

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

Date:May 14, 2020To:Metropolitan Nashville-Davidson County Planning CommissionersFrom:Lucy Kempf, Executive DirectorRe: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: Haynes; Sims; Adkins; Murphy; Johnson; Moore; Tibbs; Farr
 - b. Leaving Early:
 - c. Not Attending: Blackshear; Gobbell
- 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 5/6/2020**.

APPROVALS	# of Applics	# of Applics '20
Specific Plans	3	23
PUDs	0	0
UDOs	0	1
Subdivisions	15	40
Mandatory Referrals	14	76
Grand Total	32	140

	SPECIFIC PLANS (finals only): MPC Approval Finding: Final site plan conforms to the approved development plan.									
Date Submitted	Staff Det	ermination	Case #	Project Name	Project Caption	Council District # (CM Name)				
	. / /				A request for final site plan approval for properties located at 315 Edith Avenue, 1808 and 1810 Lischey Avenue, 1707, 1711 and 1801 Meridian Street and Edith Avenue (unnumbered), approximately 175 feet south of Edwin Street, zoned SP (8.42 acres), to permit 158 multi- family residential units, requested by					
7/31/2019 11:34	4/21/2020 0:00	PLRECAPPR	2017SP-066- 002	MERIDIAN PARK	Civil Site Design Group, applicant; John T. Rochford, owner.	05 (Sean Parker)				
2/12/2020	4/21/2020		2016SP-043-	NORTHLIGHTS	A request for final site plan approval for property located at Old Matthews Road (unnumbered), approximately 360 feet north of W. Trinity Lane, zoned SP (6.12 acres), to permit 210 multi-family residential units, requested by Catalyst Design Group, applicant; North Lights, LLC et al,					
11:11 3/13/2019	0:00	PLRECAPPR	003 2016SP-087-	(FINAL) 899-911 ELVIRA	owner. A request for final site plan approval on properties located at 899, 901, 903, 905, 907, 909, 909 B, and 911 Elvira Avenue and Keeling Avenue (unnumbered), approximately 700 feet west of Anderson Place, zoned SP-R (4.56 acres), to permit 72 multi- family residential units, requested by Dewey Engineering, applicant; Daryl Adler, William and Theresa Cogdill, Timothy Drown, Ryan Moriarity, PLR Properties, LLC., The MC2 Group,	02 (Kyonzté Toombs)				
11:52	0:00	PLRECAPPR	002	AVENUE	owners.	05 (Sean Parker)				

Finding:	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								

F	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 Det	termination	Case #	Project Name	Project Caption	Council District (CM Name)			
4/10/2020 7:58	4/23/2020 0:00	PLRECAPPR	2020M-006AG- 001	RAILROAD RESURFACING AND SAFETY UPGRADES AGREEMENT	A request for a resolution approving a Railroad Agreement between the State of Tennessee, Department of Transportation, the Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Public Works, and CSX Transportation, Inc. for the resurfacing and safety upgrades at SR-1, Pin No. 127300.01, State Project Nos. 19016- 8208-14 and 19016-3208-94. (Proposal No. 2020M-006AG-001)	35 (Dave Rosenberg)			
4/16/2020	4/24/2020		2020M-040ES-	2901 OLD	A request for the abandonment of a 30- foot sanitary sewer easement (see sketch for details) conveyed unto Metropolitan Government of Nashville and Davidson County in Deed Book 7154, Page 308, Item 11 (Davidson County Register of Deeds) for property located at 2901 Old Franklin Road. Requesting for any easement rights for this parcel to be abandoned. Requested by Catalyst Design Group, Metro Water				
11:22	0:00	PLRECAPPR	001	FRANKLIN ROAD	Services and owners. A request for the abandonment of approximately 22 linear feet of 16-inch water main, 115 linear feet of 6-inch water main, and easements and the acceptance of approximately 117 linear feet of 8-inch water main (DIP), 17 linear feet of 6-inch water main (DIP), one fire hydrant assembly and any associated easements (see sketch for details) to serve the Belmont Practice Facility Development. Requested by Catalyst Design Group, Metro Water Services and owners (see associated	32 (Joy Styles)			
4/16/2020 15:21 4/17/2020	4/24/2020 0:00 4/24/2020	PLRECAPPR	2020M-041ES- 001 2020M-042ES-	BREWER DRIVE SIDEWALK	Services and owners (see associated MWS proj. #20-WL-43). A request for the acquisition of permanent and temporary easements which are needed to construct Project 2018-R-013, Brewer Drive Sidewalk Improvement Project. These easements are to be acquired through negotiations and acceptance in order to complete this project (see sketch for details), requested by Metro Public Works,	18 (Tom Cash)			
8:09	0:00	PLRECAPPR	001	PROJECT	applicant. A request for the abandonment of approximately 1,049 linear feet of 8-inch sanitary sewer main, 282 linear feet of 10-inch sanitary sewer main, nine sanitary sewer manholes and easements, and the acceptance of 1,049 linear feet of 15-inch sanitary sewer main (PVC), 282 linear feet of 16-inch sanitary sewer main (DIP), nine sanitary sewer manholes and easements (see sketch for details) to serve the Hobson	27 (Robert Nash)			
4/17/2020 17:40	4/28/2020 0:00	PLRECAPPR	2020M-043ES- 001	HOBSON FLATS	Flats development (see associated MWS proj. # 20-SL-80).	33 (Antoinette Lee)			

