



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: April 8, 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: Sims; Johnson; Murphy; Adkins; Farr; Haynes; Lawson
 - b. Leaving Early:
 - c. Not Attending: Blackshear
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 3/30/2021**.

APPROVALS	# of Applics	# of Applics '21
Specific Plans	7	21
PUDs	2	2
UDOs	0	5
Subdivisions	10	41
Mandatory Referrals	13	51
Grand Total	32	120

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)
5/17/2019 14:21	3/5/2021 0:00 PLRECAPP	2012SP-013-003	STEPHENS VILLAGE WEST	A request for final site plan approval for property located at 5948 Pasquo Road and a portion of property located at 8423 Highway 100, approximately 275 east of Westhaven Drive, zoned SP and within the Highway 100 Urban Design Overlay District (16.87 acres), to permit 116 multi-family residential units, requested by S & ME Inc., applicant; Stephens Christian Trust, J. Gregory Hardeman, owners.	35 (Dave Rosenberg)
10/26/2020 12:11	3/9/2021 0:00 PLRECAPP	2017SP-023-003	BURKITT RIDGE PHASE 5	A request for final site plan approval for a portion of property located at Burkitt Road (unnumbered), approximately 325 feet north of Burkitt Road, (8.90 acres), to permit 57 multi-family residential units and four single-family lots, zoned SP, requested by Anderson, Delk, Epps & Associates, Inc., applicant; McGowan Family Limited Partnership, owner.	31 (John Rutherford)
2/11/2019 12:40	3/24/2021 0:00 PLRECAPP	2006SP-166-003	HICKORY WOODS TOWN CENTER	A request for final site plan approval on properties located at 4207, 4211, 4219 and 4227 Murfreesboro Pike and Murfreesboro Pike (unnumbered), approximately 455 feet southwest of Lavergne Couchville Pike, zoned SP(MU), (5.18 acres), to permit 88 multi-family residential units, requested by Bryant Engineering, applicant; W.H. Bonds, R.H. Bonds, Throneberry Nellie Bonds, Joyce Bonds and Flats at Hickory Woods LP owners.	33 (Antoinette Lee)
10/28/2020 10:08	3/24/2021 0:00 PLAPADMIN	2017SP-071-002	905 CHEROKEE AVENUE	A request for final site plan approval for property located at 905 Cherokee Avenue, west of the terminus of Delmas Avenue (5.94 acres), to permit up to 166 multi-family residential units and a mixed use development, zoned SP, requested Centric Architecture, applicant; Golden Hour, LLC., owner.	05 (Sean Parker)
10/2/2019 8:33	3/26/2021 0:00 PLRECAPP	2017SP-087-002	HILL PROPERTY PHASE ONE	A request for final site plan approval for portions of properties located at 6397 Pettus Road and Pettus Road (unnumbered), approximately 1,130 feet east of Nolensville Pike, zoned SP (26.69 acres) to permit 81 single family residential units, requested by Land Solutions Company, applicant; Green Trails LLC, owner.	31 (John Rutherford)
3/11/2020 10:21	3/27/2021 0:00 PLRECAPP	2014SP-016-007	THE FINERY	A request for final site plan approval for properties located at Merritt Avenue (unnumbered) and Gray Street (unnumbered), approximately 150 feet west of Martin Street, zoned SP (3.28 acres), to permit a mixed use development, requested by Civil Site	17 (Colby Sledge)

					Design Group, applicant; HCD Wedgewood Owner LLC, owner.	
7/8/2020 7:51	3/29/2021 0:00	PLRECAPP	2015SP-011-003	PLUM ORCHARD PHASE ONE	A request for final site plan approval for properties located at 556 and 558 Church Street East and 5665 Valley View Road, and a portion of properties located at 524, 550, 552 and 554 Church Street East and 5669 and 5671 Valley View Road, approximately 1,100 feet west of Jones Parkway, zoned SP (9.08 acres), to permit 33 single family residential lots, requested by Grove Park Land LLC, applicant; various owners.	04 (Robert Swope)

