



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: April 14, 2016

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: J. Douglas Sloan III

A handwritten signature in blue ink, appearing to read "JDS", is written over the name "J. Douglas Sloan III".

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: Farr; Clifton; Allen; Blackshear; Haynes; McLean; Hagan-Dier; Adkins
 - b. Not Attending:
2. Legal Representation – Emily Lamb will be attending

B. Executive Office

1. The American Planning Association recognized our staff's outstanding work last week with the Association's most prestigious award for planning excellence. NashvilleNext was named 2016 recipient of the APA's 2016 Daniel Burnham Award for a Comprehensive Plan, which recognizes one exemplary community plan each year. Details about that award and the short video shown at the presentation are linked from our Planning Department front page.
2. Five teachers from McKissack Middle School visited the department on March 28 to learn about our operations and discuss possible connections with their lesson plans. They left energized and motivated. We will continue to work with them through the summer. Teachers from Stratford High/Middle will join us for a similar visit in May.

C. Community Plans/Design Studio

1. We are continuing to interview for the open Planner II position.

D. Land Development

1. Interviews will begin soon for the open Planner III position.

E. GIS

1. Cityworks go live date has been moved to May 2.

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 04/4/2016**.

APPROVALS	# of Applics	# of Applics '16
Specific Plans	8	19
PUDs	1	3
UDOs	0	2
Subdivisions	17	39
Mandatory Referrals	14	44
Grand Total	40	107

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)
5/14/2015 11:49	3/23/2016	RECOM APPR	2014SP-081-002	LC GERMANTOWN (FINAL)	A request for final site plan approval for property located at 1226 2nd Avenue North, at the northeast corner of 2nd Avenue North and Madison Street, (4.72 acres), to permit a mixed-use development, requested by Civil Site Design Group, PLLC, applicant; Anita Sheridan, owner.	19 (FREDDIE O'CONNEL)
12/31/2015 10:02	3/24/2016	APADMIN	2015SP-050-002	109 DOUGLAS AVENUE (FINAL)	A request for final site plan approval for property located at 109 Douglas Avenue, approximately 250 feet east of Dickerson Pike, (0.18 acres), to permit up to three attached residential units, requested by Smith Gee Studio, LLC, applicant; Strategic Options International, owner.	05 (Scott Davis)
7/16/2015 11:18	3/24/2016	APADMIN	2015SP-033-002	BURKITT STATION, PHASE 1	A request for final site plan approval for 13153, 13159, and 13167 Old Hickory Boulevard, approximately 640 feet south of Muci Drive, (18.74 acres), to permit up to 244 multifamily residential units, requested by Ragan-Smith Associates, Inc., applicant; Gene Allen Smith and Walter and Pamela Nell Jones, owners.	33 (Sam Coleman)
1/14/2016 10:48	3/24/2016	APADMIN	2015SP-079-002	1820 12TH AVENUE SOUTH SP (FINAL)	A request for final site plan approval for property located at 1820 12th Avenue South, at the northeast corner of 12th Avenue South and W. Grove Avenue, (0.22 acres), to permit a mixed-use development with up to six residential units and 1,000 square feet of general office, requested by Dale & Associates, applicant; FMBC Investments, owner.	17 (Colby Sledge)

12/30/2014 8:54	3/24/2016	APADMIN	2013SP-034-002	COTTAGE PARK, PHASE 1 (FINAL)	A request for final site plan approval for a portion of the Cottage Park Specific Plan District on a portion of property located at Surf Drive (unnumbered), approximately 435 feet west of Dickerson Pike (4.19 acres), to permit 29 detached residential units, requested by Dale & Associates, applicant; D225, LLC, owner.	02 (DeCosta Hastings)
7/2/2015 11:12	3/31/2016	RECOM APPR	2015SP-028-002	1132 TULIP GROVE ROAD	A request for final site plan approval for property located at 1132 Tulip Grove Road, 400 feet south of Tulip Grove Point, (8.86 acres), to permit up to 49 detached residential dwelling units, requested by Dale & Associates, applicant; Southeastern Development Group, LLC, owners.	12 (Steve Glover)
10/8/2015 11:49	3/31/2016	APADMIN	2006SP-075-002	1329 7TH AVENUE NORTH	A request for final site plan approval for property located at 7th Avenue North (unnumbered), approximately 175 feet east of Rosa L. Parks Boulevard (0.18 acres), zoned SP and located within the Germantown Historic Preservation District, to permit four residential units and one live/work unit, requested by Barge Cauthen & Associates, applicant; Village People, LLC, owner.	19 (Freddie O'Connell)
8/27/2015 11:21	3/31/2016	APADMIN	2014SP-045-002	410 DONELSON PIKE (FINAL)	A request for final site plan approval for property located at Lakeland Drive (unnumbered), approximately 450 feet west of Donelson Pike (2.01 acres), to permit 14 residential units, requested by Crunk Engineering, applicant; Ronald Grizzard and Frank Batson, owners.	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)	
9/10/2015 12:02	3/28/2016	APADMIN	88P-068-003	NASHBORO SQUARE (LOT A2)	A request for final site plan approval for a portion of the Commercial Planned Unit Development Overlay District for property located at 2338 Murfreesboro Pike, approximately 400 feet north of Brooksboro Place, zoned R10, (1.2 acres), to permit a 4,000 square feet commercial building, requested by Civil Site	29 (Karen Y. Johnson)

