



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: February 25, 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: Gobbell; Haynes; Tibbs; Johnson; Adkins; Sims; Farr
 - b. Leaving Early:
 - c. Not Attending:
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 2/17/2021**.

APPROVALS	# of Applics	# of Applics '21
Specific Plans	5	10
PUDs	0	0
UDOs	0	3
Subdivisions	12	26
Mandatory Referrals	12	30
Grand Total	29	69

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)
8/28/2019 11:06	2/8/2021 0:00	PLRECAPP	2016SP-046-003	PARKHAVEN COMMUNITIES	A request for final site plan approval for a portion of property located at 2040 Hickory Hill Lane, at the current terminus of Bonnalawn Drive, zoned SP (67.49 acres), to permit 193 single family residential lots, requested by Gresham Smith, applicant; Parkhaven Communities LLC, owner.	14 (Kevin Rhoten)
7/14/2020 12:21	2/9/2021 0:00	PLAPADMIN	2009SP-036-002	CAPITOL VIEW BLOCK F EAST - NORTHWOOD RAVIN	A request for final site plan approval for property located at 612 10th Avenue North, at the northeast corner of Lifeway Plaza and 10th Avenue North, zoned SP (3.79 acres), to permit 330 multi-family residential units, requested by Barge Design Solutions, applicant; North Charlotte Avenue Holdings, LLC, owner.	19 (Freddie O'Connell)
8/27/2020 10:50	2/16/2021 0:00	PLRECAPP	2020SP-008-002	HOGGETT POINT COTTAGES	A request for final site plan approval for property located at 3783 Hoggett Ford Road, approximately 400 feet east of Hermitage Point Drive, zoned SP (5.0 acres), to permit 28 multi-family residential units, requested by Green Light LLC, applicant and owner.	14 (Kevin Rhoten)
1/10/2020 11:08	2/16/2021 0:00	PLRECAPP	2016SP-079-002	2007 23RD AVENUE NORTH	A request for final site plan approval for property located at 2007 23rd Avenue North, at the southwest corner of Lacy Street and 23rd Avenue North, zoned SP (0.52 acres), to permit seven multi-family residential units, requested by Dale and Associates, applicant; Metro North 2120 Partners, LLC, owner.	21 (Brandon Taylor)
10/31/2018 11:16	2/16/2021 0:00	PLRECAPP	2018SP-011-002	44TH AVENUE TOWNHOMES	A request for final site plan approval on properties located at 1003, 1011, 1013, and 1013B 44th Avenue North and 44th Avenue North (unnumbered), at the northern corner of Tennessee Avenue, Ablion Street, and 44th Avenue North, zoned SP-R (1.83 acres), to permit 38 multi-family residential units, requested by Catalyst Design Group, LLC, applicant; RDS 44th Avenue, LLC, owner.	21 (Brandon Taylor)

