



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: March 26, 2020
To: Metropolitan Nashville-Davidson County Planning Commissioners
From: Lucy Kempf, 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:
 - b. Leaving Early:
 - c. Not Attending: Blackshear; Sims
2. Legal Representation – Quan Poole 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 3/19/2020**.

APPROVALS	# of Applics	# of Applics '20
Specific Plans	5	16
PUDs	0	0
UDOs	1	1
Subdivisions	4	20
Mandatory Referrals	17	39
Grand Total	27	76

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)
7/29/2019 7:38	3/6/2020 0:00	PLRECAPP	2015SP-016-002	VANDERBILT UNIVERSITY - GRADUATE STUDENT HOUSING	A request for final site plan approval on properties located at 115 Lyle Avenue, 116 and 118 20th Avenue South, and 1912, 1918 and 1922 Broadway, at the northeast corner of 20th Avenue South and Broadway, zoned SP and MUI-A (1.89 acres), to permit a mixed use development, requested by S&ME Inc., applicant; Vanderbilt University, owner.	19 (Freddie O'Connell)
5/1/2019 11:23	3/9/2020 0:00	PLRECAPP	2018SP-083-002	THE 808 AT SKYLINE RIDGE (FINAL)	A request for final site plan approval for properties located at 808 and 820 Skyline Ridge Drive, north of the terminus of Skyline Memorial Court (14.75 acres), to permit a mixed use development, requested by Catalyst Design Group, applicant; John R. Sherrod, III and Timothy J. and Melissa P. McKay, owners.	08 (Nancy VanReece)
10/2/2019 11:11	3/9/2020 0:00	PLRECAPP	2019SP-026-002	VERNON AVENUE SP	A request final site plan approval for properties located at 649 Vernon Avenue and Vernon Avenue (unnumbered), approximately 275 feet north of Nashua Avenue, zoned SP (4.25 acres), to permit 55 multi-family residential units, requested by S and H Group, applicant; Al Barish, owner.	20 (Mary Carolyn Roberts)
11/22/2019 10:13	3/10/2020 0:00	PLRECAPP	2008SP-023-001	BAKERTOWN SPECIFIC PLAN	A request for final site plan approval for property located at 1409 Antioch Pike, at the southeast corner of Ezell Road and Antioch Pike, zoned SP (1.34 acres), to permit a 5,840 square foot civic building, requested by Fulmer Engineering, applicant; Tennessee Immigrant and Refugee Rights Coalition, owner.	28 (Tanaka Vercher)
8/28/2019 11:12	3/13/2020 0:00	PLRECAPP	2019SP-025-002	BROADSTONE NATIONS	A request for final site plan approval for properties located at 4717 and 4801 Centennial Boulevard, at the southeast corner of 49th Avenue North and Centennial Boulevard (6.32 acres), to permit up to 343 multi-family residential units and up to 10,000 square feet of retail space, requested by Catalyst Design Group, applicant; Humphreys County Properties, LLC., 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)
9/11/2019 10:35	2/20/2020 0:00	PLRECAPP	2005UD-001-003	HARDING TOWN CENTER	A request for final site plan approval for property located at 4317 Harding Pike, at the southern corner of Harding Pike and Ridgefield Way, zoned CS and within the Harding / White Bridge Urban Design Overlay District (0.41 acres), to permit 3,000 square feet of financial institution use, requested by Kimley-Horn and Associates Inc, applicant; 4317 Harding Road LLC, owner.	24 (Kathleen Murphy)

