




**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: August 10, 2017  
To: Metropolitan Nashville-Davidson County Planning Commissioners  
From: Doug Sloan, 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; Gobbell; Haynes; Diaz
  - b. Leaving Early:
  - c. Not Attending: Sims; Farr
- 2. Legal Representation – Emily Lamb will be attending.

**B. Executive Office**

School involvement: this semester's classroom visits will begin August 18 at Glencliff High.

---

**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 8/1/2017**.

| <b>APPROVALS</b>    | <b># of Applics</b> | <b># of Applics '17</b> |
|---------------------|---------------------|-------------------------|
| Specific Plans      | 1                   | 27                      |
| PUDs                | 0                   | 9                       |
| UDOs                | 0                   | 9                       |
| Subdivisions        | 14                  | 109                     |
| Mandatory Referrals | 6                   | 143                     |
| <b>Grand Total</b>  | <b>21</b>           | <b>297</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) |
|--------------------|-------------------------------|----------------|----------------------|---|------------------------------|
| 3/16/2017<br>10:49 | 7/21/2017<br>0:00<br>PLRECAPP | 2014SP-037-003 | VIRGIN HOTEL (FINAL) | A request for final site plan approval for properties located at 1 Music Square West, at the corner of Division Street and 17th Avenue South and within the Music Row UDO, (1.05 acres), to permit a 14 story hotel with underground parking, requested by Gresham, Smith & Partners, applicant; Nashville Music Row Hotel Owner, LLC, owner. | 19 (Freddie O'Connell)       |

**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) |
|--------------------|-------------------------------|------------|-----------------|---|------------------------------|
| 3/2/2017<br>11:03  | 7/17/2017<br>0:00<br>PLRECAPP | 85-85P-004 | HCA HEALTH PARK | A request for final site plan approval on property located at 2000 Health Park Drive, at the northeast corner of Old Hickory Boulevard and Health Park Drive, zoned OL (53.07 acres), to permit two parking garages, surface parking and lobby expansion, requested by Ragan-Smith and Associates, applicant; Southpoint, LLC, owner.                             | 04 (Robert Swope)            |
| 4/27/2017<br>10:55 | 7/17/2017<br>0:00<br>PLRECAPP | 84-87P-005 | THE CROSSINGS   | A request for a final site plan approval for a portion of a Planned unit Development Overlay District on property located at 5846 Crossings Boulevard, at the southwest corner of Crossings Boulevard and Old Franklin Road, zoned R10 (13.9 acres), to permit an office facility, requested by Littlejohn Engineering, applicant; Freeland Realty 3, LLC, owner. | 32 (Jacobia Dowell)          |