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)
NONE						

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)
1/14/2021 11:38	2/11/2021 0:00 PLRECAPP	2021M-005AG-001	GREEN HILLS COUNTY CLERK LEASE AGREEMENT	A request for a resolution to approve a lease extension between The Metropolitan Government of Nashville and Davidson County, acting by and through the Davidson County Clerk's Office and Grace's Plaza, LTD., for office space at 4009 Hillsboro Pike. (Proposal No. 2021M-005AG-001).	25 (Russ Pulley)
1/20/2021 11:55	2/11/2021 0:00 PLRECAPP	2021M-005EN-001	810 DIVISION STREET	A request for aerial and underground encroachment into the public right-of-way at 810 Division Street to include an overhead balcony, light poles, waste cans, bike racks, tree grates, tree irrigation and pipe bollards (see sketch for details), requested by Kimley-Horn and Associates.	19 (Freddie O'Connell)
1/21/2021 10:18	2/11/2021 0:00 PLRECAPP	2021M-010ES-001	NEUHOFF DEVELOPMENT	A request for the acceptance of 607 linear feet of 12-inch water main (DIP), four fire hydrant assemblies, 948 linear feet of 8-inch sanitary sewer main (PVC), and 10 sanitary sewer manholes and any associated easements (see sketch for details) to serve the Neuhoff development (MWS proj. nos. 20-SL-70 and 20-WL-35).	19 (Freddie O'Connell)
1/21/2021 12:40	2/11/2021 0:00 PLRECAPP	2021M-001SR-001	PORTION OF DIVISION STREET PROPOSED TO BE RENAMED "OLD DIVISION STREET"	A request to rename a detached portion of Division Street between 8th Avenue South and 9th Avenue South to Old Division Street (see sketch for details), requested by Councilmember Colby Sledge.	19 (Freddie O'Connell)
1/22/2021 13:42	2/11/2021 0:00 PLRECAPP	2021M-002SR-001	PROPOSED RENAMING OF CARNEY STREET TO "BIANCA PAIGE WAY"	A request for the renaming of Carney Street, from Ensley Boulevard to 4th Avenue South, to Bianca Paige Way (see sketch and biography for details), requested by Councilmember Colby Sledge.	17 (Colby Sledge)
1/25/2021 15:56	2/11/2021 0:00 PLRECAPP	2020M-101ES-002	BURKITT RIDGE PHASE 5 (AMEND)	A request to amend Council BL2020-589 and Proposal No. 2020M-101ES-001 for the purpose of accepting an additional 40 linear feet of 8-inch sanitary sewer main (PVC) and easement (see sketch for details) to serve the Burkitt Ridge Phase 5 development (MWS proj. nos. 20-SL-75 and 20-WL-40).	31 (John Rutherford)
1/29/2021 10:41	2/11/2021 0:00 PLRECAPP	2021M-007AG-001	CSXT CONSTRUCTION AGREEMENT	A request for a construction agreement between CSX TRANSPORTATION, INC., a Virginia corporation with its principal place of business in Jacksonville, Florida, and Metro Nashville Public Works, a body corporate and political subdivision of the State of Tennessee for the	23 (Thom Druffel)

					installation of preemption cable from CSX signal house to JCT box near the traffic control box on CSX right-of-way (see sketch for details).	
1/29/2021 10:43	2/11/2021 0:00	PLRECAPP	2021M-008AG-001	DIVISION STREET CSX FACILITY ENCROACHMENT AGREEMENT (CSX915111)	A request for a Facility Encroachment Agreement (CSX915111 and MWS proj. no. 20-WG-070) between CSX and Metro acting through the Department of Water and Sewerage Services (see sketch and agreement for details).	19 (Freddie O'Connell)
1/29/2021 12:35	2/11/2021 0:00	PLRECAPP	2020M-015AG-003	AMENDMENT NUMBER 2 TO RESOLUTION NUMBER RS2020-450	A request to amend Resolution number RS2020-450 by amending the fourth recital by deleting it in its entirety and replacing it with the following: WHEREAS, the project estimate is \$171,931.11 in which the total cost is to be split 10% Metro, or \$17,193.11, and 90% for TDOT, or \$154,738.00; and, By replacing the Exhibit A incorporated in third recital and Section 1, and replacing it with the attached Exhibit A (see attachment A for details).	23 (Thom Druffel)
2/2/2021 12:57	2/11/2021 0:00	PLRECAPP	2021M-011ES-001	PETTUS ROAD EASEMENT	A request for an ordinance authorizing the granting of a permanent easement to Nashville Electric Service (hereinafter "NES") on certain property owned by the Metropolitan Government (Parcel No. 17400000700) (Proposal No. 2021M-011ES-001).	31 (John Rutherford)
2/2/2021 13:29	2/11/2021 0:00	PLRECAPP	2021M-012ES-001	FOX VALLEY SUBDIVISION	A request for the abandonment of 223 linear feet of 8-inch sanitary sewer main, one sanitary sewer manhole and the acceptance of approximately 3,917 linear feet of 8-inch sanitary sewer main (PVC), 583 linear feet of 8-inch sanitary sewer main (DIP), 29 sanitary sewer manholes and any associated easements (see sketch for details) for the Fox Valley Subdivision development (MWS proj. no. 19-SL-182).	09 (Tonya Hancock)
2/3/2021 14:12	2/11/2021 0:00	PLRECAPP	2021M-008EN-001	THE MUSE AT 65 LINDSLEY AVENUE - AERIAL ENCROACHMENT	A request for aerial encroachment at 65 Lindsley Avenue to permit two canopies to encroach into the public right-of-way between 2'-6" and 3'-6" (see sketch for details), requested by Catalyst Design Group, applicant.	19 (Freddie O'Connell)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
12/17/2020 14:32	2/4/2021 0:00	PLAPADMIN	2020S-189-001	1321 ADAMS STREET	A request for final plat approval to consolidate 12 lots into one lot for properties located at 1312, 1315, 1316, 1319 and 1321 Adams Street, 93 Taylor Street, 1st Avenue North (unnumbered) and Adams Street (unnumbered), at the southeast corner of 1st Avenue North and Taylor Street, zoned SP (9.15 acres), requested by S & ME Inc., applicant; Neuhoff Acquisition LLC, owner.	19 (Freddie O'Connell)