4/17/2020 14:35	4/28/2020 0:00	PLRECAPPR	2020M-007AG- 001	HURRICANE CREEK CSX AGREEMENT ONE (CSX904180)	A request for a resolution permitting a Facility Encroachment Agreement (CSX904180) between CSX Transportation, Inc. and Nashville Metro Water Services for a sewer main crossing (see sketch and agreement for details). Acquisition of easements for this project were previously reviewed and approved for this project via 2017M-068ES-001 and BL2018-1420 (see associated MWS proj. # 11-SC- 0116).	33 (Antoinette Lee)
14.55	0.00	PLRECAPPR	001	ONE (C3A904180)	A request for a resolution permitting a	55 (Antoinette Lee)
					Facility Encroachment Agreement (CSX904185) between CSX Transportation, Inc. and Nashville Metro Water Services for a sewer main	
					crossing (see sketch and agreement for details). Acquisition of easements for this project were previously reviewed and approved for this project via	
4/17/2020	4/28/2020		2020M-008AG-	HURRICANE CREEK CSX AGREEMENT	2017M-068ES-001 and BL2018-1420 (see associated MWS proj. # 11-SC-	
14:58	0:00	PLRECAPPR	001	TWO (CSX904185)	0116).	33 (Antoinette Lee)
					A request for a resolution permitting a Facility Encroachment Agreement (CSX904278) between CSX	
					Transportation, Inc. and Nashville Metro Water Services for a sewer main crossing (see sketch and agreement for details). Acquisition of easements for this project were previously reviewed	
4/17/2020 15:17	4/28/2020 0:00	PLRECAPPR	2020M-009AG- 001	HURRICANE CREEK CSX AGREEMENT THREE (CSX904278)	and approved for this project via 2017M-068ES-001, BL2018-1420 and RS2018-1503 (see associated MWS proj. # 11-SC-0116).	33 (Antoinette Lee)
4/9/2020 9:12	4/28/2020 0:00	PLRECAPPR	2020M-039ES- 001	VAULX LANE SIDEWALK IMPROVEMENT PROJECT	A request for the acquisition of permanent and temporary easements which are needed to construct Project 2018-R-011, Vaulx Lane Sidewalk Improvement Project. These easements are to be acquired through negotiations and acceptance in order to complete this project (see sketch for details), requested by Metro Public Works, applicant.	17 (Colby Sledge)
4/20/2020	4/30/2020		2020M-029EN-	WEHO FLATS AT 461 HUMPHREYS STREET AERIAL	A request for an aerial encroachment into the public right-of-way at 461 Humphreys Street, to permit a canopy protruding over the sidewalk a total of 3 feet, 10 inches(see sketch for details), requested by Dewey Engineering,	
12:13	0:00	PLRECAPPR	001	ENCROACHMENT	applicant.	17 (Colby Sledge)
4/20/2020 12:35	4/30/2020 0:00	PLRECAPPR	2020M-030EN- 001	VANDERBILT UNIVERSITY ENHANCED CROSSWALK NEAR 2525 WEST END AVENUE UNDERGROUND ENCROACHMENT	A request for an underground encroachment to cross 25th Avenue South, to permit an enhanced crosswalk with inground lighting (see sketch for details), requested by Vanderbilt University, applicant.	18 (Tom Cash)
4/20/2020 15:09	4/30/2020 0:00	PLRECAPPR	2020M-044ES- 001	810 DIVISION STREET	A request for the abandonment of approximately 222 linear feet of 15-inch sanitary sewer main (PVC) and easements, and the acceptance of approximately 290 linear feet of 18-inch sanitary sewer main (PVC), three sanitary sewer manholes, and any	19 (Freddie O'Connell)