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)	
8/26/2020 10:38	3/22/2021 0:00	PLAPADMIN	88P-056-001	MULBERRY DOWNS	A request for final site plan approval for properties located at 2101 Mulberry Downs Circle, 3517 Brick Church Pike, Brick Church Pike (unnumbered) and Dickerson Pike (unnumbered), approximately 2,420 feet west of Dickerson Pike, zoned RM9 and partially located within a Planned Unit Development Overlay District (61.05 acres), to permit 112 multi-family residential units and 212 single family units, requested by Meritage Homes of Tennessee, applicant and owner.	03 (Jennifer Gamble)
9/30/2020 8:38	3/24/2021 0:00	PLRECAPP	2000P-003-001	RIVERWALK COMMUNITY	A request for final site plan approval for properties located at 6000 Rivervalley Drive and Newsom Station Road (unnumbered), at the southeast corner of Rivervalley Drive and Newsom Station Road, zoned RM2 and located within a Planned Unit Development Overlay District (58.48 acres), to permit 61 multi-family residential units, requested by Civil Site Design Group, applicant; Brian W. Reames, owner.	35 (Dave Rosenberg)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
2+A46:F50/2 3/2021 10:43:03 AM	3/5/2021 0:00	PLRECAPP	2021M-004AB-001	PORTION OF FOREST RIDGE RIGHT-OF-WAY AND EASEMENT ABANDONMENT	A request for the abandonment of a portion of right-of-way and easements along Forest Ridge Drive from the southwest portion of parcel 08709004700, northwestward to the dead end point (see sketch for details).	12 (Erin Evans)
2/24/2021 15:02	3/5/2021 0:00	PLRECAPP	2021M-020ES-001	APARTMENT CONCEPTS - EASEMENTS	A request for the abandonment of approximately 45 linear feet of 8-inch water main (DIP), 230 linear feet of 1-inch water main, and one fire hydrant assembly and the acceptance of approximately 256 linear feet of 8-inch water main (DIP), and two fire hydrant assemblies and any associated easements (see sketch for details) to serve the Apartment Concepts development (MWS proj. no. 19-WL-99).	15 (Jeff Syracuse)
2/24/2021 7:17	3/9/2021 0:00	PLRECAPP	2021M-010EN-001	SIXTH SOUTH PARTNERS AT 6TH AVENUE SOUTH AND LEA AVENUE - AERIAL ENCROACHMENT	A request for an aerial encroachment into the public right-of-way at 530 6th Avenue South to include a blade sign that will hang approximately 33 feet above the right-of-way and extend into the right-of-way approximately 3 feet (see sketch for details), requested by Thomas and Hutton, applicant.	19 (Freddie O'Connell)
3/4/2021 7:52	3/18/2021 0:00	PLRECAPP	2021M-021ES-001	TSU NEW STUDENT HOUSING	A request for the abandonment of approximately 466 linear feet of 8-inch water main (DIP) and one fire hydrant assembly and the acceptance of approximately 471 linear feet of 8-inch water main (DIP), two fire hydrant assemblies and any associated easements (see sketch for details) to serve the TSU New Student Housing development (MWS proj. no. 20-WL-150).	21 (Brandon Taylor)
3/4/2021 8:26	3/18/2021 0:00	PLRECAPP	2021M-022ES-001	DICKERSON PIKE APARTMENTS	A request for the abandonment of approximately 839 linear feet of 8-inch sanitary sewer main and easements, and the acceptance of approximately 390 linear feet of 8-inch sanitary sewer main (PVC), three sanitary sewer manholes, and easements (see sketch for details) to serve the Dickerson Pike Apartments development (MWS proj. no. 20-SL-307).	05 (Sean Parker)
3/4/2021 8:51	3/18/2021 0:00	PLRECAPP	2021M-023ES-001	PILLOW STREET WATER MAIN EXTENSION	A request for the abandonment of approximately 1,001 linear feet of 2-inch water main and the acceptance of approximately 998 linear feet of 8-inch water main (DIP), one fire hydrant assembly and any associated easements (see sketch for details) to serve the Pillow Street Water Main Extension development (MWS proj. no. 20-WL-142).	17 (Colby Sledge)
3/5/2021 11:32	3/18/2021 0:00	PLRECAPP	2021M-010AG-001	EAST TRINITY LANE RESURFACING AGREEMENT (PIN: 129066)	A request for a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation, and the Metropolitan Government of Nashville and Davidson County, acting by and	05 (Sean Parker)

