




**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: February 9, 2017

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: J. Douglas Sloan III 

Re: Executive Director's Report

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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: McLean; Allen; Farr; Hagan-Dier; Haynes
  - b. Not Attending: Adkins; Blackshear
2. Legal Representation – Macy Amos will be attending.

**B. Executive Office**

1. Capital Improvements Budget (CIB) requests are due from departments on February 3, 2017. Staff will be contacting Planning Commissioners to set up appointments to review the CIB prior to the Commission meeting on April 20, 2017.
2. Five of our planners are working with students at McKissack Middle School this week, reviewing student work, demonstrating virtual reality and basic coding, and introducing Sketchup drawing software.

**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 1/31/2017.

APPROVALS	# of Applics	# of Applics '17
Specific Plans	6	8
PUDs	1	1
UDOs	0	1
Subdivisions	12	17
Mandatory Referrals	9	11
<b>Grand Total</b>	<b>28</b>	<b>38</b>

**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)
10/25/2016 14:28	1/18/2017 0:00 PLRECAPPR	2015SP-014-002	SNYDER COURT SP	A request for final site plan approval on property located at 5800 and 5802 Robertson Avenue, at the northwest corner of Snyder Avenue and Robertson Avenue, zoned SP-R (0.28 acres), to permit four residential units, requested by Dale and Associates, applicant; Nuck & Beal, LLC, owner.	20 (Mary Carolyn Roberts)
6/16/2016 11:47	1/19/2017 0:00 PLRECAPPR	2015SP-023-002	PEARL STREET APARTMENTS	A request for final site plan approval for properties located at 423, 425, and 427 Fisk Street and 1709 Pearl Street, at the southwest corner of Pearl Street and 17th Avenue North, zoned SP-MU (0.95 acres), to permit 50 single family apartments, requested by JDS Engineering, LLC, applicant; Pearl Street Development, G.P. and Michael D. Shmerling & Partners, G.P., owners.	19 (Freddie O'Connell)
5/11/2016 0:00	1/23/2017 0:00 PLRECAPPR	2014SP-033-002	1813 BEECH AVE SP	A request for final site plan approval for property located at 1813 Beech Avenue, approximately 295 feet southwest of West Argyle Avenue (0.61 acres), to permit six residential units, requested by Dale & Associates, Inc., applicant; 1813 Beech Avenue, LLC, owner.	17 (Colby Sledge)
8/11/2016 11:19	1/26/2017 0:00 PLAPADMIN	2015SP-013-002	STEPHENS VALLEY	A request for final site plan approval on property located at 441 Union Bridge Road, at the southeast corner of Pasquo Road and Union Bridge Road, zoned SP-MU (0.06 acres), to permit an access boulevard for future development, requested by Ragan-Smith & Associates, applicant; Natchez Associates, LP, owner.	35 (Dave Rosenberg)



10/26/2016 12:51	1/26/2017 0:00	PLAPADMIN	2009SP-031-006	BURKITT VILLAGE PHASE 4 AND PHASE 9, SECTION 2	A request for final site plan approval on a portion of property located at 6887 Burkitt Road, approximately 290 feet east of Gloryland Lane, zoned SP-R (11.81 acres), to permit 61 residential lots, requested by Anderson Delk Epps & Associates, Inc., applicant; Y & H Tennessee Partnership, G.P., owner.	31 (Fabian Bedne)
9/9/2015 0:00	1/27/2017 0:00	PLRECAPP	2014SP-086-002	204 BEN ALLEN SP (FINAL)	A request for final site plan approval for property located at 204 Ben Allen Road, approximately 990 feet east of Dickerson Pike, (4.18 acres), to permit up to 17 dwelling units, requested by Dale & Associates, applicant; Teesdale Properties, owner.	08 (Nancy VanReece)