12/17/2020 14:32	2/4/2021 0:00	PLAPADMIN	2021S-027-001	FOX HOLLOW FARMS	A request for final plat approval to combine two lots into one lot for properties located at 19 and 21 Fox Vale Lane, approximately 3,575 feet west of Old Harding Pike, zoned AR2A (17.05 acres), requested by Chapdelaine and Associates, applicant; Byron McIntosh and Robin McIntosh, owners.	35 (Dave Rosenberg)
12/30/2020 10:47	2/4/2021 0:00	PLAPADMIN	2020S-133-002	BATSON HOMES - PENNINGTON BEND DEVELOPMENT	A request for final site plan approval to create 16 lots on properties located at 2705 and 2707 Pennington Bend Road, at the northern terminus of Valley Bend Drive, zoned R15 (6.93 acres), requested by Crunk Engineering, applicant; Frank Batson Homes, owner.	15 (Jeff Syracuse)
12/29/2020 10:34	2/9/2021 0:00	PLAPADMIN	2021S-030-001	RESUBDIVISION OF LOT 20 - MAP OF SOUTHWOOD	A request for final plat approval to create two lots on property located at 392 Brewer Drive, at the eastern corner of Brewer Drive and Raywood Lane, zoned RS10 (0.96 acres), requested by JTA Land Surveying, applicant; Mina Naguib, owner.	27 (Robert Nash)
10/26/2020 10:43	2/9/2021 0:00	PLAPADMIN	2020S-199-001	AMENDMENT TO LOTS 1 AND 2 OF RANDALL HOUSE SUBDIVISION REVISED	A request for final plat approval to shift lot lines on properties located at 108 and 112 Bush Road, approximately 285 feet east of Ezell Pike, zoned IWD (4.46 acres), requested by Chandler Surveying, applicant; Randall House Publications of the National Association of Free Will Baptists, Inc., owner.	13 (Russ Bradford)
12/8/2020 14:59	2/9/2021 0:00	PLAPADMIN	2021S-017-001	THE PARK AT HILLSIDE	A request for final plat approval to create two lots on property located at 809 Edgehill Avenue, at the southeast corner of Edgehill Avenue and Hillside Avenue, zoned SP (6.93 acres), requested by Kimley Horn, applicant; Park at Hillside, LLC, owner.	17 (Colby Sledge)
1/23/2018 15:19	2/12/2021 0:00	PLAPADMIN	2018S-039-001	MAPLEWOOD MANOR SUBDIVISION, RESUB OF LOT 11 AND A PORTION OF LOT 12	A request for final plat approval to create two lots on properties located at 903 and 905 Curdwood Boulevard, approximately 875 feet west of Burrus Street, zoned SP-R (1.47 acres), requested by Dale & Associates, applicant; Invent Communities, Inc., owner.	08 (Nancy VanReece)
9/11/2019 10:11	2/13/2021 0:00	PLAPADMIN	2019S-203-001	BRENTWOOD BRANCH	A request for final plat approval to create eight lots, abandon and dedicate right-of-way on properties located at 501 Broadwell Drive and Trousdale Drive (unnumbered), at the southwest corner of Trousdale Drive and Broadwell Drive, zoned RS20 (4.42 acres), requested by Dale and Associates, applicant; BNA Development LLC, owner.	04 (Robert Swope); 26 (Jeremy Elrod)
12/30/2020 9:19	2/13/2021 0:00	PLAPADMIN	2021S-031-001	BANBURY CROSSING	A request to amend a previously recorded plat to reduce rear setbacks by four feet for property located at 1020 Heathfield Circle, at the terminus of Heathfield Circle, zoned R40 and located within a Residential Planned Unit Development District (0.27 acres), requested by Lee Ann Campbell and George Jeremy Cox, applicants and owners.	04 (Robert Swope)

