



**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: August 27, 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: Lawson; Tibbs; Gobbell; Johnson; Farr; Adkins; Blackshear
  - b. Leaving Early:
  - c. Not Attending: Sims, Haynes
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 8/19/2020**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '20</b>
Specific Plans	4	33
PUDs	1	3
UDOs	1	2
Subdivisions	10	73
Mandatory Referrals	19	118
<b>Grand Total</b>	<b>35</b>	<b>229</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)
12/12/2018 10:46	7/22/2020 0:00	PLRECAPP	2019SP-051-002	THE PARK AT WILTSHIRE	A request for final site plan approval to create 29 two-family lots on properties located at 5581 and 5587 South New Hope Road, approximately 310 feet south of Seven Points Trace, zoned SP-R (15.5 acres), requested by Baston and Associates, applicant; SNH of Tennessee, LLC., owner.	12 (Erin Evans)
10/31/2018 12:01	8/4/2020 0:00	PLRECAPP	2015SP-108-002	MANCHESTER HEIGHTS	A request for final site plan approval to permit eight detached multi-family units for property located at 3312 John Mallette Drive, at the eastern corner of Manchester Avenue and John Mallette Drive, zoned SP-R (0.72 acres), requested by Dewey Engineering, applicant; Bradford Stephens, owner.	02 (DeCosta Hastings)
4/14/2020 10:39	8/12/2020 0:00	PLRECAPP	2019SP-018-003	640 MERRITT AVENUE	A request for final site plan approval for properties located at 640 and 714 Merritt Avenue and Merritt Avenue (unnumbered), at the southwest corner of Merritt Avenue and Hagan Street, zoned SP (3.3 acres), to permit a mixed use development with 310 multi-family residential units and approximately 22,142 square feet of non-residential uses, requested by Fulmer Lucas Engineering, applicant; WEHO QOZ 1, LLC, owner.	17 (Colby Sledge)
4/27/2020 8:44	8/12/2020 0:00	PLRECAPP	2020SP-025-001	0 WEST TRINITY LANE	A request for final site plan approval on properties located at West Trinity Lane (unnumbered), approximately 340 feet east of Free Silver Road, zoned SP (0.19 acres), to permit three multi-family residential units, requested by Dale and Associates, applicant; Richard B. Omohundro, owner.	02 (Kyonzté 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)
1/28/2020 8:47	8/7/2020 0:00	PLRECAPP	2017UD-004-005	4100 CLARKSVILLE PIKE	A request for final site plan approval for property located at 4100 Clarksville Pike, approximately 570 feet south of Kings Lane, zoned CL, CS and RS7.5 and located within the Clarksville Pike Urban Design Overlay at Fairview Center and partially within a Commercial Planned Unit Development Overlay (14.19 acres), to permit a 7,890 square foot building addition, requested by Dale and Associates, applicant; Word of Life	01 (Jonathan Hall)

					Christian Center, owner.	
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### PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
10/30/2019 10:14	8/6/2020 0:00	PLAPADMIN	95P-019-005	PROVINCETOWN	A request for final site plan approval for a portion of property located at 2840 Old Franklin Road, approximately 115 feet west of Murphywood Crossing, zoned RM15 and within a Planned Unit Development Overlay District (8.32 acres), to permit 67 multi-family residential units, requested by Wamble and Associates, applicant; Amnon Shreibman, owner.	32 (Joy Styles)

### MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
4+A43:F51/2 8/2020 3:27:46 PM	7/20/2020 0:00	PLRECAPP	2020M-047ES-001	PORTER ROAD REVISION	A request for the abandonment of approximately 79 linear feet of 8-inch water main and easements, and the acceptance of approximately 114 linear feet of 8-inch water main (DIP) and any associated easements (see sketch for details) to serve the Porter Road Revision Development (see associated MWS proj. #18-WL-162).	07 (Emily Benedict)
4/29/2020 10:24	7/20/2020 0:00	PLRECAPP	2020M-048ES-001	RIVER TOWER	A request for the abandonment of a 3-inch water main (Cast Iron) and easements and the acceptance of approximately 304 linear feet of 8-inch water main (DIP), one fire hydrant assembly, one sanitary sewer manhole, and any associated easements (see sketch for details) to serve the River Tower Development (see associated MWS proj. # 20-WL-16 and 20-SL-92).	19 (Freddie O'Connell)
4/29/2020 11:22	7/20/2020 0:00	PLRECAPP	2020M-049ES-001	HOBSON FLATS SEWER EXTENSION	A request for the acceptance of approximately 350 linear feet of 8-inch sanitary sewer main (DIP) and two sanitary sewer manholes to serve the Hobson Flat Sewer Extension Project (see associated MWS proj. 20-SL-99). All construction will be performed within the public road right of way (see sketch for details).	32 (Joy Styles)
4/30/2020 10:17	7/20/2020 0:00	PLRECAPP	2020M-010AG-001	WSB LEASE AGREEMENT	A request for a resolution to approve the Sixth Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and Square Investment Holdings, LLC for office space in the Washington Square Building located at 222 Second Avenue North. (Proposal No. 2020M-010AG-001).	19 (Freddie O'Connell)
7/2/2020 10:20	7/24/2020 0:00	PLRECAPP	2020M-009PR-001	O W DUE WEST AVENUE LEGISLATION	A request for an ordinance declaring surplus and authorizing the conveyance of a parcel of real property located at 0	08 (Nancy VanReece)

					W Due West Avenue (Map/Parcel No. 05100016600) (Proposal No. 2020M-009PR-001).	
7/9/2020 11:03	7/24/2020 0:00	PLRECAPP	2020M-019AG-001	AMENDMENT TO TDOT AGREEMENT 150028 - HARDING PLACE	A request for a resolution approving Amendment 1 to an Agreement by and between the State of Tennessee, Department of Transportation, and the Metropolitan Government of Nashville & Davidson County, acting by and between the Department of Public Works, for the acceptance of work in connection with the construction of sidewalks along the south side of Harding Place from Danby Drive to Nolensville Pike. Project also includes curb and gutter, ADA accessibility, drainage improvements, pedestrian amenities, pedestrian signalization, crosswalks, lighting and landscaping. Federal Project No. STP-M-NH-255(14); State Project No. 19LPLM-F3-122; PIN 121791.00	26 (Courtney Johnston)
7/23/2020 7:21	7/29/2020 0:00	PLRECAPP	2020M-064ES-001	RANDEE ROGERS APARTMENTS	A request for the abandonment of approximately 609 linear feet of 6-inch water main, two fire hydrant assemblies, and easements and the acceptance of approximately 609 linear feet of 8-inch water main (DIP), relocation of 10 linear feet of 6-inch water main (DIP), two fire hydrant assemblies, and easements (see sketch for details) for the Randee Rogers Apartments Development (see MWS proj. no. 19-WL-128).	19 (Freddie O'Connell)
7/23/2020 7:39	7/29/2020 0:00	PLRECAPP	2020M-065ES-001	5800 CENTENNIAL BOULEVARD	A request for the acceptance of approximately 107 linear feet of 8-inch sanitary sewer main (PVC), one sanitary sewer manhole and any associated easements (see sketch for details), to serve the Alta Union Development (see associated MWS proj. no. 20-SL-123).	20 (Mary Carolyn Roberts)
7/23/2020 13:52	7/29/2020 0:00	PLRECAPP	2020M-066ES-001	14TH AVENUE NORTH STORMWATER EASEMENTS	A request for the acquisition of permanent and temporary easements (see sketch for details) needed to construct the 14th Avenue North Stormwater Improvement Project (20-SWC-278). These easements are to be acquired through negotiations and acceptance.	02 (Kyonzté Toombs)
7/23/2020 15:41	7/29/2020 0:00	PLRECAPP	2020M-067ES-001	PENNINGTON AVENUE STORMWATER IMPROVEMENT PROJECT	A request for the acquisition of permanent and temporary easements (see sketch for details) needed to construct the Pennington Avenue Stormwater Improvement Project (20-SWC-025). These easements are to be acquired through negotiations and acceptance.	07 (Emily Benedict)
7/20/2020 10:39	7/29/2020 0:00	PLRECAPP	2020M-011PR-001	310 MYATT DRIVE - QUITCLAIM	A request for an ordinance authorizing the Director of Public Property, or his designee, to transfer to Roger F. Williams, Joseph G. Donaldson, Scott Anderson, and Earl Lee Williams, via the attached quitclaim deed, any remaining interest the Metropolitan Government of Nashville and Davidson County may have in a certain parcel of property located at 310 Myatt Drive, excluding the right-of-way (Proposal No. 2020M-011PR-001).	09 (Tonya Hancock)