## MANDATORY REFERRALS: MPC Approval

| Date Submitted     | Staff Determination           | Case #          | Project Name   | Project Caption  | Council District (CM Name) |
|--------------------|-------------------------------|-----------------|--|--|----------------------------|
| 7/6/2017<br>11:33  | 7/20/2017<br>0:00<br>PLRECAPP | 2017M-054ES-001 | THE CHARLESVILLE   | A request for the abandonment of approximately 219 linear feet of 8-inch Sewer Main and easements and acceptance of new 106 linear feet of 8-inch Sewer Main, Sanitary Manhole and any associated easements (Map 082-13 Parcel 344) (Project No. 16-WL-134 and 16-SL-201), requested by Metro Water Services, applicant.                                       | 19 (Freddie O'Connell)     |
| 7/6/2017<br>11:54  | 7/20/2017<br>0:00<br>PLRECAPP | 2017M-055ES-001 | HOLIDAY JONES REVISION 1 (SEWER ONLY)                                  | A request for the abandonment of approximately 34 linear feet of 24-inch Sewer Line and easements and to accept new 195 linear feet of 24-inch Sewer Line, 26 linear feet of 6-inch Water Line, Manholes, Fire Hydrant and any associated easements (Map 082-12 Parcel 028) (Project No. 17-SL-01 and 17-WL-01), requested by Metro Water Services, applicant. | 06 (Brett Withers)         |
| 7/11/2017<br>11:06 | 7/20/2017<br>0:00<br>PLRECAPP | 2017M-022AB-001 | LEA AVENUE AND ALLEY #114 ROW ABANDONMENT                              | A request for the abandonment of a portion of Lea Avenue, from 8th Avenue South eastward approximately 137 feet to the southwest corner of Map 093-10 Parcel 067, and Alley #114, from 8th Avenue South to Lafayette Street (see sketch for details), utility easements and pedestrian easement are to be retained, requested by Avison Young, applicant.      | 19 (Freddie O'Connell)     |
| 7/12/2017<br>8:28  | 7/20/2017<br>0:00<br>PLRECAPP | 2017M-037PR-001 | CLEAN WATER NASHVILLE OVERFLOW ABATEMENT PROGRAM PROPERTY ACQUISITION  | A resolution authorizing the Director of Public Property, or his designee, to exercise an option to acquire real property by purchase as part of the Clean Water Nashville Overflow Abatement Program (Map 052-05 Parcels 168, 178, 112 and 134), requested by the Metro Department of Finance, applicant.   | 07 (Anthony Davis)         |
| 7/13/2017<br>14:49 | 7/28/2017<br>0:00<br>PLRECAPP | 2017M-038PR-001 | EWING PARK SCHOOL PROPERTY CONVEYANCE                                  | A request to declare surplus and authorize the conveyance of a parcel of real property located at 3410 Knight Drive (Map 049 Parcel 149), commonly known as Ewing Park School, requested by the Metro Legal Department, applicant.   | 03 (Brenda Haywood)        |
| 7/7/2017<br>15:03  | 7/28/2017<br>0:00<br>PLRECAPP | 2017M-034EN-001 | VIRGIN HOTEL NASHVILLE AT 1 MUSIC SQUARE WEST UNDERGROUND ENCROACHMENT | A request for underground encroachments comprised of five (5) bollards encroaching the public right-of-way on 1 Music Square West (Map 092-16 Parcel 394) (see site plan for details), requested by Barge Cauthen and Associates, applicant; Nashville Music Row Hotel Owner, LLC, owner.  | 19 (Freddie O'Connell)     |

**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) |
|--------------------|-------------------|-----------|---------------|---|---|------------------------------|
| 11/3/2016<br>11:45 | 7/20/2017<br>0:00 | PLAPADMIN | 2017S-005-001 | WEST END ANNEX<br>SUBDIVISION<br>RESUB OF LOT 56                                    | A request for final plat approval to create two lots on property located at 4115 Nebraska Avenue, at the southeast corner of 42nd Avenue North and Nebraska Avenue, zoned RS7.5 (0.36 acres), requested by Campbell, McRae and Associates Surveying, Inc., applicant; David Haverkamp, owner.   | 24 (Kathleen Murphy)         |
| 6/29/2017<br>15:27 | 7/21/2017<br>0:00 | PLAPADMIN | 2017S-187-001 | GENE SMITH<br>PROPERTY<br>REVISION 1  | A request for final plat approval to revise public utility and drainage easements on various properties along Balfron Drive and Tidmarsh Street, approximately 140 feet east of Frewin Street, zoned SP-R (3.43 acres), requested by Anderson Delk Epps and Associates, applicant; Regent Homes, LLC, owner.                                    | 31 (Fabian Bedne)            |
| 4/27/2017<br>15:07 | 7/24/2017<br>0:00 | PLAPADMIN | 2017S-136-001 | METROCENTER<br>RESUB OF LOTS 9C<br>AND 9E   | A request for final plat approval to shift lot lines on properties located at 2100 and 2120 Rosa L Parks Boulevard, at the northeast corner of Rosa L Parks Boulevard and Vantage Way, zoned CS and IWD (17.55 acres), requested by Young Hobbs and Associates, applicant; State of Tennessee and Rajnikasnt, Harshila and Kunal Patel, owners. | 02 (DeCosta Hastings)        |
| 5/31/2017<br>13:44 | 7/24/2017<br>0:00 | PLAPADMIN | 2017S-156-001 | RESUBDIVISION<br>OF A PORTION OF<br>LOT 1 AND LOT 2<br>OF THE J. J.<br>TAMBLE TRACT | A request for final plat approval to create two lots on property located at 418 North 16th Street, approximately 50 feet west of Mcewen Avenue, zoned R6 and within the Lockeland Springs - East End Neighborhood Conservation Overlay District (0.63 acres), requested by John Fuqua, applicant; John and Michelle Fuqua, owners.              | 06 (Brett Withers)           |
| 12/1/2016<br>9:02  | 7/24/2017<br>0:00 | PLAPADMIN | 2017S-028-001 | 318 ROSEBANK<br>AVENUE<br>SUBDIVISION   | A request for final plat approval to create two lots on property located at 318 Rosebank Avenue, approximately 150 feet south of Greenwood Avenue (0.97 acres), requested by HFR Design, Inc., applicant; Mitchell Designs, LLC, owners.  | 06 (Brett Withers)           |
| 12/17/2015<br>0:00 | 7/24/2017<br>0:00 | PLAPADMIN | 2016S-024-001 | WOODLANDS,<br>PHASE 2   | A request for final plat approval to create 39 lots on property located within the Woodlands Residential Planned Unit Development Overlay District at Boxwood Drive (unnumbered), approximately 1,995 feet east of Old Hickory Boulevard, zoned R10 and R15 (9.79 acres),   | 04 (Robert Swope)            |