**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)	
12/1/2016 11:11	1/20/2017 0:00	PLAPADMIN	94P-020-003	FEDEX GROUND VEHICLE MAINTENANCE GARAGE EXPANSION	A request to revise a portion the preliminary plan and for final site plan approval on property located at 3301 Knight Drive, approximately 1,330 feet north of Ewing Drive, zoned IWD and R10 (96.22 acres), to permit the expansion of the existing vehicle maintenance facility, requested by Perry Engineering, LLC, applicant; Caleast Nat, LLC, owner.	03 (Brenda Haywood)

**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)	
1/3/2017 10:45	1/18/2017 0:00	PLRECAPP	2017M-011ES-001	HAWKINS STREET TOWNHOMES	A request for the abandonment of approximately 12 linear feet of 8-inch Sewer Main and Sanitary Manholes, and acceptance of approximately 161 linear feet of 8-inch Sewer Main and Sanitary Manholes (Map 093-13 Parcel 359) (Project No. 16-SL-251), requested by Metro Water Services, applicant.	19 (Freddie O'Connell)
1/3/2017 11:47	1/18/2017 0:00	PLRECAPP	2017M-003EN-001	HAYES STREET GARAGE AT HAYES STREET UNDERGROUND ENCROACHMENT	A request to allow an encroachment of the public right-of-way comprised of a structural concrete closure slab spanning from the Hayes Street curb line south to the face of the new parking	21 (Ed Kindall)

					garage on the Midtown Medical Plaza campus on property located at 2011 Hayes Street (Map 092-16 Parcels 20, 24) (See sketch for details), requested by Littlejohn Engineering and Associates, applicant; HRT of Tennessee, Inc. and OAT Properties, LLC, owners.	
12/20/2016 10:08	1/18/2017 0:00	PLRECAPP	2017M-004PR-001	CENTURY FARMS, LLC PARTICIPATION AGREEMENT AND ORDINANCE	A request for approval of a participation agreement between the Metropolitan Government and Century Farms, LLC, for the construction of public infrastructure improvements, phases PE-N and PE-D, requested by the Metro Department of Law, applicant.	32 (Jacobia Dowell)
12/27/2016 9:48	1/20/2017 0:00	PLRECAPP	2017M-005SR-001	16TH AVENUE NORTH RENAMING	A request to rename a portion of 16th Avenue North (also designated as Alley # 375) to BBQ Alley, located between Charlotte Avenue and Church Street Alley, requested by Councilmember Ed Kindall, applicant.	21 (Ed Kindall)
1/5/2017 13:04	1/20/2017 0:00	PLRECAPP	2017M-012ES-001	519-521 CHESTERFIELD AVENUE EASEMENT ABANDONMENT AND ACCEPTANCE	A request for approval for the abandonment of approximately 165 linear feet of Sewer Main and easements and acceptance of approximately 262 linear feet of 6-inch Water Main, 134 linear feet of 8-inch Sewer Main, 48 linear feet of 8-inch Sewer Main, Sanitary Manholes and any associated easements (Map 104-10 Parcel 109, Map 104-14 Parcel 008) (Project No. 16-SL-69 and 16-WL-96), requested by Metro Water Services, applicant.	18 (Burkley Allen)
1/6/2017 9:44	1/20/2017 0:00	PLRECAPP	2017M-013ES-001	9TH AVENUE NORTH SP EASEMENT ABANDONMENT	A request for approval for abandonment of approximately 384 linear feet of 8-inch Water Main, Fire Hydrant and easements and acceptance of a new Fire Hydrant (Map 081-03 Parcels 281-286) (Project No. 15-WL-171 Revision #2), requested by Metro Water Services, applicant.	02 (DeCosta Hastings)
1/11/2017 10:07	1/20/2017 0:00	PLRECAPP	2017M-003OT-001	NOLENSVILLE PIKE TRAFFIC SIGNAL IMPROVEMENTS	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 between the Department of Public Works, for the acceptance of traffic signal improvements in connection with construction at SR11, Nolensville Pike, at the intersection of Harding Place, from Edmondson Pike to Paragon Mills Road (RSAR), Federal Project No. HSIP-11(71), State Project Nos. 19028-3244-94, 19028-0244-94, 19028-1244-94 and 19028-2244-94, requested by Metro Public Works, applicant.	26 (Jeremy Elrod)
1/11/2017 10:41	1/20/2017 0:00	PLRECAPP	2017M-007PR-001	WARNER MUSIC, INC. PARKING AGREEMENT	A request for an ordinance approving a parking agreement between the Metropolitan Government, acting by and through the Metropolitan Traffic and Parking Commission ("Metro"), and Warner Music, Inc. ("Warner"), for the use of up to thirty five (35) parking spaces for a fee in the Library Parking Garage, requested by Metro Legal	19 (Freddie O'Connell)