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)
2+E28+A37: G42+A37:G4 3+A37+A37: G39	2/21/2020 0:00	PLRECAPP	2020M-014ES-001	CHASE BELLE MEADE EASEMENTS	A request for the abandonment of approximately 97 linear feet of 8-inch sanitary sewer main and easements and acceptance of approximately 109 linear feet of 8-inch sanitary sewer main (DIP), two sanitary sewer manholes, approximately 50 linear feet of 6-inch water main (DIP), a fire hydrant assembly and any associated easements (see sketch for details) for the Chase Belle Meade Development (see associated Proj. # 19-SL-201 and 20-WL-17).	24 (Kathleen Murphy)
2/12/2020 10:06	2/21/2020 0:00	PLRECAPP	2020M-015ES-001	804 4TH AVENUE SOUTH EASEMENT RIGHTS	A request for the abandonment of easement rights which were previously retained in Council Bill 70-1071, abandonment of a portion of Alley 147 (see sketch for details), requested Thomas & Hutton, Metro Water Services, applicants; Greensboro I, owner.	19 (Freddie O'Connell)
2/14/2020 8:24	2/21/2020 0:00	PLRECAPP	2020M-016ES-001	HERITAGE LANDING PHASE 2	A request for the abandonment of approximately 1,008 linear feet of 6-inch sanitary sewer force main, 1,197 linear feet of 6-inch sanitary sewer force main, five sanitary sewer manholes, and easements and the acceptance of approximately 2,976 linear feet of 8-inch sanitary sewer main (PVC), 671 linear feet of 10-	33 (Antoinette Lee)

					inch sanitary sewer main (PVC), 321 linear feet of 8-inch sanitary sewer main (DIP), 976 linear feet of 6-inch sanitary sewer force main (PVC), 25 sanitary sewer manholes, 3,490 linear feet of 8-inch water main (DIP), six fire hydrant assemblies, and easements (see sketch for details) to serve the Heritage Landing Phase 2 development (associated proj. # 19-SL-178 and 19-WL-78).	
2/14/2020 8:30	2/21/2020 0:00	PLRECAPP	2019M-050ES-002	VANDERBILT GRADUATE HOUSING (AMEND)	A request for a resolution to amend Council Bill BL20 19-173 7 and Proposal No. 20 19M-050ES-00 1 by adding a parcel and amending the sewer mains, manholes, and easements to be abandoned and accepted to serve the Vanderbilt Student Housing project (see sketch for details).	19 (Freddie O'Connell)
2/20/2020 15:02	2/28/2020 0:00	PLRECAPP	2020M-003PR-001	PROPERTY SURPLUS FOR AFFORDABLE HOUSING	A request for a resolution declaring surplus and authorizing the conveyance of real property to certain nonprofit organizations, and authorizing grants not exceeding \$5,000,000.00 from the Barnes Fund for Affordable Housing to certain nonprofit organizations selected for the express purpose of constructing and rehabilitating affordable or workforce housing. (Proposal No. 2020M-003PR-001)	02 (Kyonzté Toombs); 05 (Sean Parker); 06 (Brett Withers); 17 (Colby Sledge); 21 (Brandon Taylor)
2/21/2020 9:21	3/2/2020 0:00	PLRECAPP	2020M-005AG-001	CITY ROAD CHAPEL LEASE AND LEGISLATION	A request for an ordinance approving a lease agreement between the Metropolitan Government of Nashville and Davidson County and City Road Chapel United Methodist Church for office space at 701 Gallatin Road S., Madison, Tennessee 37115 (Proposal No. 2020M-005AG-001).	07 (Emily Benedict)
2/18/2020 15:46	3/2/2020 0:00	PLRECAPP	2020M-017ES-001	1212 9TH AVENUE NORTH DEVELOPMENT	A request for the abandonment of 180 linear feet of 18-inch brick sanitary sewer main and the acceptance of 180 linear feet of 18-inch sanitary sewer main (RCP), 169 linear feet of 24-inch sanitary sewer main (RCP), 3 sanitary sewer manholes and easements (see sketch for details), to serve the 1212 9th Ave North development (see associated proj. # 20-SL-03).	19 (Freddie O'Connell)
2/25/2020 12:06	3/6/2020 0:00	PLRECAPP	2020M-019ES-001	4095 NOLENSVILLE PIKE (REVISION #4) EASEMENTS	A request for the acceptance of approximately 647 linear feet of 8-inch sanitary sewer main (PVC), 17 linear feet of 8-inch sanitary sewer main (DIP), six sanitary sewer manholes, and easements (see sketch for details) for the 4095 Nolensville Pike Revision #4 Development (see proj. #16-SL-130).	26 (Courtney Johnston)
2/27/2020 11:03	3/6/2020 0:00	PLRECAPP	2020M-004PR-001	DUE WEST TOWERS LEASE AMENDMENT	A request for a resolution to approve the First Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and Due West Towers, LLC for office space located at 610 West Due West Avenue, Madison, Tennessee 37115 (Proposal No 2020M-004PR-001).	08 (Nancy VanReece)
2/27/2020 11:05	3/6/2020 0:00	PLRECAPP	2020M-020ES-001	TIMBER TRAILS PHASE 2 EASEMENTS	A request for the acceptance of approximately 126 linear feet of 8-inch sanitary sewer main (DIP), 974 linear feet of 8-inch sanitary sewer main (PVC), eight sanitary sewer manholes, 707	33 (Antoinette Lee)