|                    |                   |           |               |  |  |                           |
|--------------------|-------------------|-----------|---------------|--|--|---------------------------|
|                    |                   |           |               |  | requested by James Terry & Associates, applicant; Woodlands Development, LLC, owner.   |                           |
| 4/12/2017<br>14:42 | 7/25/2017<br>0:00 | PLAPADMIN | 2017S-123-001 | MOSS-WOOD<br>SUBDIVISION<br>RESUB OF LOT 68                                  | A request for final plat approval to shift lot lines for properties located at 730 and 732 Croley Drive, approximately 30 feet northeast of the terminus of Franklin Drive, zoned R8 (0.40 acres), requested by Donlon Land Surveying, LLC, applicant; Curtis Groves and Maria Hernandez and Cesar Mota, owners.   | 20 (Mary Carolyn Roberts) |
| 6/11/2015<br>0:00  | 7/26/2017<br>0:00 | PLAPADMIN | 2015S-098-001 | TOPGOLF OF<br>NASHVILLE  | A request for final plat approval to create three lots on properties located at 306, 306B, 402, 408, and 500 Cowan Street and Cowan Street (unnumbered), at the northwest corner of Cowan Street and Spring Street, zoned MUG-A and MUL (22.66 acres), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; Sequatchie Concrete Service, Inc. and Premier Leasing, LLC, owners. | 05 (Scott Davis)          |
| 11/3/2016<br>9:28  | 7/26/2017<br>0:00 | PLAPADMIN | 2017S-004-001 | WALLACE<br>COMMERCIAL<br>SUBDIVISION<br>RESUB OF LOT 1                       | A request for final plat approval to create two lots on property located at 401 Welshwood Drive, approximately 150 feet southwest of Nolensville Pike, zoned CL (1.58 acres), requested by Ozark Engineering, Inc., applicant; Mcdonalds Real Estate Company, owner.   | 26 (Jeremy Elrod)         |
| 9/15/2016<br>11:56 | 7/31/2017<br>0:00 | PLAPADMIN | 2016S-228-001 | BESS100<br>PARTNERSHIP 1ST<br>AMENDMENT<br>RESUB                             | A request for final plat approval to create two lots on properties located at 8211 and 8221 Highway 100, approximately 265 feet north of Chaffin Drive, zoned CL and RM9 (4.14 acres), requested by Brad T. Thomas, applicant; CVHCy, LLC, owner.  | 35 (Dave Rosenberg)       |
| 5/1/2017<br>10:59  | 7/31/2017<br>0:00 | PLAPADMIN | 2017S-139-001 | VILLAGES OF<br>RIVERWOOD<br>SECTION 1 PHASE<br>1 REVISION OF<br>OPEN SPACE R | A request for final plat approval to create two lots on property located at 1801 Riverburch Lane, at the southwest corner of Riverburch Lane and Riverburch Way, zoned RM9 and within the Villages of Riverwood Urban Design Overlay District (2.0 acres), requested by Ragan-Smith and Associates, applicant; Villages of Riverwood Homeowners Association, Inc., owner.                  | 14 (Kevin Rhoten)         |
| 6/12/2017<br>10:55 | 8/1/2017<br>0:00  | PLAPADMIN | 2017S-167-001 | NASHVILLE<br>OUTDOOR<br>STORAGE, LLC   | A request for final plat approval to consolidate two parcels into one lot on properties located at Dr. Walter Davis Boulevard (unnumbered), approximately 400 feet northeast of 44th Avenue North, zoned IWD (13.25 acres), requested by Gresham Smith and Partners, applicant; Nashville Outdoors Storage, LLC, owner.  | 21 (Ed Kindall)           |
| 3/21/2017<br>9:33  | 8/1/2017<br>0:00  | PLAPADMIN | 2017S-100-001 | DR. BOYD<br>MCNAIRY'S<br>SUBDIVISION   | A request for final plat approval to create two lots on property located at 736 25th Avenue North, at the southeast corner of 25th Avenue North and Booker Street, zoned RS5 (0.31 acres), requested by James Terry and Associates, applicant; Hamidreza Parsa, owner.   | 21 (Ed Kindall)           |

