



**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: January 16, 2020  
To: Metropolitan Nashville-Davidson County Planning Commissioners  
From: Lucy Kempf, Executive Director  
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: Adkins; Gobbell; Sims; Johnson; Murphy; Farr; Tibbs
  - b. Leaving Early:
  - c. Not Attending: Blackshear; Moore
2. Legal Representation – Quan Poole will be attending.

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**Administrative Approved Items and  
Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission**

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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 1/7/2020**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '20</b>
Specific Plans	5	1
PUDs	1	0
UDOs	1	0
Subdivisions	14	1
Mandatory Referrals	20	2
<b>Grand Total</b>	<b>41</b>	<b>4</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)
6/5/2019 11:42	12/9/2019 0:00	PLRECAPP	2015SP-036-003	MAPCO EXPRESS INC.	A request for final site plan approval for property located at 1500 Robinson Road, at the southeast corner of Merritt Street and Robinson Road (1.19 acres), to permit 4,582 square feet of automobile convenience, requested by Mapco Express, applicant; NTI Merritt Street LLC, et al, owner.	11 (Larry Hagar)
5/15/2019 11:07	12/13/2019 0:00	PLRECAPP	2007SP-014-003	PENNINGTON BEND MULTI-FAMILY	A request for final site plan approval for property located at Pennington Bend Road (unnumbered), on the west side of Pennington Bend Road, approximately 150 feet south of Valley Bend Drive, zoned SP (14.32 acres of approximately 129.14 total acres), to permit 296 multi-family residential units, requested by Catalyst Design Group, applicant; Park Holdings LLC, owner.	15 (Jeff Syracuse)
8/28/2019 11:31	12/27/2019 0:00	PLRECAPP	2018SP-077-002	NOVEL-EDGEHILL	A request for final site plan approval for properties located at 1113 Sigler Street and 801 12th Avenue South, at the northwest corner of 12th Avenue South and Hawkins Street, zoned SP (2.9 acres), to permit a mixed use development, requested by Kimley-Horn, applicant; Park Center, John Doulis, and Micheline Doulis, owners.	19 (Freddie O'Connell)
8/28/2019 11:43	12/30/2019 0:00	PLRECAPP	2019SP-024-002	523 27TH AVENUE	A request for final site plan approval for property located at 523 27th Avenue North, approximately 100 feet south of Torbett Street (0.20 acres), to permit four multi-family residential units, requested by Dale and Associates, applicant; BRG LLC, owner.	21 (Brandon Taylor)
1/29/2015 0:00	1/2/2020 0:00	PLRECAPP	2014SP-030-002	FLEETCO, INC. FINAL SITE PLAN	A request for final site plan approval for properties located at 3029 and 3035 Brick Church Pike, approximately 300 feet south of Ewing Drive, zoned SP (2.66 acres), to permit heavy equipment sales and service, requested by Dale and Associates, applicant; Trailer Rental Company, LLC, and Dale Broadrick, owners.	02 (Kyonzte Toombs)

### 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)
7/10/2019 11:10	12/6/2019 0:00	PLRECAPPR	2009UD-001-012	CHASE BANK LEBANON AND FAIRWAY	A request for final site plan approval for a portion of the Downtown Donelson Urban Design Overlay District for property located at 2400 Lebanon Pike, at the northeast corner of Fairway Drive and Lebanon Pike, zoned CL (0.94 acres), to permit a 3,028 square foot financial institution, requested by Kimley-Horn, applicant; HJL Properties, owner.	15 (Jeff Syracuse)

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
2/27/2018 14:29	12/26/2019 0:00	PLRECAPPR	67-85P-002	GREYCROFT/GREY BROOK	A request for final site plan approval for a Planned Unit Development Overlay District on properties located at 100 B Star Boulevard and Oaklynn Drive (unnumbered), northeast of the terminus of Oaklynn Drive, zoned RM9 (39.21 acres), to permit 151 multi-family residential units, requested by Dale and Associates, applicant; Graybrook Apartments Associates, L.P. and The Emanuel Schatten Testamentary Trust, owners.	10 (Zach Young)

### MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
12/2/2019 12:09	12/18/2019 0:00	PLRECAPPR	2020M-001AB-001	PORTION OF TILLMAN LANE RIGHT-OF-WAY AND EASEMENT ABANDONMENT	A request to abandon a portion of right-of-way and easement along Tillman Lane from Riverside Drive, west to the railroad (see sketch for details), requested by Blake Realty Investments, applicant.	06 (Brett Withers)
12/5/2019 14:56	12/18/2019 0:00	PLRECAPPR	2020M-001EN-001	2300 PATTERSON PEDESTRIAN BRIDGE	A request to permit aerial and underground encroachment into the public right-of-way to permit a pedestrian bridge to be built across Patterson Street to the south, connecting to a proposed parking garage (see sketch for details), requested by Catalyst Design Group and Metro Public Works, applicants; HCA Health Services of Tn. Inc., owner.	21 (Brandon Taylor)
12/5/2019 15:34	12/18/2019 0:00	PLRECAPPR	2020M-001ES-001	4918 B MICHIGAN AVENUE EASEMENTS	A request for the abandonment of easements rights located at 4918 B Michigan Avenue (see sketch for details). Easement rights were previously retained by Ordinance O77-710 (50th Avenue North right-of-way	20 (Mary Carolyn Roberts)

					abandonment), requested by Metro Water and Suburban Cowboys, applicants.	
12/5/2019 16:10	12/18/2019 0:00	PLRECAPP	2020M-002EN-001	OLE RED AT 300 BROADWAY AERIAL ENCROACHMENT	A request for an aerial encroachment into the public right-of-way at 300 Broadway, to permit one double-faced illuminated sign measuring 4 feet, 8 inches by 15 feet, 9 inches (see sketch for details), requested by Joslin and Son Signs, applicant.	19 (Freddie O'Connell)
12/6/2019 9:10	12/18/2019 0:00	PLRECAPP	2020M-003EN-001	HAMPTON SOCIAL AT 201 1ST AVENUE SOUTH AERIAL ENCROACHMENT	A request for an aerial encroachment into the public right-of-way at 201 1st Avenue South, to permit two projecting signs, the first measuring 5 feet by 2 feet, 2 inches and the second measuring 4 feet, 10 inches by 16 feet (see sketch for details), requested by Joslin and Son Signs, applicant.	19 (Freddie O'Connell)
12/6/2019 12:55	12/18/2019 0:00	PLRECAPP	2020M-005EN-001	5TH & BROADWAY UNDERGROUND ENCROACHMENT	A request for an underground encroachment into the public right-of-way at 500 Broadway, to permit tree grates, bollards, a DES ventilation shaft, trees, and structural soil (see sketch for details), requested by Gresham Smith and Associates, applicant.	19 (Freddie O'Connell)
12/6/2019 15:20	12/18/2019 0:00	PLRECAPP	2020M-006EN-001	710 DEMONBREUN UNDERGROUND ENCROACHMENT	A request for an underground encroachment into the public right-of-way at 710 Demonbreun Street, to permit a ventilation shaft and a landscape planter wall, (see sketch for details), requested by Civil Site Design Group, applicant.	19 (Freddie O'Connell)
12/6/2019 16:05	12/18/2019 0:00	PLRECAPP	2020M-002ES-001	FORMER ALLEY #160 EASEMENT RIGHTS	A request for the abandonment of easements rights located at 700 8th Avenue South and 701 7th Avenue South (see sketch for details). Easement rights were previously retained by Ordinance O70-193 (Alley#160 right-of-way abandonment), requested by Metro Water, applicants; Harmolio LLC, owners.	19 (Freddie O'Connell)
12/10/2019 8:44	12/19/2019 0:00	PLRECAPP	2020M-007EN-001	NASHVILLE B CYCLE UNDERGROUND ENCROACHMENT	A request for an underground encroachment into the public right-of-way at 200 B Lifeway Plaza, to permit a solar powered bike station with nine docks and up to nine bikes (see sketch for details), requested by Nashville B Cycle, applicant.	19 (Freddie O'Connell)
12/10/2019 13:12	12/19/2019 0:00	PLRECAPP	2020M-004ES-001	2608, 2610 AND 2612 CLIFTON AVE EASEMENTS	A request for the abandonment of approximately 103 linear feet of 8-inch sanitary sewer main, one sanitary sewer manhole and easements (see sketch for details) for the Nashville School for the Aerial Arts development (see associated pro. #19-SL-120).	21 (Brandon Taylor)
12/10/2019 14:27	12/19/2019 0:00	PLRECAPP	2020M-005ES-001	STATE STREET WOODFIELD EASEMENTS	A request for the abandonment of approximately 110 linear feet of 8-inch water main, 486 linear feet of 8-inch sanitary sewer main, 185 linear feet of 10-inch sanitary sewer main, 70 linear feet of 12-inch sanitary sewer main, three sanitary sewer manholes and easements and the acceptance of 114 linear feet of 8-inch water main (DIP), 479 linear feet of 10-inch sanitary sewer main (DIP), five sanitary sewer manholes, two possible water line	21 (Brandon Taylor)