					between the Department of Public Works, for the repairing of existing pavement failures and resurfacing of 1.70 miles of East Trinity Lane; State Project No. 19 SAR1-S8-012, PIN: 129066. (Prop. No. 2021M-010AG-001)	
3/10/2021 16:14	3/18/2021 0:00	PLRECAPP	2021M-024ES-001	THE FINERY RESIDENTIAL	A request for the abandonment of approximately 200 linear feet of 45-inch combination sanitary sewer (Brick) and the acceptance of approximately 205 linear feet of 48-inch combination sanitary sewer (RCP), four combination sanitary sewer manholes, two fire hydrant assemblies, and the relocation of two fire hydrant assemblies and any associated easements (see sketch for details) to serve The Finery Residential development (MWS proj. nos. 20-SL-308 & 20-WL-42)	17 (Colby Sledge)
3/10/2021 16:29	3/18/2021 0:00	PLRECAPP	2021M-025ES-001	2208 EASTLAND AVENUE	A request for the abandonment of approximately 299 linear feet of 8-inch sanitary sewer main (PVC), one sanitary sewer manhole and easements, and the acceptance of approximately 615 linear feet of 8-inch sanitary sewer main (PVC), 137 linear feet of 8-inch sanitary sewer main (DIP), nine sanitary sewer manholes, 527 linear feet of 8-inch water main (DIP), one fire hydrant assembly and easements (see sketch for details) to serve the 2208 Eastland Ave SP development (MWS proj. nos. 20-SL-211 and 20-WL-105).	06 (Brett Withers)
3/12/2021 7:31	3/23/2021 0:00	PLRECAPP	2021M-004PR-001	MADISON LIBRARY BRANCH	A request for an ordinance authorizing the Metropolitan Government of Nashville and Davidson County to execute a quitclaim deed conveying a small portion of the Madison Branch Library property. (Proposal No. 2021M-004PR-001).	08 (Nancy VanReece)
3/10/2021 8:53	3/23/2021 0:00	PLRECAPP	2021M-013AG-001	METRO WATER SERVICES AND PRISM HOMES PARTICIPATION AGREEMENT	A request for an ordinance approving a participation agreement between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, and Prism Properties, to provide public water service improvements for Prism's proposed development, as well as other existing properties in the area (MWS Project No. 19-WL-0070 and Proposal No. 2021M-013AG-001).	05 (Sean Parker)
3/9/2021 8:13	3/23/2021 0:00	PLRECAPP	2021M-011AG-001	1-40 INTERCHANGE AT EXIT 199 TDOT/PUBLIC WORKS AGREEMENT	A request for a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation and The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Public Works, for signal maintenance for Road Safety Audit (RSA) Ramp Queue: I-40 Interchange at State Route 251, Exit 199, Federal No. HSIP-I-40-3(161); State No. 19012-3109-94; PIN	22 (Gloria Hausser)

