee simple purchase, three flood prone properties (see sketch for details) for Metro Water Services Project No. 17WS0001.	07 (Emily Benedict)
1/15/2021 12:41	1/28/2021 0:00	PLRECAPP	2021M-008ES-001	WEST POWER SERVICES	A request for relocation of one (1) fire hydrant assembly to serve the West Power Services development (see sketch for details).	15 (Jeff Syracuse)
1/19/2021 17:04	1/28/2021 0:00	PLRECAPP	2021M-009ES-001	ASHTON PARK	A request for the acceptance of approximately 1,734 linear feet of 3-inch sanitary sewer force main (PVC), 1,966 linear feet of 2.5-inch sanitary sewer force main (PVC), 1,122 linear feet of 2-inch sanitary sewer force main, 5,016 linear feet of 8-inch water main (DIP), 180 linear feet of 6-inch water main (DIP), 12 fire hydrant assemblies and easements (see sketch for details) to serve the Ashton Park development (MWS proj. nos. 20-SL-239 and 20-WL-119).	12 (Erin Evans)
1/15/2021 12:07	1/28/2021 0:00	PLRECAPP	2020M-044ES-002	810 DIVISION STREET (AMEND)	A request to amend Council BL2020-353 and Proposal No. 2020M-044ES-001 for the purpose of accepting additional two sanitary sewer manholes and one fire hydrant assembly (see sketch for details) to serve the 810 Division Street development. Proposed construction will occur entirely with public rights-of-way (MWS proj. nos. 20-SL-59 & 20-WL-139).	19 (Freddie O'Connell)
1/15/2021 12:14	1/28/2021 0:00	PLRECAPP	2021M-007ES-001	PLUM ORCHARD PHASE 1	A request for the abandonment of approximately 901 linear feet of 8-inch sanitary sewer main, three sanitary sewer manholes and easements, and the acceptance of approximately 1,277 linear feet of 8-inch sanitary sewer main (PVC), 769 linear feet of 8-inch sanitary sewer main (DIP) 18 sanitary sewer manholes, 1,235 linear feet of 8-inch water main (DIP), three fire hydrant assemblies and easements (see sketch for details) to serve the Plum Orchard Phase 1 development (MWS proj. nos. 20-SL-136 and 20-WL-72).	04 (Robert Swope)
1/8/2021 9:49	1/28/2021 0:00	PLRECAPP	2021M-003AG-001	TDOT PARKS LICENSE RESOLUTION	A request for a resolution approving an intergovernmental license agreement between The Metropolitan Government of Nashville and Davidson County, by and through the Department of Parks and Recreation, and the State of Tennessee, acting by and through its Commissioner of Transportation, to construct and maintain a multi-use	14 (Kevin Rhoten)

					pedestrian greenway in Davidson County, Tennessee. (Proposal No. 2021M-003AG-001)	
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SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
8/19/2020 9:13	1/19/2021 0:00	PLAPADMIN	2020S-165-001	RESUBDIVISION OF LOT 1, SECTION ONE, THE GULCH DONALD HANSEN	A request for final plat approval to create two lots on property located at 1021 Dr. Martin L King Jr. Boulevard, approximately 200 feet east of 11th Avenue North, zoned DTC (2.23 acres), requested by Barge Design Solutions, applicant; W. W. Grainger Inc., owner.	19 (Freddie O'Connell)
9/22/2020 13:19	1/20/2021 0:00	PLAPADMIN	2020S-182-001	TRINITY SUMMIT - BRICK CHURCH TWO LOT SUBDIVISION	A request for final plat approval to create two lots on properties located at 2422 Brick Church Pike and 1241 N Avondale Circle, approximately 180 feet south of Brooklyn Avenue, zoned SP, CL and RS7.5 (5.8 acres), requested by Doyle Elkins, applicant; Dean Patel and Brick Church Realty LLC, owners.	02 (Kyonzté Toombs)
10/2/2019 10:41	1/20/2021 0:00	PLAPADMIN	2019S-221-001	RENEWAL HOUSE, INC.	A request for final plat approval to consolidate five parcels into three lots and abandon a portion of right-of-way on properties located at 3600 Clarksville Pike, 2116 and 2118 Courtney Avenue and Bellefield Avenue (unnumbered), approximately 300 feet east of Ashton Avenue, zoned R10 and OR20 (9.39 acres), requested by Gresham Smith, applicant; Renewal House, Inc., L. Shane Whitehead and Harris B. Tucker, owners.	02 (Kyonzté Toombs)
1/7/2020 14:34	1/20/2021 0:00	PLAPADMIN	2020S-031-001	PARTITION PLAT RAC LAND LLC PROPERTY	A request for final plat approval to create two lots on property located at 1425 Gallatin Pike, at the southwest corner of Old Dry Creek Road and Gallatin Pike, zoned CS (9.34 acres), requested by Civil and Environmental Consultants Inc., applicant; RAC Land LLC, owner.	10 (Zach Young)
4/29/2020 10:48	1/20/2021 0:00	PLAPADMIN	2020S-104-001	EVERGREEN HILLS PHASE 9	A request for final plat approval to create 34 lots on a portion of properties located at Old Hickory Boulevard (unnumbered), at the northwestern terminus of Lawson Drive, zoned SP (9.88 acres), requested by Anderson, Delk, Epps, and Associates, applicant; Evergreen Hills, G.P., owner.	31 (John Rutherford)
11/19/2020 10:51	1/20/2021 0:00	PLAPADMIN	2021S-006-001	HARPETH TRACE ESTATES, LOT 42	A request to amend a previously recorded plat to reduce the front setback for property located at 713 Hickory Trace Place, approximately 135 feet west of Harpeth Trace Drive, zoned R15 and located within a Planned Unit Development Overlay District (0.36 acres), requested by Sharon Pigott Architect, applicant; Bianca & John E. Mason, Jr., owners.	23 (Thom Druffel)