9/2/2020 11:16	2/16/2021 0:00	PLAPADMIN	2020S-174-001	1504 MERIDIAN STREET	A request for final plat approval to create two lots on property located at 1504 Meridian Street, approximately 70 feet north of Gatewood Avenue, zoned RS5 (0.24 acres), requested by B A Land Professionals, applicant; Cruzen Street Partners, owner.	05 (Sean Parker)
10/26/2020 10:09	2/16/2021 0:00	PLAPADMIN	2020S-197-001	MODERA GERMANTOWN	A request for final plat approval to create two lots on property located at 1420 Adams Street, approximately 460 feet northwest of Taylor Street, zoned SP (11.56 acres), requested by S&ME, Inc., applicant; Baugh & Pardue Properties, LLC, owner.	19 (Freddie O'Connell)
7/9/2019 11:51	2/16/2021 0:00	PLAPADMIN	2019S-152-001	CONTINENTAL SUBDIVISION LOTS ONE AND TWO	A request for final plat approval to create two lots on properties located at 303 and 315 Interstate Drive, at the southeastern corner of Russel Street and Interstate Drive, zoned CF and within the East Bank Redevelopment Overlay District (2.82 acres), requested by Ragan Smith Associates Inc., applicant; Continental Inns of America Stadium LLC, Raman G. Dayal, Suresh G. Dayal, and Ruxman V. Patel, owners.	06 (Brett Withers)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
2/12/21	Approved Extension	2018B-022-003	MAGNOLIA FARMS PHASE 1 SECTION 1
2/4/21	Approved New	2020B-050-001	1321 ADAMS STREET
2/8/21	Approved New	2020B-051-001	STILL SPRINGS RIDGE PHASE 3, SECTION 2
2/5/21	Approved New	2020B-052-001	STILL SPRINGS RIDGE PHASE 1 SECTION 5
2/8/21	Approved New	2020B-053-001	STILL SPRINGS RIDGE PHASE 1 SECTION 2
2/5/21	Approved New	2020B-054-001	STILL SPRINGS RIDGE PHASE 1 SECTION 1
2/8/21	Approved New	2020B-058-001	BRENTWOOD BRANCH
2/5/21	Approved New	2021B-002-001	THE CROSSING AT DRAKES BRANCH - PHASE 1B

Schedule

- A. Thursday, February 25, 2021** - MPC Meeting: 4pm, via Teleconference
- B. Thursday, March 11, 2021** - MPC Meeting: 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. Thursday, March 25, 2021** - MPC Meeting: 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center