					relocations, and easements (see sketch for details) to serve the State Street Woodfield Development (see associated proj. # 19-SL-156 and 19-WL-117).	
12/11/2019 10:34	12/20/2019 0:00	PLRECAPP	2020M-006ES- 001	CENTENNIAL ONCOLOGY AT 2300 PATTERSON STREET	A request for the abandonment of approximately 317 linear feet of 8-inch sanitary sewer main, two sanitary sewer manholes and easements and the acceptance of approximately 422 linear feet of 10-inch sanitary sewer main (PVC), four sanitary sewer manholes and easements (see sketch for details) to serve the Centennial Oncology MOB development (see associated proj. #19-SL-106).	21 (Brandon Taylor)
12/16/2019 8:47	12/20/2019 0:00	PLRECAPP	2020M-001AG- 001	TDOT RAILROAD REIMBURSEMENT 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 its Department of Public Works, for the reimbursement of railroad crossing safety improvements at Nolensville Pike (SR011), Railroad Crossing #348630J, State Project No: 19028-2243-94, Federal Project No: HSIP/STP-R-11(69), PIN 120129.00. (Proposal No. 2020M-001AG-001)	17 (Colby Sledge)
12/16/2019 11:33	12/20/2019 0:00	PLRECAPP	2020M-008ES- 001	3186 AND 3188 PARTHENON AVENUE EASEMENTS	A request for the abandonment of approximately 112 linear feet of 18-inch water main (DIP) and easement, and the acceptance of 88 linear feet of 18-inch water main and easement (DIP) (see sketch for details), to serve the 3188 Parthenon Development (see associated proj. # 19-WL-80).	21 (Brandon Taylor)
12/10/2019 9:06	12/20/2019 0:00	PLRECAPP	2020M-008EN- 001	HYATT HOUSE AT 535 5TH AVENUE SOUTH AERIAL ENCROACHMENT	A request for an aerial encroachment into the public right-of-way at 535 5th Avenue South, to permit one blade sign measuring 15 feet by 2 feet (see sketch for details), requested by Guy Dearman, applicant.	19 (Freddie O'Connell)
12/10/2019 10:29	12/20/2019 0:00	PLRECAPP	2020M-003ES- 001	1131 4TH AVENUE SOUTH EASEMENTS	A request for the abandonment of approximately 584 linear feet of 48-inch sanitary sewer main and easements, and the acceptance of approximately 939 linear feet of 48 -inch sanitary sewer main (RCP), nine sanitary sewer manholes and easements (see sketch for details) to serve the Nashville Warehouse development (see associated proj. # 19-SL-129).	17 (Colby Sledge)
12/13/2019 10:49	12/30/2019 0:00	PLRECAPP	2020M-007ES- 001	1018 ELM HILL PIKE EASEMENT ABANDONMENT	A request for the abandonment of public utility and drainage easements located at 1018 Elm Hill Pike (see sketch for details), recorded on the plat of Interstate Business Center, Section 2, Book 4660, Page 113, R.O.D.C., TN, and the plat of Elm Hill Business Center, Section 5, Book 5210, Page 26, R.O.D.C., TN.	19 (Freddie O'Connell)
12/6/2019 9:34	12/31/2019 0:00	PLRECAPP	2020M-004EN- 001	GREEN HILLS MALL UNDERGROUND ENCROACHMENT	A request for an underground encroachment into the public right-of-way at 2130 Abbott Martin Road, to permit a cable rail structure (see sketch for details), requested by Barge Design Solutions, applicant.	25 (Russ Pulley)

12/26/2019 9:37	1/6/2020 0:00	PLRECAPP	2020M-009ES-001	COBBLESTONE LANDING PHASE 2B	A request for the acceptance of approximately 70 linear feet of 4-inch water main (DIP) to serve the Cobblestone Landing Phase 2B Development. The proposed water main will be constructed entirely within public right-of-way of Silver Oaks Court (see sketch for details). Requested by Civil Site Design Group and Metro Water Services (see associated proj. # 19-WL-127).	12 (Erin Evans)
5/7/2019 10:26	1/6/2020 0:00	PLRECAPP	2019M-001OT-001	REDEVELOPMENT PLANS - COLLECTIVE AMENDMENT	A request for an ordinance approving Amendment No. 6 to the Arts Center Redevelopment Plan, Amendment No. 1 to the Bordeaux Redevelopment Plan, Amendment No. 11 to the Capitol Mall Redevelopment Plan, Amendment No. 1 to the Cayce Place Redevelopment Plan, Amendment No. 1 to the Central State Redevelopment Plan, Amendment No. 2 to the East Bank Redevelopment Plan, Amendment No. 4 to the Five Points Redevelopment Plan, Amendment No. 2 to the Jefferson Street Redevelopment Plan, Amendment No. 6 to the Phillips-Jackson Redevelopment Plan, Amendment No. 8 to the Rutledge Hill Redevelopment Plan, and Amendment No. 1 to the Skyline Redevelopment Plan. (Proposal No. 2019M-001OT-001)	01 (Jonathan Hall), 05 (Sean Parker), 06 (Brett Withers), 13 (Russ Bradford), 19 (Freddie O'Connell), 21 (Brandon Taylor), 29 (Delishia Porterfield)