					Department, applicant.	
1/11/2017 11:36	1/20/2017 0:00	PLRECAPP	2017M-009PR-001	INTERCHANGE MODIFICATION OF I-24E AT HICKORY HOLLOW PARKWAY PROJECT 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 Department of Public Works, for the acceptance of preliminary engineering work in connection with the construction of the Interchange Modification on I-24 East at Hickory Hollow Parkway, Federal Project No. NH-I-24-9(79), State Project Nos. 19002-3191-44, requested by Metro Legal Department, applicant.	32 (Jacobia Dowell)

**INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval**  
**Finding: Final site plan conforms to the approved campus master development plan and all other applicable provisions of the code.**

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

**SUBDIVISIONS: Administrative Approval**

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
10/27/2016 11:38	1/18/2017 0:00	PLAPADMIN	2016S-262-001	MORROW ROAD SUBDIVISION	A request for final plat approval to create two lots on property located at 5809 Morrow Road, approximately 465 feet east of Marilyn Road, zoned R6 (0.48 acres), requested by Galyon Northcutt, applicant; Honorio Romo, owner.	20 (Mary Carolyn Roberts)
7/13/2016 10:52	1/18/2017 0:00	PLAPADMIN	2007S-029-001	AMQUI PLACE SUBDIVISION SECTION 1	A request for final plat approval to create 21 lots on property located at Park Avenue (unnumbered), approximately 230 feet east of Pierce Road, zoned RS7.5 (4.6 acres), requested by Stephen E. Artz and Associates, Inc., applicant; Paradise Properties, owner.	09 (Bill Pridemore)
11/17/2016 10:26	1/19/2017 0:00	PLAPADMIN	2017S-016-001	EDGEHILL ESTATES SUBDIVISION SECTION 26 RESUB OF LOT 1	A request for final plat approval to create two lots on property located at 1217 14th Avenue South, approximately 290 feet southwest of Edgehill Avenue, zoned R6 (0.30 acres), requested by James Terry and Associates, applicant; Best Built Construction, Inc., owner.	17 (Colby Sledge)
11/28/2016 9:27	1/19/2017 0:00	PLAPADMIN	2017S-021-001	BRIGHT PROPERTY SUBDIVISION	A request for final plat approval to shift lot lines on properties located at 909 and 913 Cantrell Avenue, approximately 240 feet southwest of Oaklawn Avenue, zoned RS15 (0.73 acres), requested by Cherry Land Surveying, applicant; William Taylor Bright Sr., owner.	24 (Kathleen Murphy)
12/1/2016 11:20	1/19/2017 0:00	PLAPADMIN	2017S-030-001	CANDLESTICK FARMS	A request for final plat approval to shift lot lines on property located at	27 (Davette Blalock)