7/20/2020 14:51	7/29/2020 0:00	PLRECAPP	2020M-062ES-001	21ST AVENUE AND SPRUCE STREET	A request for the abandonment of 890 linear feet of 6-inch water main, 65 linear feet of 8-inch water main, and easements and the acceptance of 1,324 linear feet of 8-inch water main (DIP), two fire hydrants and any associated easements (see sketch for details), to serve the 21st Ave. No. and Spruce Street development (see associated MWS proj. no. 20-WL-68).	21 (Brandon Taylor)
7/21/2020 12:54	8/6/2020 0:00	PLRECAPP	2020M-063ES-001	MONROE HARDING DEVELOPMENT	A request for the abandonment of approximately 827 linear feet of 8-inch water main (DIP), 507 linear feet of 6-inch water main (DIP), three fire hydrant assemblies and easements, and the acceptance of approximately 1,679 linear feet of 8-inch water main (DIP), three fire hydrant assemblies, 1,183 linear feet of 8-inch sanitary sewer main (PVC), 486 linear feet of 8-inch sanitary sewer main (DIP), eleven sanitary sewer manholes and easements (see sketch for details) to serve the Monroe Harding development (see associated MWS proj. nos. 20-WL-46 and 20-SL-83).	25 (Russ Pulley)
7/28/2020 16:14	8/6/2020 0:00	PLRECAPP	2020M-068ES-001	4810 GALLATIN PIKE	A request for the abandonment of a 20-foot sanitary sewer easement conveyed unto Metropolitan  Government of Nashville and Davidson County in Deed Book 4172, Page 248, (Davidson County Register of Deeds) for property located at 4810 Gallatin Pike (see sketch for details). Requesting for those easement rights to be abandoned.	07 (Emily Benedict)
7/28/2020 16:34	8/6/2020 0:00	PLRECAPP	2020M-069ES-001	4427 B MICHIGAN AVENUE	A request for the abandonment of easement rights for the portion of an unnumbered Alley that was abandoned by Metro Ordinance O56-72 with easements retained (see sketch for details). Requesting for those easement rights to be abandoned.	20 (Mary Carolyn Roberts)
7/29/2020 14:36	8/6/2020 0:00	PLRECAPP	2020M-012PR-001	HMG 5159-001 GRANT ACCEPTANCE	A request for a resolution authorizing the acquisition and demolition of two houses located at 3843 Crouch Drive and 4937 Shadowlawn Drive (see sketches for details) in connection to a Hazard Mitigation Grant approval (Parcel Nos. 05914014800 and 07605004800), (HMGP 5159-0001, TID #0433).	02 (Kyonzté Toombs); 11 (Larry Hagar)
8/3/2020 11:38	8/6/2020 0:00	PLRECAPP	2020M-070ES-001	5065 MT. VIEW ROAD	A request for the acceptance of 212 linear feet of 8-inch (SDR 35 PVC) sanitary sewer main, one sanitary sewer manhole and any associated easements (see sketch for details) to serve the 5065 Mt. View Road Development (see associates MWS proj. no. 20-SL-91).	28 (Tanaka Vercher)
8/4/2020 15:16	8/6/2020 0:00	PLRECAPP	2020M-071ES-001	THE NEW CUMBERLAND TOWNHOMES	A request for the acceptance of approximately 515 linear feet of 8-inch sanitary sewer main (PVC), 55 linear feet of 8-inch sanitary sewer main (DIP), three sanitary sewer manholes, and easements (see sketch for details) to serve The New Cumberland Townhomes Development (20-SL-79).	02 (Kyonzté Toombs)
7/17/2020 12:41	8/10/2020 0:00	PLRECAPP	2020M-010PR-001	ROSA PARKS PROPERTY ACQUISITION AND	A request for an ordinance authorizing the acquisition of an interest in a parcel of real property and the granting of an	19 (Freddie O'Connell)