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
9/30/2019 10:28	12/4/2019 0:00	PLAPADMIN	2019S-214-001	VOORHEES ASSEMBLAGE	A request for final plat approval to create two lots on property located at 700 8th Avenue South, approximately 365 feet south of Gleaves Street, zoned DTC (0.9 acres), requested by Cherry Land Surveying, applicant; Harmolio LLC, owner.	19 (Freddie O'Connell)
10/2/2019 12:25	12/4/2019 0:00	PLAPADMIN	2019S-226-001	PARMA HEIGHTS	A request to amend a previously recorded plat to reduce street the setback on property located at 3313 Colby Drive, approximately 320 feet northwest of Briggs Avenue, zoned RS10 (0.37 acres), requested by Brian Stringer, applicant and owner.	16 (Ginny Welsch)
8/28/2019 11:26	12/7/2019 0:00	PLAPADMIN	2019S-191-001	THE FLATS AT HICKORY WOODS	A request for final plat approval to shift parcel lines to create six lots and dedicate easements on properties located at 4203, 4207, 4211, 4219, and 4227 Murfreesboro Pike and Murfreesboro Pike (unnumbered), approximately 800 feet south of Hurricane Creek Blvd, zoned SP and within the Murfreesboro Pike Urban Design Overlay District (11.89 acres), requested by Donaldson Garrett & Associates Inc., applicant; various property owners.	33 (Antoinette Lee)
9/5/2018 14:56	12/9/2019 0:00	PLAPADMIN	2018S-175-001	SOUTHEAST STATION II	A request for final plat approval to consolidate three parcels into one lot on properties located at 522, 524, and 526 Southgate Avenue,	17 (Colby Sledge)

					approximately 230 feet west of Allison Place, zoned SP-R (1.02 acres), requested by Crawford and Cummings, applicant; Southgate Partners, LLC., owner.	
7/9/2019 14:48	12/10/2019 0:00	PLRECAPP	2003S-136-002	SECOND ADDITION TO SUGAR VALLEY	A request for final site plan approval to create five single family residential lots on property located at Culbertson Road (unnumbered), at the current terminus of Blake Drive, zoned RS10 and AR2a (3.27 acres), requested by Anderson, Delk, Epps and Associates, applicant; SAF Properties LLC, owner.	31 (John Rutherford)
11/5/2019 11:19	12/10/2019 0:00	PLAPADMIN	2020S-003-001	BURKITT COMMONS PHASE 2	A request for final plat approval to remove a utility and drainage easement on a portion of properties located at 151 Burkitt Commons Avenue, 223, 225 and 229 Muir Avenue, and 1000, 1008, 1010, 1012, 1014, 1016, 1020 and 1024 Vida Way, approximately 320 feet east of Nolensville Pike, zoned SP (0.37 acres), requested by H and H Land Surveying Inc., applicant; Regent Homes, owner.	31 (John Rutherford)
9/30/2019 8:54	12/30/2019 0:00	PLAPADMIN	2019S-213-001	FIRST REVISION LOT 7 AND 8, BLOCK A, CLAIRMONT	A request for final plat approval to shift lot lines for properties located at 1578 and 1514 Woodmont Boulevard, approximately 225 feet east of Belmont Boulevard, zoned RS10 and R10 (0.71 acres), requested by Daniels and Associates, Inc., applicant; Ashley and Phillip Hutcheson, owners.	25 (Russ Pulley)
3/26/2019 13:42	12/30/2019 0:00	PLAPADMIN	2019S-079-001	FINAL SUBDIVISION PLAT (CONSOLIDATION) LOTS 5 & 6, SECTION 65, EDGEHILL ESTATES	A request for final plat approval to consolidate two lots into one lot for properties located at 805 and 809 Division Street, approximately 270 feet west of 8th Avenue South, zoned DTC (2.4 acres), requested by Daniels and Associates, Inc., applicant; Crunk Connected Products, LLC, owner.	19 (Freddie O'Connell)
6/25/2019 14:00	12/30/2019 0:00	PLAPADMIN	2019S-137-001	PARKHAVEN COMMUNITIES	A request for final plat approval to create 111 lots on a portion of property located at 2040 Hickory Hill Lane, at the current terminus of Hickory Hill Lane, zoned SP (158.69 acres) requested by JTA Land Surveying, applicant; Binns Farm Land Company LLC, owner.	14 (Kevin Rhoten)
7/5/2019 10:46	12/30/2019 0:00	PLAPADMIN	2019S-146-001	RESUBDIVISION PLAT OF BLOCK B- 1 OF HADLEY'S BEND CITY	A request for final plat approval to consolidate twelve lots into three lots for property located at 311 Capital Street, approximately 142 feet west of Hadleys Bend Boulevard, zoned R8 (1.20 acres), requested by W.T. Smith, applicant; Percy Sanders Et. Al, owners.	11 (Larry Hagar)
10/16/2019 11:06	12/30/2019 0:00	PLAPADMIN	2019S-230-001	HAYWOOD HILLS BAPTIST CHURCH	A request for final plat approval to consolidate three parcels into two lots on properties located at 255 Haywood Lane, 274 Locustwood Drive, and West Valley Drive (unnumbered), at the southwest corner of Haywood Lane and West Valley Drive, zoned RS10 (4.34 acres), requested by Wamble and Associates, applicant; Haywood Hills Baptist	30 (Sandra Sepulveda)