					linear feet of 8-inch water main (DIP), 153 linear feet of 6-inch water main (DIP), 573 linear feet of 4-inch water main (DIP), two fire hydrant assemblies, and easements (see sketch) to serve the Timber Trails Phase 2 development (associated proj. #18-SL-214 & 18-WL-159).	
2/28/2020 14:02	3/6/2020 0:00	PLRECAPP	2020M-021ES-001	ACKERMAN COURT STORMWATER IMPROVEMENT PROJECT	A request for the acquisition of permanent and temporary easements on various properties along Gray Bar Lane and Grandview Drive, from Granny White Pike, eastward to approximately 400 feet east of Lealand Lane, (see sketch for details) which are needed to construct Project 20-SWC-215, Ackerman Court Storm Water Improvement Project. Easements are to be acquired through negotiations and acceptance in order to complete this project.	25 (Russ Pulley)
2/28/2020 15:10	3/6/2020 0:00	PLRECAPP	2020M-022ES-001	SOUTHGATE STATION PHASE 2	A request for the acceptance of approximately 155 linear feet of 6-inch water main (DIP), approximately 302 linear feet of 8-inch sanitary sewer main (DIP), two sanitary sewer manholes and easements, (see sketch for details) for the Southgate Station Phase 2 Development (MWS proj. #17-SL-117 and 17-WL-98).	17 (Colby Sledge)
2/28/2020 15:34	3/6/2020 0:00	PLRECAPP	2020M-023ES-001	SOUTHPOINT PHASE 2 EASEMENTS	A request for the acceptance of approximately 139 linear feet of 4-inch water main (DIP), and 1,118 linear feet of 8-inch water main (DIP) and approximately 1,165 linear feet of 8-inch sanitary sewer main (PVC), eight sanitary sewer manholes, a fire hydrant assembly and easements (see sketch for details), for the Southpoint Phase 2 Development (MWS proj. #18-SL-103 and 18-WL-97).	31 (John Rutherford)
2/25/2020 11:13	3/9/2020 0:00	PLRECAPP	2020M-023EN-001	THE WHISKEY SHOT AT 209 PRINTERS ALLEY AERIAL ENCROACHMENT	A request for an aerial encroachment into the public right-of-way at 209 Printers Alley, to permit a double-faced illuminated blade sign measuring 60 inches by 7 feet (see sketch for details), requested by Joslin and Son Sign Company, applicant.	19 (Freddie O'Connell)
2/25/2020 11:20	3/9/2020 0:00	PLRECAPP	2020M-024EN-001	THE REGISTER AT 200 2ND AVENUE SOUTH AERIAL ENCROACHMENT	A request for an aerial encroachment into the public right-of-way at 200 2nd Avenue South, to permit a double-faced illuminated blade sign measuring 14 feet, 11 inches by 6 feet, 9 inches (see sketch for details), requested by Joslin and Son Sign Company, applicant.	19 (Freddie O'Connell)
3/2/2020 12:08	3/12/2020 0:00	PLRECAPP	2020M-024ES-001	BURKITT COMMONS PHASE 2	A request for the acceptance of approximately 959 linear feet of 8-inch sanitary sewer main (PVC), seven sanitary sewer manholes and easements (see sketch for details) to serve the Burkitt Commons Phase 2 development (MWS proj # 19-SL-241).	31 (John Rutherford)
3/2/2020 15:11	3/12/2020 0:00	PLRECAPP	2020M-025ES-001	SOUTHPOINT PHASE 3	A request for the acceptance of approximately 921 linear feet of 8-inch sanitary sewer main (PVC), eight sanitary sewer manholes, 1,036 linear feet of 8-inch water main (DIP), 193 linear feet of	31 (John Rutherford)