					associated easements (see sketch for details) to serve the 810 Division Street Development (see associated MWS proj.	
					#20-SL-59).	
					A request for the abandonment of	
					approximately 153 linear feet of 8-inch	
					sanitary sewer main, one sanitary sewer	
					manhole, and easements and the	
					acceptance of approximately 1,145	
					linear feet of 8-inch sanitary sewer main	
					(PVC), 158 linear feet of 8-inch sanitary	
					sewer main (DIP), nine sanitary sewer	
					manholes, 1,222 linear feet of 8-inch	
					water main (DIP) , four fire hydrant	
				TREEHAVEN	assemblies, and easements (see sketch	
				PHASE 5	for details) to serve the Treehaven	
4/24/2020	4/30/2020		2020M-045ES-	(ASHEFORD	Phase 5 development (see associated	
10:54	0:00	PLRECAPPR	001	TRACE)	MWS proj. #19-5L-239 and 19-WL-101).	32 (Joy Styles)
					A request for the abandonment of 142	
					linear feet of 8-inch sanitary sewer main,	
					one sanitary sewer manhole, and	
					easements and the acceptance of 149	
					linear feet of 8-inch sanitary sewer main	
					(PVC), two sanitary sewer manholes and	
					easements (see sketch for details) to	
4/24/2020	4/30/2020		2020M-046ES-	3717 WEST END	serve the 3717 West End development	24 (Kathleen
13:19	0:00	PLRECAPPR	001	DEVELOPMENT	(see MWS associated proj. #20-SL-78).	Murphy)

SubmittedApprovedActionCase #Project NameProject Caption(CM Name)SubmittedApprovedActionCase #Project NameA request for final plat approval to create one lot, dedicate right-of-way, and dedicate and abandon easements for properties located at 115 Lyle Avenue South and 1922 Broadway, at the northeast corner of 20th Avenue South and Broadway, zoned SP and MUI-A (1.97 acres), requested by S & ME Inc., applicant; UANDERBILT GRADUATE9/16/2020 11:209/16/2020 0.009LAPADMIN20195-182-001HOUSINGA request for final plat approval to create dby S & ME Inc., applicant; Uanderbilt University, owner.19 (Freddie O'Conne A request for final plat approval to create at a single-family residential lots, for property located at Court, zoned R20 and within a Residential Planed Unit Development Overlay District (12.48 acres), requested by Ragan Smith Associates, applicant; Investment Properties LC and OHB Land LLC, owmers.31 (John Rutherford Comits and within a Residential Planed Unit Development Overlay District (12.48 acres), requested by Ragan Smith Associates, applicant; Investment Properties LC and OHB Land LLC, oommers.31 (John Rutherford Comits a newly created lot within Williamson County on property located at Nolessville Pike (unnumbered), approval to comits a newly created lot within A request for final plat approval to combine a parcel within Development Overlay31 (John Rutherford Comits a newly created lot within Williamson County on property located at Nolessville Pike (unnumbered), approval to combine a parcel within Development Overlay31 (John Rutherford Combine a parcel within Development Overlay <th></th> <th colspan="9">SUBDIVISIONS: Administrative Approval</th>		SUBDIVISIONS: Administrative Approval								
8/14/2019 4/16/2020 PLAPADMIN 20195-182-001 VANDERBILT GRADUATE create one lot, dedicate right-of-way, and dedicate and abandon easements for properties located at 115 Lyle Avenue, 116 and 118 20th Avenue South Avenue South and Broadway, zequested by 58 ME Inc., applicant; 11:20 19 (Freddie O'Conne 20th Avenue South and Broadway, zequested by 58 ME Inc., applicant; 19 (Freddie O'Conne 20th Avenue South and Broadway, requested by 58 ME Inc., applicant; 19 (Freddie O'Conne Create 31 single-family residential lots, for property located at Culberton Road (unnumbered), at the current terminus of Red Sunset Court zoned R20 and within a Residential Planned Unit Development Overlay District (12.48 acres), requested by Ragan Smith Associates, applicant; investment PHASES FIVE AND 7/10/2019 4/20/2020 10:24 0:00 PLAPADMIN 20195-154-001 SIX A request for final plat approval to combine a parcel within Davidson Country to a newly created lot within Williamson County on property located at Nolescylip S50 feet south of Kemberton Drive West, zoned SP and partially within a Planned Unit Development Overlay			Action	Case #	Project Name	Project Caption	Council District (CM Name)			
8/14/2019 4/16/2020 PLAPADMIN 20195-182-001 WANDERBILT and dedicate and abandon easements for properties located at 115 Lyle Avenue, 116 and 118 20th Avenue South, and 1192, 1918, and 1922 8/14/2019 4/16/2020 PLAPADMIN 20195-182-001 WANDERBILT GRADUATE zoned SP and MUI-A (1.97 acres), requested by S & ME Inc., applicant; 11:20 0:00 PLAPADMIN 20195-182-001 HOUSING A request for final plat approval to create 31 single-family residential lots, for property located at Culbertson Road (unnumbered), at the current terminus of Red Sunset 19 (Freddie O'Connel Court, zoned R20 and within a Residential Planned Unit Development Overlay District (12.48 acres), requested by Ragan Smith AUTUMN OAKS 7/10/2019 4/20/2020 PLAPADMIN 20195-154-001 SIX A request for final plat approval to combine a parcel within Davidson combine a parcel within Davidson 10:24 0:00 PLAPADMIN 20195-154-001 SIX A request for final plat approval to combine a parcel within Davidson 10:24 0:00 PLAPADMIN 20195-154-001 SIX A request for final plat approval to combine a parcel within Davidson 10:24 0:00 PLAPADMIN 20195-154-001 SIX A request for final plat approval to combine a parcel within Davidson 10:24 0:00 PLAPADMIN <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>										
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Planned Unit Development Overlay						· · · · · · · · · · · · · · · · · · ·				
						District (1.67 acres), requested by				
12/30/2019 4/20/2020 BURKITT CESO Inc., applicant; Burkitt	12/30/2019	4/20/2020			BURKITT					
			ΡΙΔΡΑΠΜΙΝ	20205-023-001	-		31 (John Rutherford)			