8/24/2020 11:08	1/27/2021 0:00	PLAPADMIN	2020S-166-001	COBBLESTONE LANDING PHASE 2B	A request for final plat approval to create 5 lots on property located at 7704 Rookwood Court, at the terminus of Thornwood Court, zoned RS15 (11.52 acres), requested by Crawford & Cummings, P.C., applicant; John R. Greenwell B Trust, owner.	12 (Erin Evans)
10/28/2020 12:53	1/28/2021 0:00	PLAPADMIN	2020S-215-001	J.T. JENKINS HOME TRACT CONSOLIDATION PLAT	A request for final plat approval to consolidate two lots into one lot on properties located at 1150 and 1152 Sewanee Road, approximately 460 feet east of Granny White Pike, zoned R40 (0.92 acres), requested by Smith Land Surveying, LLC, applicant; Carl M. and Ashley Gardner, owners.	34 (Angie Henderson)
7/29/2020 11:04	1/28/2021 0:00	PLAPADMIN	2017S-271-005	HERITAGE LANDING - PHASE THREE	A request for final site plan approval to create 143 single family lots on properties located at 4309, 4335 and 4381 Maxwell Road, approximately 170 feet east of Flagstone Drive, zoned RS10 (55.89 acres), requested by Gresham Smith, applicant; D.R. Horton, owner.	33 (Antoinette Lee)
8/18/2020 15:39	1/28/2021 0:00	PLAPADMIN	2020S-164-001	DON WEBB'S PROPERTY	A request for final plat approval to consolidate two parcels into one lot for properties located at 601 Bedford Forest Court and 728 General Kershaw Drive, at the northeast corner of Bedford Forest Court and General Kershaw Drive, zoned R20 (1.08 acres), requested by Huddleston-Steele Engineering Inc., applicant; Donald D. Webb Jr. and Charla E. Webb, owners.	11 (Larry Hagar)
12/1/2020 10:42	1/28/2021 0:00	PLAPADMIN	2021S-008-001	WILLIAM HICKS SUBDIVISION LOT 3	A request to amend a previously approved plat to revise public utility easements on property located at 7033 Highway 70 S, approximately 1,120 feet east of Old Hickory Blvd, zoned SP (1.35 acres), requested by David Baker, applicant; Caspian Court, LLC & Caspian RGA, LLC, owners.	34 (Angie Henderson)
8/19/2020 9:13	1/19/2021 0:00	PLAPADMIN	2020S-165-001	RESUBDIVISION OF LOT 1, SECTION ONE, THE GULCH DONALD HANSEN	A request for final plat approval to create two lots on property located at 1021 Dr. Martin L King Jr. Boulevard, approximately 200 feet east of 11th Avenue North, zoned DTC (2.23 acres), requested by Barge Design Solutions, applicant; W. W. Grainger Inc., owner.	19 (Freddie O'Connell)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
1/26/21	Approved New	2020B-037-001	DELVIN DOWNS - PHASE FOUR
1/13/21	Approved Release	2017B-031-004	BRINKLEY PROPERTY SUBDIVISION PHASE 1
1/13/21	Approved Release	2013B-015-011	THE RESERVE AT STONE HALL, PHASE 1, SECTION 2B
1/20/21	Approved Release	2016B-001-005	B.F. COCKRILL, RESUB PART OF LOT 3

Schedule

- A. Thursday, February 11, 2021 - MPC Meeting: 4pm, via Teleconference**
- B. Thursday, February 25, 2021 - MPC Meeting: 4pm, via Teleconference**