



**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 13, 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: Johnson; Gobbell; Haynes; Adkins; Sims; Moore
  - b. Leaving Early: Tibbs (7p); Farr (8p)
  - c. Not Attending: Blackshear
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 2/6/2020**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '20</b>
Specific Plans	9	10
PUDs	0	0
UDOs	0	0
Subdivisions	10	12
Mandatory Referrals	7	9
<b>Grand Total</b>	<b>26</b>	<b>31</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)
7/10/2019 11:34	1/8/2020 0:00	PLRECAPP	2018SP-065-002	4110 CHARLOTTE AVENUE	A request for final site plan approval for property located at 4110 Charlotte Avenue, at the northeast corner of Charlotte Avenue and 42nd Avenue North, zoned SP (1.41 acres), to permit a mixed use office building, requested by Ragan Smith Associates, applicant; 4110 Charlotte Investors LLC, owner.	24 (Kathleen Murphy)
7/10/2019 11:46	1/10/2020 0:00	PLRECAPP	2006SP-081-006	DAVENPORT DOWNS FINAL SP - PHASE 2, REVISION 1	A request for final site plan approval for a portions of properties located at 4358 Maxwell Road and Maxwell Road (unnumbered), at the current terminus of Lake Maxwell Drive, zoned SP (13.99 acres), to permit 38 single family residential lots and a clubhouse, requested by Civil Site Design Group, applicant; AMH Davenport Development TRS LLC, owner.	33 (Antoinette Lee)
12/12/2018 11:37	1/14/2020 0:00	PLRECAPP	2018SP-053-002	HAMILTON AVENUE TOWNHOMES	A request for final site plan approval to permit 37 multi-family residential units for properties located at 630, 634, 638, and 640 Hamilton Avenue, at the northwest corner of Hagan Street and Hamilton Avenue, zoned SP (1.91 acres), requested by Catalist Design Group, applicant; RSD Hamilton Avenue, LLC, owner.	17 (Colby Sledge)
2/28/2018 11:28	1/15/2020 0:00	PLRECAPP	2006SP-181-002	EVERGREEN PHASE 1	A request for final site plan approval on a portion of properties located at Old Hickory Boulevard (unnumbered) and 13880 Old Hickory Boulevard, south of the terminus of Haskell Drive, zoned SP-MR (18.2 acres), to permit 71 lots, requested by Dale and Associates, applicant; Evergreen Hills, G.P., owner.	31 (John Rutherford)
3/27/2019 7:50	1/15/2020 0:00	PLRECAPP	2006SP-181-003	EVERGREEN HILLS PHASES 7 AND 8	A request for final site plan approval on a portion of property located at Old Hickory Boulevard (unnumbered), approximately 100 feet northwest of Legacy Drive, zoned SP-MR (28.26 acres), to permit 94 single family residential lots, requested by Anderson, Delk, Epps, and Associates, applicant; Evergreen Hills G.P., owner.	31 (John Rutherford)
10/31/2018 11:21	1/24/2020 0:00	PLRECAPP	2017SP-023-002	Burkitt Ridge	A request for final site plan approval on a portion of property located at Burkitt Road (unnumbered), north of the terminus of Westcott Lane (25.64 acres), to permit a maximum of 17,000 square feet of commercial use, 7 live work units and 385 multi-family residential units, requested by Anderson Delk Epps & Associates, applicant; McGowan Family Limited Partnership, owner.	31 (John Rutherford)

7/10/2019 11:39	1/27/2020 0:00	PLRECAPP	2017SP-095-003	THE MOORE OFFICE BUILDING	A request for a final site plan approval for property located at 827 19th Avenue South, at the northwest corner of Chet Atkins Place and 19th Avenue South (0.76 acres), to permit a mixed use development, requested by Ragan-Smith and Associates, applicant; 19th Avenue Land Partners, LLC, owner.	19 (Freddie O'Connell)
10/2/2019 11:53	1/30/2020 0:00	PLRECAPP	2017SP-022-003	HILL CENTER GREENWOOD TOWN HOMES	A request for final site plan approval for properties located at 1100 B Greenwood Avenue and 1107 C Sharpe Avenue, approximately 540 feet west of North 14th Street, zoned SP and partially within the Gallatin Pike Urban Design Overlay District (0.72 acres), to permit 14 multi-family residential units, requested by Barge Cauthen and Associates, applicant; H.G. Hill Realty Company, owner.	06 (Brett Withers)
5/3/2019 11:26	2/5/2020 0:00	PLRECAPP	2016SP-029-002	APARTMENT CONCEPTS	A request for final site plan approval on properties located at 1636 Lebanon Pike and Lebanon Pike (unnumbered), approximately 115 feet west of the terminus of Lawncrest Drive, zoned SP (3.88 acres), to permit 36 multi-family residential units, requested by Murray D. Shanklin, applicant; Robert Berard, owner.	15 (Jeff Syracuse)

