



**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: April 12, 2018

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: Robert Leeman, Interim Executive Director *Robert Leeman*

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: Bedne; Farr; Sims; Gobbell; Bichell; Tibbs; Haynes
  - b. Leaving Early:
  - c. Not Attending: Blackshear; Adkins
2. Legal Representation – Emily Lamb 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 4/5/2018.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '17</b>
Specific Plans	8	16
PUDs	1	2
UDOs	0	1
Subdivisions	11	39
Mandatory Referrals	14	63
<b>Grand Total</b>	<b>34</b>	<b>121</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)
9/14/2017 11:21	3/15/2018 0:00	PLRECAPPR	2016SP-021-002	MAGNOLIA FARMS PHASE 1 (FINAL)	A request for final site plan approval for properties located at Hoggett Ford Road (unnumbered), and part of property located at 3739 Hoggett Ford Road, approximately 1,700 feet east of Brandau Road (43.63 acres), to permit 105 dwelling units, requested by Gresham Smith and Partners, applicant; Beazer Homes, LLC, owner	14 (Kevin Rhoten)
11/29/2017 12:55	3/20/2018 0:00	PLAPADMIN	2016SP-090-002	PLATINUM STORAGE BRENTWOOD	A request for final site plan approval on property located at 681 Old Hickory Boulevard, approximately 295 feet east of Cloverland Drive, zoned SP (2.81 acres), to permit a self-storage facility, requested by Thomas and Hutton, applicant; Hampton Falls Storage Partners, LLC, owner.	04 (Robert Swope)
6/28/2017 13:13	3/23/2018 0:00	PLRECAPPR	2015SP-069-002	SHELBY WOODS SP (FINAL)	A request for final site plan approval for Phase 1 on a portion of property located at Davidson Street (unnumbered), approximately 300 feet east of South 14th Street, (4.63 acres), to permit 39 multi-family residential units, requested by Dale and Associates, applicant; Upside, LLC, owner.	06 (Brett Withers)
9/14/2017 10:07	3/26/2018 0:00	PLAPADMIN	2016SP-061-002	12th AND SOUTH DOUGLAS RESIDENTIAL SP (FINAL)	A request for final site plan approval for property located at 1112 South Douglas Avenue and 1112 B South Douglas Avenue and 2088, 2090, and 2092 12th Ave South, at the northwest corner of 12th Avenue South and South Douglas Avenue, (0.32 acres), to permit four residential units, requested by Civil Site Design Group, PLLC, applicant; Aspen Construction Holdings, LLC, owner.	17 (Colby Sledge)
9/28/2017 10:20	3/27/2018 0:00	PLRECAPPR	2016SP-016-002	OAKWOOD AVENUE SPECIFIC PLAN (FINAL)	A request for final site plan approval for properties located at 2034 and 2037 Pittway Drive and Oakwood Avenue (unnumbered), approximately 1,400 feet north of East Trinity Lane (20.61 acres), to permit 280 multi-family residential units and 19 single-family residential units, requested by Kimley-Horn, applicant; Robert and Patricia Johnson, owners.	05 (Scott Davis)
8/22/2017 15:02	4/4/2018 0:00	PLRECAPPR	2015SP-056-003	OCEOLA PARK	A request for final site plan approval on properties located at 108, 110, 112 and 114 Ocoola Avenue, approximately 120 feet north of Demoss Road, zoned SP-R (1.12 acres), to permit 13 residential units, requested by Lukens Engineering Consultants, applicant; 265 White Bridge Road, LLC, Peters Property Management and Abbas Taherian, owners.	20 (Mary Carolyn Roberts)
7/14/2016 11:50	4/4/2018 0:00	PLRECAPPR	2008SP-040-001	A+ STORAGE: BELLEVUE	A request for final site plan approval for property located at 497 and 501	22 (Sheri Weiner)

					Old Hickory Boulevard, approximately 2,830 feet southwest of Tolbert Road, zoned SP-C (7.1 acres), to permit a four building self-storage facility, requested by Dean Design Group, LLC, applicant; Thomas H. Pierce, owner.	
2/15/2017 15:30	4/4/2018 0:00	PLRECAPP	2016SP-085-002	5212 TENNESSEE AVENUE	A request for final site plan approval on property located at 5212 Tennessee Avenue, at the northeast corner of 53rd Avenue North and Tennessee Avenue, zoned SP-R (0.41 acres), to permit four residential units, requested by Clint T. Elliott Surveying, applicant; Regal Homes Company, owner.	20 (Mary Carolyn Roberts)