					Design Group, PLLC, applicant; Robert Trent, owner.	
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MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
3/4/2016 11:50	3/15/2016	RECOM APPR	2016M-008ES-001	CAPITOL VIEW BLOCK C	A request to abandon approximately 566 linear feet of 8", 618 linear feet of 12", 188 linear feet of 16", and 551 linear feet of 18" VCP sanitary sewer main, and easements, and accept 872 linear feet 8", 86 linear feet 10", 530 linear feet 12", and 869 linear feet of 18" PVC sanitary sewer main and 13 new sewer manhole assemblies for property located at Jo Johnston Avenue (unnumbered), Metro Water Services Project # 16-SL-32, requested by Metro Water Services, applicant; North Charlotte Avenue Holding, LLC, owner.	19 (Freddie O'Connell)
3/7/2016 11:07	3/15/2016	RECOM APPR	2016M-009ES-001	BELL ROAD AT HICKORY HOLLOW	A request to approve construction of approximately 3,200 linear feet of 16" water main and to accept temporary and permanent easements, by negotiation, acceptance, or fee simple take, for various properties located along Bell Road, Mr. View Road, and Hickory Hollow Parkway, Metro Water Services Project # 15-WG-0106, requested by Metro Water Services, applicant; various owners.	32 (Jacobia Dowell)
3/1/2016 11:44	3/17/2016	RECOM APPR	2016M-007ES-001	30TH AND VANDERBILT	A request to abandon approximately 108 linear feet of existing 8" sanitary sewer main and one sewer manhole assembly, and easements for seven properties located along Alley # 893 at 30th Avenue South and Vanderbilt Place, Metro Water Services Project # 16-SL-11, requested by Metro Water Services, applicant; various owners.	18 (Burkley Allen)
1/14/2016 12:11	3/17/2016	RECOM APPR	2016M-004AB-001	ALLEY #893 RIGHT-OF-WAY AND EASEMENT ABANDONMENT	A request to abandon a portion of Alley #893 right-of-way and easement from Vanderbilt Place to Alley #892, requested by Barge Cauthen & Associates, applicant; various owners.	18 (Burkley Allen)
3/10/2016 10:49	3/17/2016	RECOM APPR	2016M-010ES-001	TYNE BOULEVARD STORMWATER IMPROVEMENTS PROJECT	A request to negotiate and accept permanent and temporary easements for the Tyne Boulevard Stormwater Improvement Project on properties located at 1462, 1464, 1466, 1468, 1470, 1427, and 1504 Tyne Boulevard and 4633, 4635, 4637, 4639, and 4641 Mountainview Drive, (Project No. 16-SWC-140), requested by Metro Water Services, applicant; various property owners.	34 (Angie Henderson)
3/11/2016 13:06	3/23/2016	RECOM APPR	2016M-009AB-001	HILL CIRCLE RIGHT-OF-WAY ABANDONMENT	A request to abandon a portion of Hill Circle right-of-way and easement off of Marcia Avenue, requested by Bonnie Mitchell, applicant; Richland Hills Investors, LLC, owner.	20 (Mary Carolyn Roberts)
3/15/2016 13:10	3/23/2016	RECOM APPR	2016M-011ES-001	CRESCENDO WATER LINE	A request to abandon approximately 1,086 linear feet of existing water main	19 (Freddie O'Connell)

