



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: July 22, 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: Haynes; Lawson; Johnson; Murphy; Henley; Farr
 - b. Leaving Early: Blackshear (9:30p); Tibbs (9:30p)
 - c. Not Attending: Adkins; Sims
2. Legal Representation – Lora Fox 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 7/14/2021**.

APPROVALS	# of Applics	# of Applics '21
Specific Plans	7	44
PUDs	2	7
UDOs	2	10
Subdivisions	13	96
Mandatory Referrals	15	110
Grand Total	39	267

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)
9/17/2020 11:21	6/19/2021 0:00	PLRECAPP	2012SP-016-005	ROBINSON ROWHOUSE - PHASE 3	A request for final site plan approval for a portion of properties located at 915 and 921 Robinson Road, approximately 630 feet east of Robinson Road, zoned SP (12.41 acres), to permit 131 multi-family residential units, requested by Gresham Smith, applicant; Craighead Partners LLC, owner.	11 (Larry Hagar)
4/30/2018 12:10	6/21/2021 0:00	PLRECAPP	2017SP-098-002	6719 CHARLOTTE PIKE	A request for final site plan approval on property located at 6719 Charlotte Pike, approximately 190 feet southwest of Brook Hollow Road, zoned SP-R (1.1 acres), to permit 10 multi-family residential units, requested by Dale and Associates, applicant; 6719 Charlotte Pike, LLC, and O.I.C. Brook Hollow Residences, owners.	23 (Mina Johnson)
2/24/2021 9:46	6/21/2021 0:00	PLRECAPP	2016SP-076-011	BOSCOBEL IV - PHASE 1	A request for final site plan approval for a portion of property located at 701 South 6th Street, at the northeast corner of North 6th Street and Dew Street and located within the Cayce Redevelopment District Overlay, zoned SP (2.22 acres), to permit 96 multi-family residential units, requested by Barge Cauthen and Associates, applicant; M.D.H.A. James A. Cayce Homes, owner.	06 (Brett Withers)
5/11/2021 10:32	7/1/2021 0:00	PLRECAPP	2015SP-016-003	VANDERBILT UNIVERSITY - GRADUATE STUDENT HOUSING	A request for final site plan approval on properties located at 1918 Broadway and 114 20th Avenue South, at the northeast corner of Broadway and 20th Avenue South, zoned SP and MUI-A (2.06 acres), to permit a mixed use development, requested by S&ME Inc., applicant; Vanderbilt University, owner.	19 (Freddie O'Connell)
1/15/2021 10:24	7/12/2021 0:00	PLRECAPP	2019SP-055-002	218 MAPLEWOOD	A request for final site plan approval for property located at 218 Maplewood Terrace, approximately 425 feet east of Hillside Road, zoned SP (3.54 acres), to permit 48 multi-family residential units, requested by Benesch, applicant; Todd Realty LLC, owner.	08 (Nancy VanReece)
10/28/2020 8:47	7/12/2021 0:00	PLRECAPP	2020SP-006-002	LOFTS OF HERMITAGE (FINAL)	A request for final site plan approval for property located at 4042 Shurgard Way, at the terminus of Shurgard Way and partially within a Planned Unit Development Overlay District (8.57 acres), to permit a mixed use development, zone SP, requested by Gresham Smith, applicant; The Lux Development Group LLC, owner.	14 (Kevin Rhoten)
5/24/2021 9:57	7/14/2021 0:00	PLRECAPP	2018SP-047-002	FAIRGROUNDS MIXED-USE - BLOCK C	A request for final site plan approval for a portion of property located at 300 Rains Avenue, approximately 500 feet south of Walsh Road, zoned SP	17 (Colby Sledge)

					and IWD (4.39 acres), to permit a mixed use development, requested by Barge Cauthen and Associates, Inc., applicant; Market Street Management LLC, owner.
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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)
12/30/2020 10:35	6/23/2021 0:00	PLRECAPP	2013UD-002-029	AUTOZONE STORE DEVELOPMENT	A request for final site plan approval for property located at 3566 Murfreesboro Pike, at the northeast corner of Murfreesboro Pike and Pin Hook Road, zoned CS and located within the Murfreesboro Pike Urban Design Overlay District (1.17 acres), to permit 6,815 square feet of automobile service use, requested by Civil Engineering Services, applicant; Mountain View Marketplace LLC, owner.	33 (Antoinette Lee)
2/8/2021 14:24	7/12/2021 0:00	PLRECAPP	2013UD-002-030	HAYS HILL TOWNHOMES	A request for final site plan approval for property located at 12452 Old Hickory Boulevard, approximately 680 feet west of Maxwell Road, zoned SP and located within the Murfreesboro Pike Urban Design Overlay District (6.03 acres), to permit 53 multi-family residential units, requested by Energy Land and Infrastructure, applicant KVR Homes LLC, owner.	33 (Antoinette Lee)