				RESUBDIVISION OF LOTS 452 & 453	689 and 691 Candlestick Drive, approximately 217 feet east of Edmonson Pike, zoned R10 (0.72 acres), requested by 4Site Inc., applicant; Kenneth C Everson and Timothy Adam and Cherie Anne Montgomery, owners.	
9/29/2016 9:23	1/20/2017 0:00	PLAPADMIN	2016S-237-001	NASHBORO SQUARE LOT 3 RESUB	A request for final plat approval to create two lots on property located at 2330 Murfreesboro Pike, approximately 690 feet southeast of Nashboro Boulevard, zoned R10 and within a Planned Unit Development Overlay District (5.10 acres), requested by Crawford & Cummings, P.C., applicant; RDM3 of Tennessee, LLC, owner.	29 (Karen Y. Johnson)
7/14/2016 11:16	1/23/2017 0:00	PLAPADMIN	2016S-132-002	THE PRESERVE	A request for development plan approval to create five lots on property located at 2535 Perimeter Place Drive, approximately 1,400 southwest of Royal Parkway, zoned IWD, ORI and SP-C (21.98 acres), requested by Barge Cauthen & Associates, applicant; Corporate Investors Partnership V, LLC, owner.	15 (Jeff Syracuse)
2/20/2014 0:00	1/23/2017 0:00	PLAPADMIN	2014S-051-001	CLEVELAND HALL, PH 4, LOT 31, SECOND REVISION	A request for final plat approval to create two lots on property located at 1596 Stokley Lane, at the corner of Stokley Lane and Stokley Glen, zoned RS15 (0.78 acres), requested by James L. Terry, applicant; Paresh and Dipti Patel, owners.	11 (Larry Hagar)
3/31/2016 0:00	1/25/2017 0:00	PLAPADMIN	2016S-087-001	SOUTHWOOD, RESUB OF LOT 94	A request for final plat approval to create two lots on property located at 395 Brewer Drive, approximately 250 feet east of Nolensville Pike (0.88 acres), zoned R10, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Yazdian Construction Company, owner.	27 (Davette Blalock)
10/25/2016 11:55	1/26/2017 0:00	PLAPADMIN	2016S-258-001	608 HOTELS, LLC	A request for final plat approval to shift lot lines on property located at 608 and 610 McGavock Pike, approximately 95 feet southwest of Woodberry Drive, zoned CL (4.83 acres), requested by Cleghorn Land Surveying, LLC, applicant; 608 Hotels, LLC, owner.	15 (Jeff Syracuse)
2/11/2016 0:00	1/27/2017 0:00	PLAPADMIN	2016S-065-001	THE HERITAGE AT JEFFERSON (CONSOLIDATION)	A request for final plat approval to create one lot on properties located at 2407 and 2413 Jefferson Street, and located within the Jefferson Street Redevelopment District, approximately 230 feet north of Meharry Boulevard, zoned CS (0.65 acres), requested by HFR Design, Inc., applicant; Donald and Carol Day, owners.	21 (Ed Kindall)
2/26/2016 0:00	1/27/2017 0:00	PLAPADMIN	2016S-074-001	SAFETY KLEEN RESUB OF LOT 1	A request for final plat approval to create four lots for property located at 1636 and 1640 Antioch Pike, approximately 645 feet north of Cherokee Place (9.02 acres), zoned OR20 and within a Commercial Planned Unit Development Overlay, requested by Dale & Associates, applicant; Greg Irby, owner.	28 (Tanaka Vercher)



## Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
1/20/17	Approved New	2016B-042-001	TUCKER W. WHITE SUBDIVISION AND LOT 1 OF CENTURY CROSSROADS
1/25/17	Approved Extension	2008B-005-011	VILLAGES OF RIVERWOOD, PHASE 1, SECTION 1
1/18/17	Approved Extension/Reduction	2007B-052-010	HERITAGE HILLS, PHASE 1
1/18/17	Approved New	2016B-061-001	AMQUI PLACE SUBDIVISION SECTION 1
1/23/17	Approved Extension	2010B-029-007	AVONDALE PARK, PHASE 2, SECTION 2A
1/23/17	Approved Extension	2010B-027-007	AVONDALE PARK, PHASE 2, SECTION 4
1/23/17	Approved Extension	2014B-039-004	VOCE, PHASE 1B

### Schedule

- A. **Thursday, February 9, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, February 23, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, March 9, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, March 23, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, April 13, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, April 27, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, May 11, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, May 25, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, June 8, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Thursday, June 22, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Thursday, July 13, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, July 27, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Thursday, August 10, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. **Thursday, August 24, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. **Thursday, September 14, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center