				ABANDONMENT	and easement and to accept 5 linear feet of 6" DIP, and 10 linear feet of 10" DIP water main, along with 4 new fire hydrant assemblies and easements for four properties located at Division Street and 8th Avenue South (addresses not yet assigned), Metro Water Services Project # 16-WL-09, requested by Metro Water Services, applicant; various owners.	
3/15/2016 13:23	3/24/2016	RECOM APPR	2016M-010AB-001	EVERGREEN AVENUE ABANDONMENT	A request to abandon Evergreen Avenue off of Fern Avenue to where it dead ends (easements and utilities to be maintained), requested by Heithcock Construction, LLC, applicant; various owners.	02 (DeCosta Hastings)
3/17/2016 10:25	3/24/2016	RECOM APPR	2016M-013ES-001	EVELYN AVENUE STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Evelyn Avenue Stormwater Improvement Project on properties located at 1645A and 1701 Evelyn Avenue, (Project No. 16-SWC-158), requested by Metro Water Services, applicant; various property owners.	07 (Anthony Davis)
3/17/2016 10:14	3/24/2016	RECOM APPR	2016M-012ES-001	BURNS STREET STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Burns Street Stormwater Improvement Project on properties located at 2141, 2144, 2145 Burns Street and 1624 Moore Street, (Project No. 16-SWC-157), requested by Metro Water Services, applicant; various property owners.	07 (Anthony Davis)
3/18/2016 8:31	3/28/2016	RECOM APPR	2016M-011AB-001	BRILEY PARKWAY AND MCGAVOCK PIKE ABANDONMENT AND QUITCLAIM	A request to abandon and quitclaim any interest that Metro has in the portion of right-of-way for the NE Quadrant of SR155 Briley Parkway and McGavock Pike within the area that the Tennessee Department of Transportation has approved as surplus property, requested by Metro Public Works, applicant.	15 (Jeff Syracuse)
3/23/2016 9:52	3/31/2016	RECOM APPR	2016M-014ES-001	9TH AVENUE NORTH SP	A request to abandon 333 linear feet of 8" sanitary sewer and easements and accept 401 linear feet of 8" sanitary sewer main, 2 sewer manhole assemblies, and easements, and 546 linear feet of 8" water main and easements, for six properties located along 9th Avenue North, Metro Water Services Projects # 15-SL-266 and 15-WL-171, requested by Metro Water Services, applicant; Domus Partners, LLC, owner.	02 (DeCosta Hastings)
3/24/2016 9:44	3/31/2016	RECOM APPR	2016M-012AB-001	ALLEY # 258 RIGHT-OF-WAY ABANDONMENT	A request to abandon a portion of Alley #258 right-of-way and easement from S 2nd Street to its terminus at Parcel 33 on Map 82-15, requested by Civil Site Design Group, PLLC, applicant; 200 Main Partners, LLC, owner.	06 (Brett Withers)
2/2/2016 14:56	3/31/2016	RECOM APPR	2016M-008EN-001	VIRIDIAN TOWER AT 415 CHURCH STREET ENCROACHMENT	A request to allow the installation and maintenance of four landscape planters encroaching the public right-of-way at the entrance to The Viridian Tower located at 415 Church Street, requested by Ragan Smith Associates, applicant; O.I.C. Viridian Condominium, owner.	19 (Freddie O'Connell)

INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval

Finding: Final site plan conforms to the approved campus master development plan and all other applicable provisions of the code.