					4-inch water main (DIP), two fire hydrant assemblies, and easements (see sketch for details) to serve the Southpoint Phase 3 development (MWS Proj. #18-SL-I04 and 18-WL-98).	
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SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
9/9/2019 12:36	2/20/2020 0:00	PLAPADMIN	2019S-199-001	DEAN ACRES	A request for final plat approval to create two lots on property located at 1122 Snow Avenue, approximately 530 feet west of Stoney River Lane, zoned RS7.5 (3.53 acres), requested by Northcutt Land Surveying, applicant; Charles Tuggle and Mareece Tuggle, owners.	09 (Tonya Hancock)
1/14/2020 11:27	2/26/2020 0:00	PLAPADMIN	2020S-034-001	PARKVUE SUBDIVISION, REVISION TWO, LOT TWO	A request for final plat approval to create one lot on property located at 7483 Highway 70 South, approximately 540 feet west of Bellevue Road, zoned SP (0.29 acres), requested by Ragan-Smith and Associates, applicant; Parkvue Development LLC, owner.	22 (Gloria Hausser)
8/13/2019 14:35	2/28/2020 0:00	PLRECAPPR	2017S-271-003	HERITAGE LANDING	A request for final site plan approval to permit 93 single family residential lots on a portion of property located at 4309 Maxwell Road, approximately 360 feet east of Peppertree Drive, zoned RS10 (25.19 acres), requested by Gresham Smith, applicant; D.R. Horton, owner.	33 (Antoinette Lee)
12/23/2019 7:43	3/18/2020 0:00	PLAPADMIN	2020S-021-001	RESUBDIVISION MAP OF COUNTRY CLUB ESTATES, BLOCK G, LOTS 7 AND 8	A request for final plat approval to create one lot and shift lot lines on properties located at 2104 and 2108 McGavock Pike, approximately 100 feet northeast of Greenland Avenue, zoned RS10 (0.76 acres), requested by L. Steven Bridges Jr., applicant; Irrevocable Trust of Virginia C. Webster, owner.	07 (Emily Benedict)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
2/19/20	Approved Extension	2007B-043-011	RIDGEVIEW UDO
2/19/2020	Approved Release	2020B-003-001	Consolidation of Part of Lot 218, 212, and 211 on McNairy's West Nashville Lots
2/19/20	Approved New	2019B-055-001	FINAL PLAT RESUB OF LOT 5 OF JAMES BURNS SUBDIVISION
3/5/2020	Approved Release	2012B-022-008	Avondale Park, Phase 1, Section 1B
3/5/2020	Approved Release	2009B-024-012	Cumberland Bend, Phase 1
3/9/2020	Approved Release	2014B-029-007	Avondale Park, Phase 3, Section 1
3/9/2020	Approved Reduction	2019B-010-002	HAMILTON RUN, PHASE 2
3/12/2020	Approved Release	2020B-008-001	Final Plat of 411 High Street
3/16/2020	Approved Release	2015B-042-005	Avondale Park, Phase 3, Section 2
3/17/2020	Approved Release	2019B-003-001	Travis Trace Subdivision, Phase 4
3/17/2020	Approved Release	2016B-057-004	Avondale Park, Phase 3, Section 3
3/17/20	Approved New	2020B-001-001	TRAVIS TRACE SUBDIVISION

Schedule

- A. **Thursday, March 26, 2020- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, April 9, 2020- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, April 25, 2020- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, May 14, 2020- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, May 28, 2020- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center