PLANNED UNIT DEVELOPMENTS (finals and variances only): MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
1/26/2021 15:06	7/12/2021 0:00	PLRECAPP	84-85P-003	BILTMORE	A request for final site plan approval for a portion of properties located at McCrory Lane (unnumbered) and Newsom Station Road (unnumbered), south of Interstate 40 West, zoned RM6 and SCR and located within a Planned Unit Development Overlay District (26.73 acres), to permit 329 multi-family residential units, requested by ECG McCrory LP, applicant; Biltmore Ridge LLC, owner.	35 (Dave Rosenberg)
4/8/2021 12:06	7/12/2021 0:00	PLRECAPP	165-79P-002	MARKETPLACE AT RIVERGATE	A request to revise the preliminary plan and for final site plan approval for a portion the Rivergate Market Place Commercial Planned Unit Development Overlay for a portion of property located at 2125 Gallatin Pike, approximately 320 feet southwest of Liberty Lane, zoned SCR (2.13 acres), to permit a restaurant drive-through window, requested by Ragan-Smith and Associates, applicant; RB Rivergate LLC, owner.	10 (Zach Young)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
6/9/2021 10:54	6/18/2021 0:00	PLRECAPP	2021M-052ES-001	NUEHOFF PHASE 2 EASEMENTS	A request for the acceptance of approximately 402 linear feet of 12 -inch water main (DIP), three fire hydrant assemblies, and easements (see sketch for details) for the Neuhoff Phase 2 development (MWS proj. no. 21-WL-31).	19 (Freddie O'Connell)
6/9/2021 11:23	6/18/2021 0:00	PLRECAPP	2021M-020ES-002	APARTMENT CONCEPTS - REVISION	A request to amend Council BL2021-697 and Proposal No. 2021M-020ES-001 by resolution to revise the quantities of water main to abandon and accept (see sketch for details). As a result, the project will abandon less total linear feet of 1-inch and 8-inch public water mains and will accept more linear feet of 8-inch public water main (DIP) than previously mentioned in February (MWS proj. no. 19-WL-99).	15 (Jeff Syracuse)
6/16/2021 11:54	6/28/2021 0:00	PLRECAPP	2021M-053ES-001	RAYON DRIVE STORMWATER IMPROVEMENT PROJECT	A request for the acquisition of permanent and temporary easements which are needed to construct Project 21-SWC-177, Rayon Drive Stormwater Improvement Project. These easements are to be acquired through negotiations and acceptance in order to complete this project.	11 (Larry Hagar)
6/21/2021 10:21	6/28/2021 0:00	PLRECAPP	2021M-054ES-001	BOAT BUILDING RECONSTRUCTION	A request for the acceptance of approximately 31 linear feet of 8-inch water main (DIP) and one fire hydrant assembly (see sketch for details) for the Boat Building Reconstruction development (MWS proj. no. 21-WL-58).	14 (Kevin Rhoten)
6/21/2021 12:22	6/28/2021 0:00	PLRECAPP	2021M-055ES-001	218 MAPLEWOOD TRACE	A request for the abandonment of approximately 296 linear feet of 8-inch sanitary sewer main and easements, and the acceptance of approximately 57 linear feet of 8-inch sanitary sewer main (DIP), 660 linear feet of 8-inch sanitary sewer main (PVC), 287 linear feet of 10-inch sanitary sewer main (PVC), eight sanitary sewer manholes, 802 linear feet of 8-inch water main (DIP), two fire hydrant assemblies and easements (see sketch for details) to serve the 218 Maplewood development (MWS proj. nos. 21-SL-07 and 21-WL-03).	08 (Nancy VanReece)
6/22/2021 14:35	6/28/2021 0:00	PLRECAPP	2021M-056ES-001	7150 AND 7154 NOLENSVILLE ROAD DEVELOPMENT PHASE 2	A request for the acceptance of approximately 1,404 linear feet of 8-inch sanitary sewer main (1,190 linear feet of 8-inch PVC sewer main and 214 linear feet of 8-inch DIP sewer main), seven sanitary sewer manholes, and any associated easements (see sketch for development) to serve Phase 2 of the 7150 and 7154 Nolensville Road development (MWS proj. no. 21-SL-134).	
6/23/2021 15:31	6/28/2021 0:00	PLRECAPP	2018M-028ES-002	BRADBURN VILLAGE PHASE 4 - AMENDMENT	A request to amend Council Ordinance BL2018-1162 and Proposal No. 2018M-028ES-001 for the purpose of accepting an additional approximately 119 linear feet of 15-inch sanitary sewer main	33 (Antoinette Lee)

