



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: October 14, 2021
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: Haynes; Blackshear; Henley; Withers; Johnson; Sims
 - b. Leaving Early:
 - c. Not Attending: Adkins; Farr; Tibbs
2. Legal Representation – Cate Pham 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 10/5/2021**.

APPROVALS	# of Applics	# of Applics '21
Specific Plans	5	57
PUDs	1	9
UDOs	2	14
Subdivisions	3	121
Mandatory Referrals	1	143
Grand Total	12	344

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)
3/8/2021 9:46	9/16/2021 0:00	PLRECAPPR	2020SP-048-002	101 FACTORY STREET MULTIFAMILY	A request for final site plan approval for property located at 101 Factory Street, at the southeast corner of Factory Street and Geysler Street, zoned SP (5.89 acres), to permit 204 residential multi-family units, requested by Catalyst Design Group, applicant; 101 Factory Street LLC, owner.	17 (Colby Sledge)
12/27/2017 10:59	9/22/2021 0:00	PLRECAPPR	2017SP-062-002	3219 ALPINE AVENUE	A request for final site plan approval on property located at 3219 Alpine Avenue, at the southeast corner of Hill Street and Alpine Avenue, zoned SP-R (0.42 acres), to permit four multi-family residential units, requested by Dale and Associates, applicant; Courtney and Tia Hale, owners.	02 (Toombs)
12/9/2020 13:58	9/22/2021 0:00	PLRECAPPR	2007SP-040-002	HIGHPOINT SP (O'REILLY AUTO PARTS)	A request for final site plan approval for property located at 5010 Ander Drive, at the corner of Nolensville Pike and Ander Drive, zoned SP (1.16 acres), to permit 7,563 square feet of retail uses, requested by CSS, Inc., applicant; 6640 Nolensville Rd, LLC, owner.	31 (John Rutherford)
3/31/2021 12:14	9/23/2021 0:00	PLRECAPPR	2020SP-028-002	VASTLAND - AVALON MIDTOWN	A request for final site approval for properties located at 1709, 1711, 1715, 1717 and 1719 Hayes Street, at the southeast corner of 18th Avenue North and Hayes Street, zoned SP (1.12 acres), to permit a mixed use development, requested by Civil Site Design Group, applicant; Vastland Development Partnership, owner.	21 (Brandon Taylor)
4/21/2021 14:13	9/23/2021 0:00	PLRECAPPR	2017SP-002-002	6TH AVENUE NORTH	A request for final site plan approval for properties located at 1719, 1721, and 1723 6th Avenue North, approximately 145 feet southeast of Buchanan Street, zoned SP (0.60 acres), to permit eleven multi-family residential units, requested by Dale and Associates, applicant; Mack Props LLC, owner.	19 (Freddie O'Connell)

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)
8/18/2020 9:37	9/20/2021 0:00	PLRECAPP	2009UD-001-015	GRAYCO PLAZA	A request for final site plan approval for property located at 146 McGavock Pike, approximately 460 feet south of Stinson Road, zoned CL and within the Downtown Donelson Urban Design Overlay District (1.01 acres), to permit 7,585 square feet of adaptive residential housing, requested by CM Architects PLLC, applicant; Grayco MGT LLC, owner.	15 (Jeff Syracuse)
8/24/2021 11:32	9/21/2021 0:00	PLRECAPP	2011UD-001-005	HOMES AT PRIMROSE	A request for final site plan approval for properties located at 2910 Primrose Court, approximately 230 feet southwest of Primrose Avenue, zoned R8 and located within the Primrose Urban Design Overlay District (0.25 acres), to permit two residential units, requested by Broadway Building Group LLC, applicant; IMSAI LLC, owner.	18 (Tom Cash)

PLANNED UNIT DEVELOPMENTS (finals and variances only): MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
4/27/2021 12:53	9/22/2021 0:00	PLRECAPP	74-79P-015	NASHBORO VILLAGE	A request for final site plan approval for property located at 730 Nashboro Boulevard, approximately 440 feet west of Longhunter Court, zoned RM6 and located within a Planned Unit Development Overlay District (5.33 acres), to permit a residential amenity area, requested by Catalyst Design Group, applicant; WRPV XIII NV Nashville LLC, owner.	29 (Delishia Porterfield)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
9/8/2021 8:02	9/30/2021 0:00	PLRECAPP	2021M-077ES-001	SOUTH 4TH STREET AND SHELBY AVENUE EASEMENTS	A request to abandon utility easements previously retained by Council ordinance BL2020-538 (2020M-012AB-001) for property located at 405 South 4th Street (see sketch for details), to serve the development at South 4th Street and Shelby Avenue.	06 (Brett Withers)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
7/2/2021 12:33	9/17/2021 0:00	PLAPADMIN	2021S-146-001	RESUBDIVISION OF LOTS 7, 9, 11, 13, 15, 17, 19 AND 21 OF MAP OF HADLEY'S BEND SUBDIVISION	A request for final plat approval to consolidate eight lots into one lot for properties located at 4108 and 4112 Union Street, approximately 105 feet north of Commerce Street, zoned R8 (0.79 acres), requested by Blue Ridge Surveying Services, applicant; St. John Chrysostom Romanian Orthodox Church, owner.	11 (Larry Hagar)
6/14/2021 14:49	9/22/2021 0:00	PLAPADMIN	2021S-138-001	CEPHAS WOODWARD'S SUBDIVISION OF LOTS 5 AND 6 WOODWARD PROPERTY	A request to create two lots on properties located at 1810 12th Avenue North and 12th Avenue North (unnumbered), approximately 260 feet north of Buchanan Street, zoned R6 (0.39 acres), requested by James L. Terry, applicant; The Zabiholla, Shahhosseini Living Trust, owner.	21 (Brandon Taylor)
5/6/2021 10:22	9/29/2021 0:00	PLAPADMIN	2021S-113-001	LOT 28 OF THE MAP OF TRINITY HEIGHTS	A request for final plat approval to create two lots on property located at 302 Edwin Street, approximately 100 feet east of Meridian Street, zoned R6-A (0.37 acres), requested by WT Smith-Land Surveying, applicant; Jeff Kendig, owner.	05 (Sean Parker)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
9/29/21	Approved New	2021B-022-001	EVANS HILL SUBDIVISION - PHASE 1A
9/29/21	Approved New	2021B-023-001	EVANS HILL SUBDIVISION - PHASE 1B
9/28/21	Approved New	2021B-036-001	SECOND REVISION RESUBDIVISION OF LOT 2 OF GREGORY HEIGHTS SECTION THREE
9/28/21	Approved New	2021B-039-001	MAGNOLIA FARMS PHASE 3 SECTION 2
9/30/21	Approved New	2021B-042-001	RIVERGATE STATION SECTION 1 2ND RESUB OF LOT 2
9/20/21	Approved Release	2018B-013-004	BELLE ARBOR PUD PHASE 4
10/4/21	Approved Release	2017B-014-005	TOWNVIEW PLACE

Schedule

- A. **Thursday, October 14, 2021** - MPC Meeting: 4pm, Sonny West Conference Center
- B. **Thursday, October 28, 2021** - MPC Meeting: 4pm, Sonny West Conference Center
- C. **Thursday, November 18, 2021** - MPC Meeting: 4pm, Sonny West Conference Center
- D. **Thursday, December 9, 2021** - MPC Meeting: 4pm, Sonny West Conference Center