				EASEMENT GRANTING	easement in that same parcel in connection with the development of project in downtown Nashville. (Proposal No. 2020M-010PR-001).	
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SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
1+E24+A30: A37+A30:A3 8+A30:D+A3 0:A33	7/16/2020 0:00	PLAPADMIN	2020S-007-001	RAINBOW TERRACE	A request to amend a previously recorded plat to reduce the street setback from 150 feet to 45 feet on property located at 910 Old Hickory Boulevard, approximately 190 feet east of Myatt Drive, zoned OR20 (0.91 acres), requested by Clint T. Elliott Survey, applicant; Robert Sloan, owner.	09 (Tonya Hancock)
6/9/2020 12:16	7/16/2020 0:00	PLAPADMIN	2020S-120-001	RESUB OF PARTS OF LOT NOS. 12 AND 14 ON THE PLAN OF H.E. SIMPKINS DIVISION OF L.G. CURTIS LAND	A request for final plat approval to shift lot lines on properties located at 2402 and 2404 Lloyd Avenue, approximately 150 feet north of Lincoln Avenue, zoned R10 (0.52 acres), requested by Clint Elliott Survey, applicant; Gregorio A. Esquivel, Jr. and Ella L. Walls, owners.	02 (Kyonzté Toombs)
6/10/2020 8:04	7/29/2020 0:00	PLAPADMIN	2020S-121-001	BARS HOLDING SUBDIVISION	A request for final plat approval to create two lots on property located at 622 Benton Avenue, approximately 90 feet east of Thurman Street, zoned R6 (0.28 acres), requested by B2L Land Surveying, applicant; Melanie Reese Abbott, owner.	17 (Colby Sledge)
6/10/2020 9:56	7/29/2020 0:00	PLAPADMIN	2020S-123-001	CLOVER GLEN PHASE 3B	A request for final plat approval to create 42 lots and open space on a portion of property located at Old Hickory Boulevard (unnumbered), at the current terminus of Arrowleaf Lane, zoned SP (11.95 acres), requested by Ragan-Smith and Associates, applicant; Meritage Homes of Tennessee Inc., owner.	33 (Antoinette Lee)
6/26/2018 13:52	8/5/2020 0:00	PLAPADMIN	2018S-122-001	EASTMORELAND RESUB PART OF LOT 1	A request for final plat approval to create two lots on property located at 1333 Dickerson Pike, at the northeast corner of Dickerson Pike and Lucille Avenue, zoned MUL-A and within the Dickerson Pike Sign Urban Design Overlay (2.52 acres), requested by Dale and Associates, applicant; Krushna, LLC, owner.	05 (Sean Parker)
1/21/2020 10:40	8/12/2020 0:00	PLAPADMIN	2020S-043-001	THE RESERVE AARONS CRESS - PHASE 2, SEC. 1	A request for final plat approval to create five lots and open space, and to dedicate right-of-way on a portion of property located at N. New Hope Road (unnumbered), at the terminus of Bournemouth Lane, zoned RS15 (2.19 acres), requested by Wilson and Associates, P.C., applicant; Lux Development Group, LLC, owner.	12 (Erin Evans)
1/21/2020 10:43	8/12/2020 0:00	PLAPADMIN	2020S-044-001	THE RESERVE AARONS CRESS - PHASE 3	A request for final plat approval to create ten lots and dedicate right-of-way on a portion of property located at N. New Hope Road (unnumbered), at the current terminus of Peak District Lane, zoned RS15 (5.25 acres),	12 (Erin Evans)