**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)	
1/10/2018 12:19	4/4/2018 0:00	PLAPADMIN	2002P-003-004	PARK RESERVE PHASE 3	A request for final site plan approval for a Planned Unit Development Overlay District on property located at Vista Lane (unnumbered) and a portion of property located at 3028 Gwynnwood Drive, approximately 880 feet south of Ewing Drive, zoned RM9 (10.17 acres), to permit 39 single-family lots, requested by Habitat for Humanity of Greater Nashville, applicant and owner.	02 (DeCosta Hastings)

**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)	
3/5/2018 10:23	3/14/2018 0:00	PLRECAPP	2018M-011PR-001	BARNES FUND FOR AFFORDABLE HOUSING SURPLUS	A request for a resolution declaring surplus and authorizing the grant of real property to certain nonprofit organizations, and authorizing grants not exceeding \$10,760,423.39 from the Barnes Fund for Affordable Housing to certain nonprofit organizations selected for the express purpose of constructing and rehabilitating affordable workforce housing, requested by the Office of Megan Barry, applicant.	02 (DeCosta Hastings); 03 (Brenda Haywood); 09 (Bill Pridemore); 10 (Doug Pardue); 21 (Ed Kindall); 29 (Karen Y. Johnson)
3/6/2018 11:03	3/21/2018 0:00	PLRECAPP	2018M-035ES-001	NASHVILLE HOTEL ABANDONMENT OF RETAINED EASEMENT	A request for the abandonment of easement rights of a former portion of Korean Veterans Boulevard right-of-way (previously abandoned by Council Bill	19 (Freddie O'Connell)

				RIGHTS	No. BL2016-131), requested by Metro Water Services, applicant.	
3/27/2018 15:18	3/29/2018 0:00	PLRECAPP	2017M-008AG-002	I-24 AT HICKORY HOLLOW PARKWAY INTERCHANGE MODIFICATION AMENDMENT	A request for a resolution amending 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 all phases of 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 No. 19002-3191-44, PIN 123055.00, requested by Metro Public Works, applicant.	
3/27/2018 15:31	3/29/2018 0:00	PLRECAPP	2017M-011AG-002	I-24 INTERCHANGE AT HICKORY HOLLOW PARKWAY PARTICIPATION AGREEMENT AMENDMENT	A request for a resolution amending a participation agreement between the Metropolitan Government of Nashville and Davidson County and Century Farms, LLC through the Metropolitan Department of Public Works for the design and construction of access roads connecting Cane Ridge Road and Old Franklin Road to the I-24 interchange at Hickory Hollow Parkway, requested by Metro Public Works, applicant.	
3/6/2018 8:13	4/2/2018 0:00	PLRECAPP	2018M-012PR-001	88 HERMITAGE AVENUE OPTION AGREEMENT	A request for a resolution approving an option agreement between the Metropolitan Government of Nashville and Davidson County and State of Tennessee authorizing the purchase of certain property owned by the State of Tennessee, 88 Hermitage Avenue (Map 093-11 Parcel 241), requested by the Metro Department of Finance, applicant.	19 (Freddie O'Connell)
3/2/2018 12:54	4/3/2018 0:00	PLRECAPP	2018M-006AB-001	CRESTMOR ROAD PROPOSED ROW ABANDONMENT	A request for an ordinance authorizing the abandonment and closure of a portion of the existing Crestmoor Road at the intersection of Hillsboro Pike and Crestmoor Road after the completion of a realignment project at that intersection, requested by Metro Public Works, applicant.	25 (Russ Pulley)
3/6/2018 8:52	4/3/2018 0:00	PLRECAPP	2018M-007AG-001	I-40 LIGHTING IMPROVEMENT 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 the acceptance of lighting improvements in connection with construction on I-40 from I-40 East to I-440 South, Fed. No. IM/NH-40-4(81); State No. 19005-2159-44; PIN 112521.00, requested by Metro Public Works, applicant.	21 (Ed Kindall) 24 (Kathleen Murphy)
2/6/2018 8:31	4/3/2018 0:00	PLRECAPP	2018M-006EN-001	BIG SHOTZ AT 115 2ND AVENUE NORTH AERIAL ENCROACHMENT	A request for an aerial encroachment comprised of one (1) double-faced, illuminated projecting sign encroaching the public right-of-way over 2nd Avenue North and one (1) double-faced, illuminated projecting sign encroaching the public right-of-way over Alley #11 on property located at 115 2nd Avenue	19 (Freddie O'Connell)