					(PVC), one sanitary sewer manhole and easements (see sketch for details) to serve the Bradburn Village Phase 4 development. It also adjusts the bypass connection point (MWS Proj Nos. 17-SL-211 and 17-WL-208).	
6/24/2021 10:30	6/28/2021 0:00	PLRECAPP	2021M-020AG-001	INTERGOVERNMENTAL PARTICIPATION AGREEMENT - TENNESSEE STATE LIBRARY AND ARCHIVES	A request for an agreement between Metro Water Services and the State of Tennessee for Metro Water Services Project Tennessee State Library and Archives (MWS proj. no. SWGR 2018033055).	19 (Freddie O'Connell)
6/24/2021 11:27	6/28/2021 0:00	PLRECAPP	2021M-057ES-001	MULBERRY DOWNS PHASE 3	A request for the acceptance of approximately 2,596 linear feet of 8-inch sanitary sewer main (PVC), 22 sanitary sewer manholes, 2,843 linear feet of 8-inch water main (DIP), six fire hydrant assemblies and easements (see sketch for details) to serve the Mulberry Downs Phase 3 development (MWS proj. nos. 20-SL-215 and 20-WL-109).	03 (Jennifer Gamble)
6/8/2021 9:44	6/28/2021 0:00	PLRECAPP	2021M-006SR-001	TULIPTREE COURT AND TULIPTREE LANE PROPOSED TO BE RENAMED "TULIP TREE" COURT AND LANE	A request to rename Tuliptree Court and Tuliptree Lane to "Tulip Tree Court" and "Tulip Tree Lane" to split the street names into two words (see sketch for details), requested by Councilmember Dave Rosenberg.	35 (Dave Rosenberg)
6/28/2021 9:48	7/13/2021 0:00	PLRECAPP	2021M-021AG-001	BROADWAY AND WEST END AVENUE TRAFFIC SIGNAL COMMUNICATION UPGRADES	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 its Department of Public Works, for traffic signal communication upgrades along Broadway and West End from 1st Avenue to I-440, State Project No: 19LPLM-F3-183, Federal Project No: CM-NH-1(445), PIN 130753.00. (Proposal No. 2021M-021AG-001.)	18 (Tom Cash); 19 (Freddie O'Connell); 21 (Brandon Taylor)
6/30/2021 8:53	7/13/2021 0:00	PLRECAPP	2021M-058ES-001	MULBERRY DOWNS PHASE 2	A request for the abandonment of approximately 611 linear feet of 8-inch water main (DIP) and easements and the acceptance of approximately 3,732 linear feet of 8-inch water main (DIP), four fire hydrant assemblies, 2,145 linear feet of 8-inch sanitary sewer main (PVC), 506 linear feet of 8-inch sanitary sewer main (DIP), 18 sanitary sewer manholes, and any associated easements (see sketch for details) to serve the Mulberry Downs Phase 2 development (MWS proj. nos. 20-SL-214 and 20-WL-108).	03 (Jennifer Gamble)
7/1/2021 14:17	7/13/2021 0:00	PLRECAPP	2021M-010PR-001	LICKTON PIKE BRIDGE REPLACEMENT	A request for an ordinance authorizing the acquisition of certain right-of-way easements, drainage easements, temporary construction easements, and property rights by negotiation or condemnation for use in public projects of the Metropolitan Government, initially for purposes of Public Works Department Project Number 2017-B-001, Lickton Pike bridge replacement (see sketch for details).	10 (Zach Young)

7/1/2021 15:08	7/13/2021 0:00	PLRECAPP	2021M-059ES-001	HOBSON PIKE TOWNHOMES PHASE 1	A request for the acceptance of approximately 1,051 linear feet of 6-inch water main (DIP), 4 fire hydrant assemblies, 2,151 linear feet of 8-inch sanitary sewer mains (DIP and PVC), and 12 sanitary sewer manholes and an associated easements (see sketch for details) to serve the Hobson Pike Townhomes Phase 1 development (MWS proj. nos. 21-SL-27 and 21-WL-18).	32 (Joy Styles)
7/1/2021 15:32	7/13/2021 0:00	PLRECAPP	2021M-060ES-001	HOBSON PIKE TOWNHOMES PHASE 2	A request for the acceptance of approximately 1,700 linear feet of 8-inch sanitary sewer main (DIP and PVC), 14 sanitary sewer manholes, 1,569 linear feet of 6-inch water main (DIP), three fire hydrant assemblies and easements (see sketch for details) to serve the Hobson Pike Townhomes Phase 2 development (MWS proj. nos. 21-SL-28 and 21-WL-19).	32 (Joy Styles)

SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
4/14/2021 9:01	6/16/2021 0:00	PLAPADMIN	2021S-101-001	RESUBDIVISION OF LOT 82 - EASTLAND ACRES - SECTION 2	A request for final plat approval to create two lots on property located at 2405 Chapman Drive, approximately 240 feet east of Newhall Drive, zoned R10 (0.66 acres), requested by Dale and Associates, applicant; ASG Investments LLC, owner.	06 (Brett Withers)
5/12/2021 10:38	6/16/2021 0:00	PLAPADMIN	2021S-119-001	RESUBDIVISION OF LOT 3, PLAN OF CORLEW SUBDIVISION OF THE T.M. NALL'S SUBDIVISION OF THE B.F. COCKRILL LANDS	A request for final plat approval to create two lots on property located at 612 Eastboro Drive, approximately 400 feet south of Deal Avenue, zoned R8 (0.51 acres), requested by Campbell, McRae and Associates Surveying Inc., applicant; Erin Tolbert, owner.	20 (Mary Carolyn Roberts)
3/17/2021 8:41	6/17/2021 0:00	PLAPADMIN	2021S-080-001	BOUNDARY REVISION - TYNE MEADE SECTION 4 BLOCK P LOT 6 AND 7	A request for final plat approval to shift lot lines on properties located at 4516 and 4518 Beacon Drive, approximately 850 feet northeast of Hemingway Drive, zoned RS40 (2.89 acres), requested by Cherry Land Surveying, Inc., applicant; James Prophet, Emily Prophet, Peter Sales, and Jeanne Hubert, owners.	34 (Angie Henderson)
4/27/2021 14:22	6/17/2021 0:00	PLAPADMIN	2021S-105-001	MONROE	A request for final plat approval for to create 29 lots, open spaces and dedicate right-of-way on property located at 1120 Glendale Lane, at the eastern terminus of Granny White Court, zoned SP (19.87 acres), requested by Ragan-Smith and Associates, applicant; Amber Land Development, owner.	25 (Russ Pulley)
8/11/2020 14:22	6/17/2021 0:00	PLRECAPP	2018S-208-002	12474 OLD HICKORY BOULEVARD	A request for final site plan approval to create 32 lots on properties located at 12478 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), and a portion of property located at 12474 Old	33 (Antoinette Lee)

					Hickory Boulevard, approximately 670 feet east of Murfreesboro Pike, zoned RS10 and partially within the Murfreesboro Pike Urban Design Overlay District (11.67 acres), requested by Dale and Associates, applicant; New Century Development, LLC, owner.	
5/11/2021 12:02	6/21/2021 0:00	PLAPADMIN	2021S-116-001	LOT 803 ABBOTTSFORD PHASE 1	A request to amend a previously recorded plat to reduce rear setbacks on property located at 803 Foster Hill, at the southern terminus of Foster Hill, zoned R20 and located within a Residential Planned Unit Development (0.2 acres), requested by Sally Smallwood and Geoffrey Smallwood, applicants and owners.	34 (Angie Henderson)
2/12/2020 8:31	6/22/2021 0:00	PLAPADMIN	2020S-063-001	WEST END PARK CONSOLIDATION	A request for final plat approval to consolidate ten lots into three lots and dedicate right-of-way for properties located at 307, 309, 313, and 315 31st Avenue North, 406 Avoca Street, and 3100 and 3108 Long Boulevard, at the northwest corner of Long Boulevard and 31st Avenue North, zoned RM40 and MUL and with the 31st Avenue and Long Boulevard Urban Design Overly (3.81 acres), requested by Dale and Associates, applicant; Parthenon Investments, LLC, owner.	21 (Brandon Taylor)
2/3/2021 10:44	6/28/2021 0:00	PLAPADMIN	2020S-213-003	THE SHOPPES AND RESIDENCES AT OLD BURKITT	A request for final plat approval to create six lots and dedicate right-of-way on properties located at 6944 Nolensville Pike and 7236 Old Burkitt Road, at the northeast corner of Old Burkitt Road and Nolensville Pike, zoned MUL-A and CL-A (8.49 acres), requested by Young, Hobbs & Associates, applicant; Shoppes at Old Burkitt, LLC, owner.	31 (John Rutherford)
3/31/2021 11:32	6/29/2021 0:00	PLAPADMIN	2021S-092-001	RESUBDIVISION LOT 2 EDEN ESTATE	A request for final plat approval to create two lots on property located at 338 Ewing Drive, approximately 740 feet west of Richmond Hill Drive, zoned R8 (1.2 acres), requested by HFR Design, applicant; James Fineman, owner.	02 (Kyonzté Toombs)
2/5/2021 11:09	7/2/2021 0:00	PLAPADMIN	2020S-140-002	HOBSON PIKE TOWNHOMES	A request for final site plan approval for a portion of property located at Hobson Pike (unnumbered), at the current terminus of Sprucedale Drive, zoned MUL (15.0 acres), to create two lots, requested by Kimley-Horn, applicant; Tow Pikes LLC, owner.	32 (Joy Styles)
12/2/2020 10:09	7/12/2021 0:00	PLAPADMIN	2021S-010-001	PEREA SUBDIVISION CONSOLIDATION PLAT	A request for final plat approval to consolidate five lots into two lots on properties located at 550 Church St E, 5661, 5665, 5669, and 5671 Valley View Road, approximately 630 feet west of Cloverland Drive, zoned R40 and SP (1.81 acres), requested by Dale & Associates, applicant; Church Holding Company, LLC and Luz Marlene Guevara and Camilo Isaza, owners.	04 (Robert Swope)