					Church, owner.	
10/30/2019 11:42	12/30/2019 0:00	PLAPADMIN	2019S-242-001	COMMUNITY OF CHRIST SUBDIVISION	A request for final plat approval to create two lots on properties located at 1363 Pleasant Hill Road and 3220 Bell Road, approximately 400 feet south of Priest Woods Drive, zoned R15 (11.4 acres), requested by Ragan Smith Associates, Inc., applicant; Reorganized Church of Jesus Christ of Latter Day Saints and Stephen Jones, owners.	13 (Russ Bradford)
12/13/2017 10:16	12/31/2019 0:00	PLAPADMIN	2018S-018-001	CRIMINAL JUSTICE CENTER CONSOLIDATION PLAT	A request for final plat approval to consolidate two parcels into one and to abandon an alley on property located at 415 2nd Avenue North, at the southwest corner of 2nd Avenue North and Gay Street, zoned DTC (3.65 acres), requested by Stantec, applicant; Metro Government, owner.	19 (Freddie O'Connell)
10/2/2019 11:24	1/6/2020 0:00	PLAPADMIN	2019S-223-001	FINAL PLAT RE- SUBDIVISION OF LOT #15 ON THE MAP OF T.W. CRUTHER'S SUBDIVISION OF TRINITY HEIGHTS	A request for final plat approval to create two lots on property located at 343 Edwin Street, approximately 100 feet west of Lischey Avenue, zoned R6-A (0.38 acres), requested by Clint T. Elliott Survey, applicant; John Denney, Wendy Denney, and Elaine Bean, owners.	05 (Sean Parker)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
12/11/19	Approved New	2019B-039-001	AMQUI PLACE SECTION 3
12/23/19	Approved New	2019B-046-001	CAMERON PARK
12/10/19	Approved Reduction	2018B-005-003	HAMILTON RUN SUBDIVISION
1/7/20	Approved Extension/Reduction	2018B-008-002	CARRINGTON PLACE PHASE 5
12/9/19	Approved Replacement	2019B-043-002	AUTUMN OAKS PHASES FIVE AND SIX
12/19/19	Approved Extension	2013B-015-010	THE RESERVE AT STONE HALL, PHASE 1, SECTION 2B
12/17/19	Approved Extension	2014B-036-007	THE RESERVE AT STONE HALL, PHASE 1, SECTION 2D

### Schedule

- A. **Thursday, January 16, 2020- [MPC Meeting](#)**; 4 pm, 2601 Bransford Ave, MNPS, Board Room
- B. **Thursday, February 13, 2020- [MPC Meeting](#)**; 4 pm, 2601 Bransford Ave, MNPS, Board Room
- C. **Thursday, February 27, 2020- [MPC Meeting](#)**; 4 pm, 2601 Bransford Ave, MNPS, Board Room
- D. **Thursday, March 12, 2020- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, March 26, 2020- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center