					North (Map 093-06-2 Parcel 050), requested by Joslin and Son Signs, applicant; Angry Husk Holdings, LLC, owner.	
2/20/2018 11:01	4/3/2018 0:00	PLRECAPP	2018M-031ES-001	LEBANON PIKE SIDEWALK IMPROVEMENTS EASEMENT ACQUISITION	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, acting by and through the Metropolitan Department of Public Works, for Lebanon Pike Sidewalk Improvements, Federal Project No. STP-M-24(60), State Project No. 19PLM-F1-128, PIN 121729.00, and upon acquisition, the conveyances of said easements to the State of Tennessee, requested by Metro Public Works, applicant.	15 (Jeff Syracuse)
3/9/2018 9:35	4/3/2018 0:00	PLRECAPP	2018M-008EN-001	SCHERMERHORN SYMPHONY CENTER AT 1 SYMPHONY PLACE UNDERGROUND ENCROACHMENT	A request for an underground encroachment comprised of one (1) monument sign encroaching the public right-of-way at 1 Symphony Place (Map 093-06-4 Parcel 062), requested by Barge Design Solutions, Inc., applicant; Nashville Symphony Association, owner.	19 (Freddie O'Connell)
3/9/2018 10:05	4/3/2018 0:00	PLRECAPP	2018M-036ES-001	HICKORY VALLEY ROAD STORMWATER IMPROVEMENT PROJECT (PROJECT NO. 18-SWC-104)	A request for permanent and temporary easements, acquired through negotiations and acceptance for the Hickory Valley Road Stormwater Improvement Project (Map 103-13 Parcels 012, 020) (Project No. 18-SWC-104), requested by Metro Water Services, applicant.	23 (Mina Johnson)
3/9/2018 10:14	4/3/2018 0:00	PLRECAPP	2018M-037ES-001	MAY HOSIERY (MWS PROJECT NO. 17-SL-157)	A request for the abandonment of approximately 50 linear feet of 15-inch Sewer Main, 229 linear feet of 12-inch Sewer Main, 157 linear feet of 8-inch Sewer Main and to accept new 87 linear feet of 8-inch Sewer Main, Sanitary Manholes and any associated easements (Map 105-03 Parcels 171, 174, 178, 179) (MWS Project No. 17-SL-157), requested by Metro Water Services, applicant.	17 (Colby Sledge)
3/23/2018 9:02	4/4/2018 0:00	PLRECAPP	2018M-009EN-001	CITIVIEW AT 2305 KLINE AVENUE UNDERGROUND ENCROACHMENT	A request for an underground encroachment comprised of a concrete retaining wall, with a maximum height of 42 inches encroaching the public right-of-way on property located at 2305 Kline Avenue (Map 118-04 Parcel 286), requested by Civil Site Design Group, PLLC, applicant; Citiview I, LLC, owner.	17 (Colby Sledge)
3/6/2018 8:24	4/4/2018 0:00	PLRECAPP	2018M-034ES-001	EXPLORE COMMUNITY SCHOOL (MWS PROJECT NO. 17- WL-249, 18-SL-38)	A request for the abandonment of approximately 195 linear feet of 8-inch Sewer Main, 786 linear feet of 6-inch Water Main and to accept new 264 linear feet of 8-inch Water Main, Fire Hydrant and any associated easements (Map 093-04 Parcel 083) (MWS Project No. 17-WL-249 and 18-SL-38), requested by Metro Water Services, applicant.	06 (Brett Withers)

## SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
3/29/2017 14:23	3/14/2018 0:00	PLAPADMIN	2017S-108-001	STAYBRIDGE SUITES	A request for final plat approval to dedicate right of way and create easements on property located at 350 22nd Ave N, at the southeast corner of Charlotte Avenue and 22nd Ave N, zoned MUG-A (1.57 acres), requested by Ragan Smith, applicant; Pacific-35th & Peoria, LLC, owner.	21 (Ed Kindall)
6/29/2017 13:49	3/19/2018 0:00	PLAPADMIN	2017S-186-001	MAHESHBAI T. MASTER SUBDIVISION	A request for final plat approval to create two lots on property located at 110 Maplewood Trace, approximately 153 feet east of Dickerson Pike, zoned CS (1.48 acres), requested by B2L Land Surveyors, applicant; Yogi Motel, Inc., owner.	08 (Nancy VanReece)
2/1/2018 15:04	3/21/2018 0:00	PLAPADMIN	2018S-041-001	100 OCEOLA AVENUE	A request for final plat approval to create two lots on property located at 100 Oceola Avenue, southeast of the terminus of Demoss Road, zoned R6 (0.29 acres), requested by ASA Engineering and Consultants, Inc., applicant; Retire Early Properties, LLC and Tsunami Holdings, LLC, owners.	20 (Mary Carolyn Roberts)
12/19/2017 12:40	3/23/2018 0:00	PLAPADMIN	2016S-102-003	KEENELAND DOWNS PHASE 2	A request for final plat approval to create 74 lots on properties located at 3249 Hamilton Church Road, 6033 Mt. View Road and Mt. View Road (unnumbered), northeast of the terminus of Seabiscuit Drive, zoned RS10 (24.8 acres), requested by Crawford and Cummings, P.C., applicant; KDNS Ventures, LLC and David Pritchard, owners.	33 (Antoinette Lee)
1/10/2018 8:12	4/2/2018 0:00	PLAPADMIN	2018S-030-001	COWDEN SUBDIVISION NO. 3	A request for final plat approval to create two lots on property located at 6119 Neighborly Avenue, approximately 400 feet southwest of Marcia Avenue, zoned R6 (0.52 acres), requested by Q.S. Pulliam, RLS, applicant; Benedict Harrington et ux, owners.	20 (Mary Carolyn Roberts)
12/8/2017 12:04	4/3/2018 0:00	PLAPADMIN	2018S-015-001	ONECITY NASHVILLE RESUB OF LOT 8	A request for final plat approval to abandon the PUDE easement and slope easement on properties located at 4, 6 and 8 City Blvd, at the corner of City Blvd and City Place, zoned SP (6.83 acres), requested by Crawford & Cummings, PC, applicant; Nashcam, L.P. and Cambridge Nashville Med Center, L.P. and Nashcam, L.P. Et Al (DO), owners.	21 (Ed Kindall)
12/13/2017 11:45	4/3/2018 0:00	PLAPADMIN	2018S-024-001	HAMILTON RUN SUBDIVISION	A request for final plat approval to create 59 lots and open space for phase one of development on a portion of property located at 3665 Hamilton Church Road, approximately 565 feet east of Hobson Pike, zoned RS10 (17.80 acres), requested by Dale and Associates, applicant; Craighead Development, LLC, owner.	33 (Antoinette Lee)
3/21/2017 13:39	4/3/2018 0:00	PLAPADMIN	2017S-101-001	TULIP GROVE POINTE	A request for final plat approval to create 32 lots on property located at Tulip Grove Road (unnumbered),	12 (Steve Glover)