3/12/2021 9:28	7/12/2021 0:00	PLAPADMIN	2021S-077-001	CONSOLIDATION PLAT OF LOT 5 JOCELYN HILLS AND PART OF LOT 918 WEST MEADE FARMS INC. SECTION 11	A request for final plat approval to consolidate two parcels into one lot for properties located at 132 and 138 Jocelyn Hills Road, at the terminus of Baskin Drive, zoned RS40 (7.85), requested by Jesse E. Walker, applicant; Beatty Living Trust, owner.	23 (Thom Druffel)
5/12/2021 7:30	7/14/2021 0:00	PLAPADMIN	2020S-133-003	BATSON HOMES - PENNINGTON BEND DEVELOPMENT	A request for final plat approval to create 16 lots, open space, and right-of-way, on properties located at 2705 and 2707 Pennington Bend Road, approximately 250 feet north of Valley Bend Drive, zoned R15 (6.93 acres), requested by Weatherford and Associates, applicant; Frank Baston Homes Inc., Frank Cope Baston III and Ginger Niccole Baston, owners.	15 (Jeff Syracuse)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
6/28/21	Approved Extension	2016B-012-002	EAST GREENWAY PARK
7/13/21	Approved Extension	2017B-027-002	R. MANUEL - CENTENNIAL PHASE II
6/23/21	Approved New	2020B-061-001	DAVENPORT DOWNS, PHASE 3, SECTION 1A
6/29/21	Approved New	2021B-016-001	REVISION TWO, RESUBDIVISION OF LOTS 2 AND 3 OF THE CROSSINGS AT HICKORY HOLLOW
6/22/21	Approved New	2021B-017-001	THE SHOPPES AND RESIDENCES AT OLD BURKITT
6/23/21	Approved Extension	2017B-035-004	THE RESERVE AT SEVEN POINTS
6/23/21	Approved New	2021B-019-001	OLD HICKORY CROSSINGS
6/28/21	Approved Extension	2019B-028-002	THE MEADOWS
6/23/21	Approved Release	2018B-002-003	Matlock, 1st Revision
7/7/21	Approved Release	2020B-045-002	100 Shields Lane
7/7/21	Approved Release	2020B-030-002	1242 Property Solutions, LLC Property
7/7/21	Approved Release	2018B-018-004	Bright Pointe, Phase 1A
7/7/21	Approved Release	2018B-032-003	Bright Pointe, Phase 1B
7/7/21	Approved Release	2019B-024-003	Brinkley Property, Phase 2A
7/7/21	Approved Release	2018B-059-003	Indian Creek Ph 4 Sec 2

Schedule

- A. Thursday, June 24, 2021** - MPC Meeting: 4pm, Sonny West Conference Center
- B. Thursday, July 22, 2021** - MPC Meeting: 4pm, Sonny West Conference Center
- C. Thursday, August 26, 2021** - MPC Meeting: 4pm, Administration Building of Metro Nashville Public Schools, 2601 Bransford Avenue, Board Room
- D. Thursday, September 9, 2021** - MPC Meeting: 4pm, Administration Building of Metro Nashville Public Schools, 2601 Bransford Avenue, Board Room
- E. Thursday, September 23, 2021** - MPC Meeting: 4pm, Administration Building of Metro Nashville Public Schools, 2601 Bransford Avenue, Board Room