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
2/11/2016 9:58	3/15/2016	APADMIN	2016S-060-001	VISTA	A request for final plat approval to create 43 lots on property located at White Creek Pike (unnumbered), approximately 0 feet north of Green Lane (11.8 acres), zoned R10, requested by Anderson, Delk, Epps, & Associates Inc., applicant; Cornerstone Land Company, owner.	03 (Brenda Haywood)
6/16/2015 10:06	3/17/2016	APADMIN	2015S-099-001	BURKE SUBDIVISION	A request for final plat approval to create two lots for property located at 1128 Lebanon Pike, on the north side of Lebanon Pike approximately 1,500 feet east of Omohundro Place, zoned IR (6.61 acres), requested by Southern Precision Land Surveying Inc., applicant; Burke, Inc., owner.	19 (Freddie O'Connell)
10/1/2015 11:39	3/17/2016	APADMIN	2015S-162-001	CONSOLIDATION PLAT OF 417 RUSSELL STREET, 412 & 418 WOODLAND STREET	A request for final plat approval to create one lot on properties located at 417 Russell Street, and 412 and 418 Woodland Street, at the southwest corner of Woodland Street and S 5th street, zoned CS (2.2 acres), requested by Cherry Land Surveying, applicant; and Nashville 1st Church of the Nazarene, owner.	06 (Brett Withers)
1/14/2016 13:30	3/18/2016	APADMIN	2016S-038-001	WILLIAM COLEMAN CONSOLIDATION PLAT	A request for final plat approval to create one lot on properties located within the Jefferson Street Redevelopment District at 1708 and 1712 Jefferson Street, approximately 345 feet east of Dr. D B Todd Jr. Boulevard (0.44 acres), zoned MUL, requested by Thornton & Associates, Inc., applicant; William and Verica Coleman, owners.	19 (Freddie O'Connell)
12/3/2015 10:27	3/21/2016	APADMIN	2016S-017-001	24TH AVENUE SUBDIVISION	A request for final plat approval to shift lot lines between properties located at 2201 24th Avenue North, approximately 300 feet east of 25th Avenue North, zoned R6 (0.29 acres), requested by Clint Elliott Land Surveying, applicant; TBC Development and MLM Investment Holdings, LLC, owners.	02 (DeCosta Hastings)
6/18/2015 11:23	3/22/2016	APADMIN	2014S-105-003	LOVE JOY COURT	A request for final plat approval to create four lots on property located at 1333 Love Joy Court, zoned RS3.75 (0.68 acres), requested by Turnkey, LLC, owner; Harrah & Associates, applicant.	07 (Anthony Davis)

2/11/2016 10:43	3/24/2016	APADMIN	2016S-064-001	WESTPORT BUSINESS PARK, PHASE 1	A request for final plat approval to revise the drainage easement widths along the west line of the subdivision and along the south line of Lot 5 located at 100, 101, 104, 108, and 109 Centennial Circle, on the west side of Centennial Boulevard, zoned IR (10.52 acres), requested by Energy Land & Infrastructure, applicant; Cline Development, LLC, owner.	20 (Mary Carolyn Roberts)
4/16/2015 10:09	3/24/2016	APADMIN	2014S-082-002	MOSS PLACE DEVELOPMENT PLAN	A request for development plan approval to create 17 lots and open space on properties located at 2929 Moss Spring Drive, Moss Spring Drive (unnumbered) and on a portion of property located at 3120 Bluewater Way, on the south side of Moss Spring Drive, zoned RS10 and AR2a (6.23 acres), requested by Moss Spring, LLC, owner; Batson & Associates, applicant.	29 (Karen Y. Johnson)
12/3/2015 12:35	3/29/2016	APADMIN	2016S-019-001	3300 GALLATIN PIKE	A request to create two lots on properties located at 3300 and 3308 Gallatin Pike and 1106 Shelton Avenue, at the southeast corner of Shelton Avenue and Gallatin Pike (1.67 acres), zoned MUL-A and CL, requested by Thornton & Associates, applicant; Sinks Investment Group, LLC, owner.	07 (Anthony Davis)
2/11/2016 9:54	3/29/2016	APADMIN	2016S-058-001	BURKITT VILLAGE, PHASE 5, SECTION 2	A request for final plat approval to create 21 lots on property located at Burkitt Road (unnumbered), approximately 0 feet north of Alva Lane, zoned SP (5.58 acres), requested by Anderson, Delk, Epps & Associates; Regent Homes, owner.	31 (Fabian Bedne)
12/1/2015 7:39	3/29/2016	APADMIN	2016S-012-001	YEZBACK SUBDIVISION	A request for final plat approval to shift lot lines between properties located at 1217 and 1215 A and C Lone Oak Road, approximately 930 feet west of Granny White Pike, zoned R20 (1.28 acres), requested by Wamble and Associates, PLLC, applicant; Charles and Lisa Yezbak, owners.	25 (Russ Pulley)
1/29/2016 10:22	3/29/2016	APADMIN	2016S-047-001	COPPERSTONE VILLAGES ESTATES CONSOLIDATION PLAT	A request for final plat approval to create two lots on properties located at 1106, 110, 114, 1200, 1202, and 1204 Litton Avenue and a portion of property located at 1120 Litton Avenue, approximately 230 feet east of Gallatin Pike (3.25 acres), zoned SP, requested by James Terry & Associates, applicant; The Parks at Fine Points, LLC and Harpeth Development, LLC, owners.	07 (Anthony Davis)
10/30/2014 10:01	3/30/2016	RECOM APPR	2014S-161-002	ACKLEN AT MURPHY (FINAL SITE PLAN)	A request for final site plan approval to create eight lots within the Richland-West End Addition Neighborhood Conservation Overlay District on property located at Murphy Road (unnumbered), at the northwest corner of Murphy Road and Acklen Park Drive, zoned R6 (1.45 acres), requested by Dale & Associates, applicant; Oscar Batson, Jr., owner.	24 (Kathleen Murphy)