					south of the terminus of Bloomdale Trace, zoned RS7.5 (7.43 acres), requested by Anderson Delk Epps and Associates, applicant; Universal Builders, LLC, owner.	
6/1/2017 11:09	4/4/2018 0:00	PLAPADMIN	2017S-161-001	CARVELL PROPERTY	A request for final plat approval to create two lots on property located at 1704 Carvell Avenue, approximately 315 feet south of Southgate Avenue, zoned R6-A (0.34 acres), requested by Clint T. Elliott Surveyors, applicant; Robert A. O'Malley Revocable Trust, owner.	17 (Colby Sledge)
11/21/2017 14:54	4/4/2018 0:00	PLAPADMIN	2017S-076-002	DONELSON DOWNS DEVELOPMENT PLAN	A request for final site plan approval to create 46 lots on properties located at 2942, 2946 and 3000 Lebanon Pike and O Walcott Drive, approximately 150 feet west of Jenny Drive, zoned RS10 (approximately 16.84 acres), requested by Civil Site Design Group, PLLC, applicant; BMCH Tennessee, LLC, owner.	14 (Kevin Rhoten)
2/28/2018 9:50	4/4/2018 0:00	PLAPADMIN	2018S-057-001	WEST END ANNEX RESUB OF LOT 26	A request for final plat approval to create two lots on property located at 4113 Colorado Avenue, at the southeast corner of Colorado Avenue and 42nd Avenue North, zoned RS7.5 (0.37 acres), requested by Clint T. Elliott Surveying, applicant; Eddie Pittman Williams et ux, owners.	24 (Kathleen Murphy)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
3/22/18	Approved New	2018B-002-001	MATLOCK, 1ST REVISION
3/26/18	Approved Extension/Reduction	2016B-065-002	BELLEVUE STATION SUBDIVISION LOT 3
4/2/18	Approved Extension/Reduction	2017B-008-002	BURKITT VILLAGE PHASE 3
4/2/18	Approved Extension/Reduction	2017B-009-002	GENE SMITH PROPERTY
3/15/18	Approved Extensio	2008B-031-008	ABBINGTON PARK, PHASE 2, SECTION 1

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**Schedule**

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- A. Thursday, April 12, 2018- MPC Meeting; 4 pm, 2601 Bransford Ave., Metro Schools Board Room**
- B. Thursday, April 19, 2018- Special Called Meeting; 4 pm, 2565 Park Plaza, Centennial Park Boardroom**
- C. Thursday, April 26, 2018- MPC Meeting; 4 pm, 2601 Bransford Ave., Metro Schools Board Room**
- D. Thursday, May 10, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- E. Tuesday, May 15, 2018- MPC Work Session , 11:30 am, 800 2<sup>nd</sup> Ave S, Metro Office Building, Nashville Room**
- F. Thursday, May 24, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- G. Thursday, June 14, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- H. Thursday, June 28, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- I. Thursday, July 26, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- J. Thursday, August 9, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- K. Thursday, August 23, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- L. Thursday, September 13, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- M. Thursday, September 27, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**