					requested by Wilson and Associates, P.C., applicant; Lux Development Group, LLC, owner.	
1/21/2020 10:47	8/12/2020 0:00	PLAPADMIN	2020S-045-001	THE RESERVE AARONS CRESS - PHASE 2, SEC. 2	A request for final plat approval to create 12 lots and open space, and to dedicate right-of-way on a portion of property located at N. New Hope Road (unnumbered), at the current terminus of Braxton Drive, zoned RS15 (5.25 acres), requested by Wilson and Associates, P.C., applicant; Lux Development Group, LLC, owner.	12 (Erin Evans)
7/15/2020 11:50	8/12/2020 0:00	PLAPADMIN	2020S-144-001	METROCENTER, RESUBDIVISION OF LOT 30, SECTION II AND LOT 32, SECTION 20	A request for final plat approval to create one lot and dedicate and abandon easements for property located at 541 Great Circle Road, approximately 360 feet north of Rosa L. Parks Boulevard, zoned MUG-A and IWD (7.94 acres), requested by S&ME, applicant; Accent Metro Center LP, owner.	02 (Kyonzté Toombs)
4/27/2020 12:00	8/12/2020 0:00	PLAPADMIN	2020S-099-001	CONSOLIDATION OF LOTS 3 AND 6 OF THE SUBDIVISION OF DRG INTERCHANGE CENTER	A request for final plat approval to consolidate two lots into one lot for properties located at 3864 Logistics Way and Old Hickory Boulevard (unnumbered), north of the terminus of Logistics Way, zoned AR2a and IR and located within the Murfreesboro Pike Urban Design Overlay District and partially located within a Planned Unit Development Overlay District (73.44 acres), requested by Barge Design Solutions, applicant; CH Reality VII-DRG Nashville Interchange Center PH II, LLC, owner.	33 (Antoinette Lee)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
8/14/20	Approved Extension/Reduction	2016B-050-004	ROLLING HILLS SUBDIVISION
7/27/20	Approved Extension	2017B-049-003	BURKITT COMMONS PHASE 1
8/14/20	Approved New	2020B-012-001	CAROTHERS CROSSING - PHASE 7, SECTION 1A
8/14/20	Approved New	2020B-013-001	CAROTHERS CROSSING - PHASE 7, SECTION 1B
8/10/20	Approved New	2020B-015-001	BURKITT VILLAGE PHASE TWO
7/30/20	Approved New	2020B-030-001	1242 PROPERTY SOLUTIONS, LLC PROPERTY
7/22/20	Approved Extension	2014B-039-008	VOCE, PHASE 1B
7/28/20	Approved Extension/Reduction	2017B-029-004	SOUTHGATE STATION
7/24/20	Approved Release	2015B-045-006	Burkitt Springs, Phase 4A
8/5/20	Approved Release	2008B-021-011	Dorset Park Subdivision, Phase 1, Section 1
8/5/20	Approved Release	2016B-022-004	Burkitt Springs, Phase 4B
8/14/20	Approved Release	2017B-009-004	Gene Smith Property
8/14/20	Approved Release	2017B-033-003	Belle Arbor PUD, Phase 3

## Schedule

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- A. **Thursday, August 27, 2020-** [MPC Meeting](#); 4 pm, Via Teleconference
- B. **Thursday, September 10, 2020-** MPC Meeting: 4pm
- C. **Thursday, September 24, 2020-** MPC Meeting: 4pm