12/3/2015 12:09	3/31/2016	APADMIN	2010S-083-006	PARMLEY COVE PHASE 3 (FINAL SITE PLAN)	A request for final site plan approval for property located at 3705 Whites Creek Pike, at the terminus of Preservation Way, zoned RS10 (6.6 acres), the permit the development of 23 single-family lots, requested by Dale & Associates, applicant, Tennessee Contractors, Inc., owner.	03 (Brenda Haywood)
10/28/2015 15:10	3/31/2016	APADMIN	2015S-173-001	M.M. HARVILL, RESUB LOTS 6 & 7	A request for final plat approval to create two lots on property located at 1408 Otay Street, approximately 150 feet west of Scott Avenue (0.59 acres), zoned R6, requested by Dale & Associates, applicant; D218, LLC, owner.	07 (Anthony Davis)
2/11/2016 9:54	3/31/2016	APADMIN	2016S-057-001	BURKITT VILLAGE, PHASE 9, SECTION 1	A request for final plat approval to create 21 lots on property located at Burkitt Road (unnumbered), approximately 232 feet east of Kirkwall Drive, zoned SP (3.93 acres), requested by Anderson, Delk, Epps & Associates, applicant; Regent Homes, owner.	31 (Fabian Bedne)
2/3/2016 11:53	4/1/2016	APADMIN	2016S-050-001	CAMBRIA	A request for final plat approval to create one lot and dedicate right-of-way on properties located at 118 8th Ave S and 715 McGavock Street, at the southeast corner of McGavock Street and 8th Ave S, zoned DTC (0.58 acres), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; FC Nashville, LLC, owner.	19 (Freddie O'Connell)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
3/31/16	Approved Release	2009B-019-007	CARRINGTON PLACE, PHASE 2
3/30/16	Approved Extension/Reduction	2010B-016-006	AVONDALE PARK, PH. 2, SEC. 3A
3/22/16	Approved Extension	2014B-035-002	RIVENDELL WOODS, PHASE 2, SECTION 3
3/21/16	Approved New	2015B-033-002	LOVE JOY COURT SUBDIVISION
3/17/16	Approved Extension	2014B-032-004	TRAVIS TRACE, PHASE 1A
4/1/16	Approved New	2016B-003-001	RESERVE AT STONE HALL, PH 1, SEC 3B
3/30/16	Approved Extension	2015B-001-002	28TH AND CHARLOTTE
3/22/16	Approved Extension	2011B-002-006	VILLAGES OF RIVERWOOD, PHASE 2A, SECTION 1
4/1/16	Approved New	2016B-007-001	VINTAGE AT BURKITT STATION
4/1/16	Approved Release	2015B-015-002	HAYNIE'S CENTRAL PARK PLAN, RESUB LOT 86
4/1/16	Approved New	2016B-010-001	SKYLINE RIVERFRONT ESTATES
3/17/16	Approved Extension	2008B-031-006	ABBINGTON PARK, PHASE 2, SECTION 1
3/31/16	Approved Extension	2009B-004-008	CROSSINGS CIRCLE RIGHT-OF-WAY (ROW) ABANDONMENT & DEDICATION

Schedule

- A. **Thursday, April 14, 2016 - [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, April 28, 2016 - [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, May 12, 2016 - [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, May 26, 2016 - [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, June 9, 2016 - [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, June 23, 2016 - [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, July 28, 2016 - [MPC Meeting](#)**; 4pm, Metro Nashville Public Schools, Board Room, 2601 Bransford Avenue
- H. **Thursday, August 11, 2016 - [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, August 25, 2016 - [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Thursday, September 8, 2016 - [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