**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)
NONE					

**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)	
1/13/2020 14:15	1/21/2020 0:00	PLRECAPP	2020M-002AG-001	ROYAL AND WORTH PARTICIPATION AGREEMENT	A request for an ordinance authorizing the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, to provide public water service improvements for Arty, LLC proposed	08 (Nancy VanReece)

					development, as well as other existing properties in the area (MWS Project No. 19-WL-39 and Proposal No. 2020M-002AG-001).	
1/16/2020 8:40	1/24/2020 0:00	PLRECAPP	2020M-010ES-001	FENTRESS ESTATES EASEMENTS	A request for the acceptance of approximately 690 linear feet of 8-inch sanitary sewer main and two sanitary sewer manholes (see sketch for details) for the Fentress Estates Development (see associated proj. #19-SL-221).	34 (Angie Henderson)
1/17/2020 14:23	1/24/2020 0:00	PLRECAPP	2020M-004AG-001	TDOT BLUE TOAD 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 signal maintenance for I-440 Traffic Operational Deployment of Blue Toad Spectra Power over Ethernet (PoE) Data Collection Devices, State No. 99111-4604-04; PIN 125652.00 (Prop. No. 2020M-004AG-001)	18 (Tom Cash), 20 (Mary Carolyn Roberts), 24 (Kathleen Murphy), 16 (Ginny Welsch), 17 (Colby Sledge), 21 (Brandon Taylor), 25 (Russ Pulley), 26 (Courtney Johnston), 34 (Angie Henderson), 30 (Sandra Se
1/15/2020 8:41	1/24/2020 0:00	PLRECAPP	2020M-003AG-001	TDOT ANDREW JACKSON RAILROAD CROSSING 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 Andrew Jackson Parkway (03287), Railroad Crossing #348692G, State Project No: 19960-2568-94, Federal Project No: HSIP-R-3287(10), PIN 127634.00. (Proposal No. 2020M-003AG-001)	12 (Erin Evans)
1/13/2020 15:30	1/29/2020 0:00	PLRECAPP	2020M-003AB-001	COLLINS PARK DRIVE RIGHT-OF- WAY ABANDONMENT	A request for the abandonment of a portion of Collins Park Drive right-of-way, curving into 510 Collins Park Drive, easement rights to be maintained (see sketch for details), requested by Nanu Patel, owner and applicant.	32 (Joy Styles)
1/22/2020 12:38	2/4/2020 0:00	PLRECAPP	2020M-002PR-001	128 LIFEWAY PLAZA AND 1008 DR. MARTIN LUTHER KING JR. BOULEVARD PROPERTY ACQUISITION	A request for an ordinance approving and authorizing the Director of Public Property Administration, or his designee, to accept a donation of real property located at 128 Lifeway Plaza (Parcel ID 09301009800) and 1008 Dr. Martin Luther King Jr. Boulevard (Parcel ID 09305020300) for use as part of the parks system (Proposal No. 2020M-002PR-001).	19 (Freddie O'Connell)
1/23/2020 15:05	2/4/2020 0:00	PLRECAPP	2020M-006AB-001	PORTION OF ALLEY #2005 RIGHT-OF-WAY ABANDONMENT	A request to abandon a portion of right-of-way along Alley #2005 from the dead end south of Fern Avenue to the dead end north of Fern Avenue (see sketch for details), easement rights to be retained, requested by Shawn O'Malley, applicant.	02 (Kyonzté Toombs)

## SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
7/31/2019 11:31	1/8/2020 0:00	PLAPADMIN	2019S-169-001	HERITAGE LANDING - PHASE 1	A request for final plat approval to create 94 lots on property located at Hickory Woods Drive (unnumbered), at the current terminus of Hickory Woods Drive, zoned RS10 (35.27 acres), requested by Gresham Smith, applicant; D.R. Horton, Inc., owner.	33 (Antoinette Lee)
10/29/2019 9:39	1/14/2020 0:00	PLAPADMIN	2019S-237-001	KIRKPATRICK PARK RESUBDIVISION OF LOT 2	A request for final plat approval to create two lots on property located 998 Sevier Street, at the southern corner of Heights Drive and South 9th Street, zoned SP and within the Cayce Redevelopment Overlay District (3.94 acres), requested by Civic Engineering and IT, Inc., applicant; Metropolitan Board of Parks and Recreation, owner.	06 (Brett Withers)
11/6/2019 8:23	1/14/2020 0:00	PLAPADMIN	2020S-004-001	FINAL PLAT - REVISION OF LOT 7 OF THE RESUBDIVISION OF LOTS 4, 7, 9 AND OPEN SPACE ONE CITY NASHVILLE	A request for final plat approval to abandon a utility easement on property located at 7 City Place, at the southwest corner of City Boulevard and City Place, zoned SP (1.63 acres), requested by Crawford and Cummings, applicant; Nashcam L.P., owner.	21 (Brandon Taylor)
11/7/2019 10:38	1/15/2020 0:00	PLAPADMIN	2020S-005-001	FINAL PLAT RESUBDIVISION OF THE NORTHERLY 50 FEET OF LOTS 8 AND 17 OF GEORGIA INDUSTRIAL REALTY COMPANY'S NORTH NASHVILL	A request for final plat approval to create two lots on properties located at 1527 23rd Avenue North and 1604 24th Avenue North, approximately 35 feet south of Formosa Street, zoned RS5 (048 acres), requested by Clint T. Elliott Survey, applicant; Westport Development and Associates Inc., owner.	21 (Brandon Taylor)
11/26/2019 15:13	1/22/2020 0:00	PLAPADMIN	2020S-011-001	ESTES' SUBDIVISION	A request for final plat approval to create two lots and shift property lines on properties located at 1512 East Stewarts Lane and Elizabeth Road (unnumbered), approximately 100 feet north of the terminus of East Stewarts Lane, zoned RS10 (1.93 acres), requested by H and H Land Surveying, applicant; Gus Richards, owner.	02 (Kyonzté Toombs)
3/6/2019 9:05	1/22/2020 0:00	PLRECAPP	2018S-058-002	ALICE STREET SUBDIVISION	A request for final site plan approval to create nine lots, including two duplex lots, for a total of eleven units, and to dedicate right-of-way for properties located at 1014 C and 1014 D West Trinity Lane, 1028, 1028 B and 1030 Alice Street, 948 and 948 B Youngs Lane, Youngs Lane (unnumbered), and West Trinity Lane (unnumbered), at the terminus of Alice Street, zoned R8 (6.16 acres), requested by CSDG, applicant; D and M Development, LLC, and O.I.C. Homes at 1030 Alice Street, owners.	02 (Kyonzté Toombs)
6/5/2019 12:38	1/22/2020 0:00	PLAPADMIN	2019S-130-001	MARCOR SUBDIVISION	A request for final plat approval to create two lots on property located at 651 Old Hickory Boulevard,	22 (Gloria Hausser)

					approximately 630 feet south of Charlotte Pike, zoned CS (2.32 acres), requested by Southern Precision, applicant; Marcor Properties, owner.	
2/28/2018 12:34	1/24/2020 0:00	PLAPADMIN	2018S-062-001	CENTURY FARMS RESUB OF LOT 2	A request for final plat approval to create 7 lots and dedicate right-of-way on properties located at 5430, 5438, 5446, 5448 Cane Ridge Road, Cane Ridge Road (unnumbered) and 3135 Old Franklin Road, at the northeast corner of Old Franklin Road and Cane Ridge Road, zoned SP-MU (264.98 acres), requested by Barge Design Solutions, Inc., applicant; Century Farms, LLC, owner.	32 (Joy Styles)
8/12/2019 9:12	1/28/2020 0:00	PLAPADMIN	2019S-176-001	BUFFALO 2 LOT SUBDIVISION	A request for final plat approval to consolidate three lots into two lots for properties located at 7892, 7900, and 7904 Buffalo Road, approximately 700 feet west of Fire Tower Road, zoned AR2a and R80 (5.45 acres), requested by Southern Precision, applicant; William Orton, Rocky Hendrickson, and Steve Archey, owners.	35 (Dave Rosenberg)
1/15/2020 11:26	2/4/2020 0:00	PLAPADMIN	2020S-040-001	LOT 1 OF GAMMON DRIVE	A request amend a plat to remove a note limiting the lot to only single-family, for properties located at 1809, 1811 and 1811 B Golf Club Road, approximately 140 feet north of Old Hickory Boulevard, zoned R15 (0.45 acres), requested by Harrah and Associates, applicant; Tennessee Regional Holding LLC, owner.	11 (Larry Hagar)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
1/22/20	Approved Extension	2014B-025-006	VOCE, PHASE 1A
1/17/20	Approved Reduction	2016B-026-004	BURKITT SPRINGS, PHASE 3
1/13/20	Approved New	2019B-048-001	HERITAGE LANDING - PHASE 1
1/22/20	Approved Extension/Increase	2018B-011-003	TULIP GROVE POINTE SECTION FIVE
1/8/20	Approved Reduction	2019B-031-002	CLOVER GLEN, PHASE 1B
1/28/20	Approved New	2019B-057-001	SOUTHGATE STATION II
1/24/20	Approved New	2020B-002-001	CENTURY FARMS RESUB OF LOT 2
1/21/2020	Approved Release	2017B-052-002	PLAN OF OWEN'S BUENA VISTA LOTS RESUB OF PART OF LOTS 16, 17, AND 18

## Schedule

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