11/5/2019 11:27	4/21/2020 0:00	PLAPADMIN	20205-002-001	BURKITT COMMONS PHASE 4	A request for final plat approval to create 29 lots and open space on a portion of property located at Nolensville Pike (unnumbered), approximately 320 feet east of Nolensville Pike and south of Burkitt Road, zoned SP (3.94 acres), requested by H and H Land Surveying, Inc., applicant; Regent Homes, LLC, owner.	31 (John Rutherford)
					A request for final plat approval to create one lot, dedicate right-of-way,	
					and create open space on a portion of property located at Burkitt Road	
					(unnumbered), approximately 500	
					feet west of Gloryland Lane, zoned SP (11.35 acres), requested by Anderson,	
12/10/2019	4/21/2020		20205 010 001	BURKITT RIDGE	Delk, Epps & Associates, applicant;	
9:12	0:00	PLAPADMIN	20205-018-001	PHASE 1A	Regent Homes LLC, owner A request for final plat approval to	31 (John Rutherford)
					consolidate 13 lots into two lots and	
					dedicate right-of-way for properties located at 1600, 1604, 1608, and	
					1610 State Street, 1601 Patterson	
					Street, and 301, 303, 305, 307, and 309 McMillin Street, at the northwest	
					corner of State Street and McMillin	
8/28/2019	4/21/2020			STATE STREET	Street, zoned MUI-A (2.31 acres), requested by S&ME Inc., applicant;	
10:05	0:00	PLAPADMIN	20195-189-001	SUBDIVISION	State Street Partners LLC, owner.	21 (Brandon Taylor)
					A request for final plat approval to create 37 lots and dedicated right-of-	
					way for property located at 3605	
					Hoggett Ford Road and a portion of property located at Hoggett Ford	
					Road (unnumbered), at the current	
				MAGNOLIA	terminus of Magnolia Farms Drive, zoned SP (13.39 acres), requested by	
2/12/2020	4/21/2020			FARMS PHASE 3	Gresham Smith, applicant; Beazer	
10:53	0:00	PLAPADMIN	20205-067-001	SECTION 1	Homes, owner.	14 (Kevin Rhoten)
					A request to amend a previously recorded plat to remove street	
					setbacks for property located at 5630	
					Franklin Pike Circle, approximately 180 feet north of Old Hickory	
					Boulevard, zoned SP (1.96 acres),	
					requested by Catalyst Design Group, applicant; Brentwood	
2/7/2020	4/22/2020			MCARTHUR	Northumberland Hotel Partners LLC,	
10:54	0:00	PLAPADMIN	20205-058-001	SUBDIVISION	owner. A request for final plat approval to	34 (Angie Henderson)
					create two lots on property located at	
					1815 Ashton Avenue, approximately 340 feet northeast of Hydes Ferry	
				ASHTON	Road, zoned RS10 (0.46 acres),	
2/12/2020 10:19	4/28/2020 0:00	PLAPADMIN	20205-065-001	SUBDIVISION - LOT 33	requested by Clint T. Elliott Survey, applicant; C & W Partners, owner.	02 (Kyonzté Toombs)
					A request for final plat approval to	(,
					create one lot on property located at 7776 Old Charlotte Pike,	
					approximately 3,120 feet east of	
					Buffalo Road, zoned AR2a and R80 (2.9 acres), requested by Chapdelaine	
1/15/2020	4/28/2020			GALYN DALTON	and Associates, applicant; Galyn and	
13:41	0:00	PLAPADMIN	20205-042-001		Aleesa Dalton, owners.	35 (Dave Rosenberg)
10/18/2019	4/28/2020			MARTIN MILBRIDGE	A request for final plat approval to create one lot and dedicate ingress	
10:24	0:00	PLAPADMIN	20195-231-001	MINOR	and egress easement for property	33 (Antoinette Lee)