|                   |                  |           |               |                            |   |                  |
|-------------------|------------------|-----------|---------------|----------------------------|---|------------------|
| 4/7/2017<br>15:04 | 8/1/2017<br>0:00 | PLAPADMIN | 2016S-102-002 | KEENELAND<br>DOWNS PHASE 2 | A request for final site plan approval for Keeneland Downs Phase 2 located at 3249 Hamilton church Road and 6033 Mount View Road and Mount View Road (unnumbered), approximately 175 feet east of Buckpasser Avenue, zoned RS10 (25.24 acres), requested by Civil Site Design Group, applicant; Fischer and Ford Group, LLC and KDNS Ventures, LLC, owners. | 33 (Sam Coleman) |
|-------------------|------------------|-----------|---------------|----------------------------|---|------------------|

**Performance Bonds: Administrative Approvals**

| Date Approved | Administrative Action        | Bond #        | Project Name   |
|---------------|------------------------------|---------------|--|
| 7/25/17       | Approved Extension           | 2007B-095-010 | OLD HICKORY COMMONS, SECTION 2   |
| 7/25/17       | Approved Extension           | 2007B-094-010 | OLD HICKORY COMMONS, SECTION 3   |
| 7/25/17       | Approved Extension           | 2007B-089-010 | OLD HICKORY COMMONS, PHASE 1   |
| 7/25/17       | Approved Extension           | 2013B-001-005 | PARK PRESERVE, PHASE 1B  |
| 7/20/17       | Approved New                 | 2017B-010-001 | REDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRUS SUBDIVISION OF LOT 81 MAPLE HOME TRACT |
| 7/20/17       | Approved Extension/Reduction | 2007B-075-006 | AMQUI PLACE  |
| 7/21/17       | Approved Extension           | 2008B-001-008 | NATCHEZ POINTE, PHASE 1  |

**Schedule**

- A. Thursday, August 10, 2017- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- B. Thursday, August 24, 2017- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- C. Thursday, September 14, 2017- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- D. Thursday, September 14, 2017- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- E. Thursday, September 28, 2017- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- F. Thursday, October 12, 2017- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- G. Thursday, October 26, 2017- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**