					123565.00 (Prop. No. 2021M-011AG-001)	
2/23/2021 12:00	3/23/2021 0:00	PLRECAPPR	2021M-003PR-001	0 AMERICAN ROAD PROPERTY SURPLUS	A request for an ordinance declaring surplus and approving the disposition of a parcel of real property known as 0 American Road (Map/Parcel No. 09011004700) (Proposal No. 2021M-003PR-001).	20 (Mary Carolyn Roberts)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
1A33:F38+A 33:G37/11/2 021 8:18:25 AM	3/5/2021 0:00	PLAPADMIN	2021S-033-001	MIRO MEADOWS	A request to amend a previously recorded plat to reduce front setbacks for property located at 1001 Aladdin Drive, approximately 146 feet west of Goodbar Drive, zoned RS10 (0.22 acres), requested by Denita McCluskey Santana and Juan Santana, applicant and owners.	13 (Russ Bradford)
10/26/2020 12:45	3/11/2021 0:00	PLAPADMIN	2020S-202-001	DAVENPORT DOWNS, PHASE 3, SECTION 1B	A request for final plat approval to create 30 lots, open space, and to dedicate right of way and easements on a portion of property located at 4358 Maxwell Road, at the current terminus of Chutney Drive, zoned SP (10.65 acres), requested by Crawford & Cummings, applicant; AMH TN Development, LLC, owner.	33 (Antoinette Lee)
12/9/2020 12:18	3/14/2021 0:00	PLAPADMIN	2021S-021-001	WEST END ANNEX RESUB OF LOT 87	A request for final plat approval to create two lots on property located at 4201 Utah Avenue, at the southwest corner of 42nd Ave N and Utah Ave, zoned RS7.5 (0.35 acres), requested by Joseph Brown, applicant; Joseph Ryan Darnell, owner.	24 (Kathleen Murphy)
10/22/2020 8:24	3/15/2021 0:00	PLAPADMIN	2020S-194-001	NORTH LIGHTS SP FINAL PLAT REVISION OF LOT 1	A request for final plat approval to create a buildable lot for property located at W. Trinity Lane (unnumbered), at the corner of Old Matthews Road and W. Trinity Lane, zoned SP (4.25 acres), requested by S&ME, Inc., applicant; RSD Trinity Lane, LLC, owner.	02 (Kyonzté Toombs)
1/13/2021 11:33	3/18/2021 0:00	PLAPADMIN	2021S-038-001	MINOR REVISION PLAT - LOTS 26 AND 27 - PLAN OF BELLWOOD - BLOCK C	A request for final plat approval to shift lot lines for property located at 3604 Saratoga Drive, approximately 100 feet south of Bellwood Avenue, zoned RS7.5 and located within the Bellwood Urban Design Overlay District (0.45 acres), requested by Civil and Environmental Consultants, Inc., applicant; Timothy Douglas and Jean Alison Douglas, owners.	24 (Kathleen Murphy)
2/8/2021 14:58	3/22/2021 0:00	PLAPADMIN	2021S-047-001	CALLIGAN SUBDIVISION	A request for final plat approval to create two lots on properties located at 3050 and 3052 Lakeshore Drive, approximately 230 feet west of Anthony Street, zoned RS20 (4.63 acres), requested by Daniels & Associates, Inc. , applicant; Richard Cole Calligan, owner.	11 (Larry Hagar)

11/18/2020 11:07	3/22/2021 0:00	PLAPADMIN	2021S-005-001	JOHN R. HUDSON'S ADDITION LOT NOS. 27, 28, 28, AND 30 AND PORTIONS OF LOT NOS. 49 AND 50	A request for final plat approval to consolidate three lots into one lot on properties located at 506 and 508 Fisk Street and 1700 Pearl Street, at the northwest corner of 17th Ave N and Pearl Street, zoned MUL-A (1.31 acres), requested by Barge Design Solutions, Inc., applicant; Pearl Street Apartments, LLC, owner.	19 (Freddie O'Connell)
2/26/2021 12:06	3/27/2021 0:00	PLAPADMIN	2021S-061-001	WHITEHALL ASSOCIATION	A request to amend a previously recorded plat to re-address properties to West End Avenue for properties located at 1-9 Whitehall, at the southwest corner of Craighead Avenue and West End Avenue, zoned RM40 (0.38 acres), requested by Whitehall Homeowners Association, applicant; Various Owners.	24 (Kathleen Murphy)
3/9/2021 8:53	3/27/2021 0:00	PLAPADMIN	2021S-068-001	FOREST VALE - LOTS 3 AND 4	A request to amend a previously recorded plat to reduce the front setback from 30 feet to 20 feet for properties located at 5102 and 5106 Buena Vista Pike, approximately 300 feet south of Beals Lane, zoned RS15 (0.66 acres), requested by AR Realty LLC, applicant and owner.	03 (Jennifer Gamble)
3/15/2021 9:27	3/27/2021 0:00	PLAPADMIN	2021S-078-001	IDLEWOOD SUBDIVISION	A request to amend a previously recorded plat to reduce side setbacks from 15 feet and 10 feet to 5 feet for property located at 1000 Kirkwood Avenue, at the northwest corner of Kirkwood Avenue and 10th Avenue South, zoned R8 (0.47 acres), requested by Michelle Baron and Kilby Baron, applicants and owners.	17 (Colby Sledge)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
3/29/21	Approved Extension/Reduction	2018B-018-003	BRIGHT POINTE, PHASE 1A
3/29/21	Approved Extension/Reduction	2018B-032-002	BRIGHT POINTE, PHASE 1B
3/29/21	Approved New	2021B-006-001	HERITAGE LANDING - PHASE 2
3/29/21	Approved Extension/Reduction	2019B-022-002	ABBINGTON PARK, PHASE THREE

Schedule

- A. **Thursday, April 8, 2021** - MPC Meeting: 4pm, via Teleconference
- B. **Thursday, April 22, 2021** - MPC Meeting: 4pm, via Teleconference