1	1 1		1	SUBDIVISION	located at 3431 Milbridge Drive,	1
				SOBDIVISION	approximately 114 feet south of	
					Milbridge Drive, zoned R15 and AR2a	
					and partially within a Residential	
					Planned Unit Development Overlay	
					District (3.0 acres), requested by L.I.	
					Smith and Associates, applicant; John	
					Martin and Deborah Martin, owners.	
					A request to amend a previously	
					recorded plat to remove the	
					easements on properties located at	
					113 A, 113 B, and 113C 46th Avenue	
					North, at the western terminus of	
				113 46TH AVENUE	Colorado Avenue, zoned RS7.5 (0.16	
				NORTH	acres), requested by Clint T. Elliott	
1/28/2020	4/29/2020			SUBDIVISION	Survey, applicant; Keith Perryman,	
6:56	0:00	PLAPADMIN	20205-052-001	AMENDMENT	owner.	24 (Kathleen Murphy)
				THE		
				RESUBDIVISION	A request for final plat approval to	
				OF LOT 15 ON THE	create two lots on property located at	
				PLAN OF THE	145 Rio Vista Drive, approximately	
				SUBDIVISION OF	210 feet south of North Dupont	
				PART OF TRACTS	Avenue, zoned RS7.5 (1.01 acres),	
				6,7&8	requested by Maser Consulting,	
1/28/2020	4/29/2020			ANDERSON	applicant; Martin Aguilar and Maribel	
10:30	0:00	PLAPADMIN	2020S-053-001	ESTATES	Del Carmen Rivera, owners.	09 (Tonya Hancock)
					A request for final plat approval to	
					create two lots on property located at	
					206 Disspayne Drive, at the	
				RESUBDIVISION	southwest corner of Walcott Drive	
				LOT 5 SECTION 1	and Disspayne Drive, zoned RS15	
				STANFORD	(0.88 acres), requested by Crenshaw	
1/10/2020	4/30/2020			COUNTRY CLUB	Land Surveying, applicant; Evans Hunt	
10:14	0:00	PLAPADMIN	20205-033-001	ESTATES	and Joe H. Hunt, owners.	14 (Kevin Rhoten)
					A request for final plat approval to	_ (() _) _) _)
					create one lot on property located at	
					Pennington Bend Road	
				PENNINGTON	(unnumbered), approximately 120	
				BEND	feet south of Valley Bend Drive,	
				DEVELOPMENT	zoned SP (14.32 acres), requested by	
1/15/2020	5/6/2020			SUBDIVISION -	Gresham Smith, applicant; Park	
10:55	0:00	PLAPADMIN	20205-038-001	LOT 1	Holdings, LLC, owner.	15 (Jeff Syracuse)
10.55	0.00		20203-030-001		Holdings, LLC, OWHER.	TO (JEIL SALACASE)

	Performance Bonds: Administrative Approvals								
Date Approved	Administrative Action	Bond #	Project Name						
4/20/20	Approved New	2019B-054-001	DAVENPORT DOWNS PHASE TWO						
4/30/20	Approved New	2020B-005-001	STATE STREET SUBDIVISION						
4/16/20	Approved New	2020B-007-001	CONSOLIDATION OF PARK CENTER						

Schedule

- A. Thursday, April 23, 2020-<u>MPC Meeting;</u> 4 pm, Via Teleconference
- B. Thursday, May 14, 2020-<u>MPC Meeting;</u> 4 pm, Via Teleconference
- c. Thursday, May 28, 2020-<u>MPC Meeting;</u> 4 pm, Via Teleconference