



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: November 18, 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: Adkins; Farr; Blackshear; Johnson; Sims; Henley; Withers; Tibbs
 - b. Leaving Early:
 - c. Not Attending:
2. Legal Representation – Alex Dickerson 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 11/10/2021**.

APPROVALS	# of Applics	# of Applics '21
Specific Plans	5	64
PUDs	0	9
UDOs	1	17
Subdivisions	11	138
Mandatory Referrals	4	164
Grand Total	21	392

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)
6/9/2021 7:50	10/27/2021 0:00	PLAPADMIN	2020SP-030-002	LOFTS AT MARATHON	A request for final site plan approval for property located at 806 16th Avenue North, approximately 200 feet south of Desha Street, zoned SP (2.7 acres), to permit 320 multi-family residential units, requested by Catalyst Design Group, applicant; 806 16th Avenue LLC, owner.	19 (Freddie O'Connell)
3/31/2021 10:35	11/2/2021 0:00	PLRECAPP	2020SP-044-002	WEST TRINITY LIV DEVELOPMENT	A request for final site plan approval for properties located at 819 W Trinity Lane, W Trinity Lane (unnumbered) and Brownlo Street (unnumbered), at the northwest corner of Brownlo Street and W Trinity Lane, zoned SP and RS7.5 (12.14 acres), to permit 306 multi-family residential units, requested by Kimley-Horn, applicant; REI615 LLC and Pablo Martin Maldonado, owners.	02 (Kyonzté Toombs)
12/9/2020 11:59	11/2/2021 0:00	PLRECAPP	2015SP-084-004	BURKITT PLACE COMMONS (FINAL)	A request for final site plan approval for a portion of a Specific Plan for property located at Nolensville Pike (unnumbered), at the corner of Burkitt Road and Nolensville Pike, (1.51 acres), to permit a mixed use development, requested by Crunk Engineering, applicant; BSM Burkitt, LLC, owner.	31 (John Rutherford)
1/6/2021 11:03	11/3/2021 0:00	PLRECAPP	2019SP-006-002	3RD AVENUE NORTH	A request for final site plan approval for properties located at 1825, 1827, 1829, 1831, 1833, and 1835 3rd Avenue North, at the southwest corner of Coffee Street and 3rd Avenue North, zoned SP (1.18 acres), to permit 21 multi-family units, requested by Dale and Associates, applicant; TAB Homebuilders LLC, owner.	19 (Freddie O'Connell)
7/28/2021 12:05	11/9/2021 0:00	PLRECAPP	2007SP-171-002	VILLAGE GREEN COMMERCIAL	A request for final site plan approval for properties located at Donelson Avenue (unnumbered), approximately 135 feet west of Hadley Avenue, (0.65 acres), to permit a mixed use development, requested by Music City Classics, Inc., applicant; Village Green of Old Hickory, LLC, owner.	11 (Larry Hagar)

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)
7/28/2021 9:19	11/2/2021 0:00	PLRECAPP	2005UD-003-005	CAROTHERS CROSSING PHASE 10, SECTION 1	A request for final site plan approval for a portion of property located at 7211 Carothers Road, approximately 750 feet north of Carothers Road, zoned MUL and RM9 and within the Carothers Crossing Urban Design Overlay District (13.03 acres), to permit 83 residential units, requested by Anderson, Delk, Epps and Associates, applicant; McGowan Family Limited Partnership, owner.	33 (Antoinette Lee)

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)
10/14/2021 7:39	11/1/2021 0:00	PLRECAPP	2021M-012EN-001	QUEENS MIXED-USE UNDERGROUND ENCROACHMENT	A request for an underground encroachment into the Public right-of-way along Alley #806, at the intersection of Hagan Street to permit hardscape improvements (see sketch for details), requested by Civil Site Design Group, applicant.	17 (Colby Sledge)
10/14/2021 8:21	11/1/2021 0:00	PLRECAPP	2021M-013EN-001	EASTWOOD DELI AERIAL ENCROACHMENT	A request for an aerial encroachment into the public right-of-way at 1896 Eastland Avenue to include a blade sign to protrude from the building approximately 2.5 feet and will hang approximately 9.45 feet above the right-of-way (see sketch for details), requested by ImageLife Signs and Graphics, applicant.	06 (Brett Withers)
10/18/2021 11:12	11/1/2021 0:00	PLRECAPP	2021M-085ES-001	PASEO SOUTH GULCH	A request for the abandonment of approximately 82 linear feet of 8-inch sanitary sewer main, one sanitary sewer manhole, 375 linear feet of 6-inch water main, 72 linear feet of 12-inch storm sewer (RCP), 23 linear feet of 15-inch storm sewer (RCP), 140 linear feet of 18-inch storm sewer (RCP), nine storm sewer catch basins, and easements, and the acceptance of approximately 23 linear feet of 6-inch water main (DIP), relocation of one fire hydrant assembly, one water quality unit, 93 linear feet of 15-inch storm sewer (RCP), 179 linear feet of 18-inch	19 (Freddie O'Connell)

					storm sewer (RCP), 119 linear feet of 24-inch storm sewer (RCP), 15 linear feet of 36-inch storm sewer (RCP), eight storm sewer catch basins, and easements (see sketch for details) to serve the Paseo South Gulch development (MWS Project Nos: 21-SL-153, 21-WL-69, and SWGR 2021057006).	
10/18/2021 15:27	11/1/2021 0:00	PLRECAPP	2021M-086ES-001	AMALIE DRIVE PRV RELOCATION	A request for the relocation of a water pressure reducing valve into a proposed underground vault and construction of about 45 linear feet of 6-inch water main (DIP) and appurtenances. A permanent easement and a temporary construction easement (see sketch for details) are necessary to be acquired through negotiation, condemnation, and acceptance.	27 (Robert Nash)

SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
9+E24+A30: G36+A30:G3 7+A30+A30: F35	10/22/2021 0:00	PLAPADMIN	2021S-191-001	CAMBRIDGE FOREST PHASE XI	A request for final plat approval to create 31 cluster lots and dedicate right-of-way on property located at Rural Hill Road (unnumbered), at the current terminus of Bromley Way, zoned R15 and located within a Planned Unit Development (6.91 acres), requested by Wilson and Associates, P.C., applicant; Century Communities of Tennessee, LLC, owner.	32 (Joy Styles)
9/10/2021 15:54	10/27/2021 0:00	PLAPADMIN	2021S-193-001	WOODLAND SUBDIVISION - PHASE 4, SECTION 1B, LOT 18	A request to amend a previously recorded plat to reduce rear setback from 20' to 13'-2 1/4" for property located at 1641 Boxwood Drive, approximately 105 feet south of Woodlands Avenue, zoned R15 and located within a Planned Unit Development Overlay District (0.12 acres), requested by David Williams, applicant and owner.	04 (Robert Swope)
8/11/2021 12:38	10/27/2021 0:00	PLAPADMIN	2021S-176-001	RIVERSIDE SUBDIVISION	A request for final plat approval to create two lots on property located at 2305 Eastland Avenue, at the corner of Eastland Avenue and Riverside Drive, zoned R10 (0.92 acres), requested by Crowe Wheeler and Associates, applicant; Haitian Ministry Theophile Church In Christ, Inc., owner.	06 (Brett Withers)
8/17/2021 13:48	10/27/2021 0:00	PLAPADMIN	2021S-178-001	DIVISION OF A PORTION OF THE WILLIAM H. WISENER LAND - SECTION 2, LOT 2	A request to amend a previously recorded plat to remove a 200 foot building setback and sewage easements for property located at Old Franklin Road (unnumbered), approximately 1,300 feet southeast of Preston Road, zoned AR2a (4.72 acres), requested by Civil and Environmental Consultants Inc., applicant; Royal City Chapel International Inc., owner.	32 (Joy Styles)

6/30/2021 14:24	10/27/2021 0:00	PLAPADMIN	2021S-142-001	NASHVILLE RESCUE MISSION	A request for final plat approval to consolidate 14 lots into one lot for properties located at 1700, 1702 A, 1704, 1716, and 1726 Rosa L. Parks Boulevard, at the northeast corner of Rosa L. Parks Boulevard and Garfield Street, zoned MUL and CS (2.52 acres), requested by Delta Associates, applicant; NRM Properties LLC, NRM Properties, LLC – 1700, 1702A, 1716, and 1726 Rosa L. Parks Series, owners.	19 (Freddie O'Connell)
8/19/2021 11:50	10/29/2021 0:00	PLAPADMIN	2021S-181-001	RESUB LOT 45 ON THE MAP OF PART OF THE FREE SILVER PLAN	A request for final plat approval to consolidate three lots into lot one on properties located at 917, 919, and 921 W Trinity Lane, approximately 520 feet east of Old Buena Vista Road, zoned RM20-A-NS (0.65 acres), requested by WT Smith Land Surveying, applicant; DY Properties II, LLC, owner.	02 (Kyonzté Toombs)
8/9/2021 8:07	11/3/2021 0:00	PLAPADMIN	2021S-170-001	DUE WEST TOWERS DAY CARE	A request for final plat approval to create one lot on a portion of property located at 612 W Due West Ave, approximately 930 feet north of W Due West Ave, zoned OG, RM9, and RS20 (3.77 acres), requested by Stivers Land Surveying, applicant; Due West Towers, LLC, owner.	08 (Nancy VanReece)
7/13/2021 15:34	11/3/2021 0:00	PLAPADMIN	2021S-152-001	R-C NASHVILLE HOTEL AND RESIDENCES SUBDIVISION	A request for final plat approval to create one lot for properties located at 400, 401 and 417 7th Avenue South, 429 7th Avenue North, Lafayette Street (unnumbered) and 8th Avenue South (unnumbered), zoned DTC and located within the Gateway Boulevard Urban Design Overlay District and Capitol Mall Redevelopment District (1.26 acres), requested by Ragan-Smith and Associates, applicant; RC Nashville Development Partners, LLC, owner.	19 (Freddie O'Connell)
7/14/2021 12:58	11/4/2021 0:00	PLAPADMIN	2021S-160-001	RESUBDIVISION PART OF LOT 14 ON THE MAP OF ALPINE TERRACE SUBDIVISION	A request for final plat approval to create two lots on property located at 2409 Alpine Avenue, at the western corner of Alpine Avenue and West Street, zoned R10 (0.52 acres), requested by Clint T. Elliott Surveying, applicant; Jonathan Johnson, owner.	02 (Kyonzté Toombs)
10/28/2020 12:03	11/4/2021 0:00	PLAPADMIN	2020S-212-001	GOODRICH TOWNHOMES	A request for final plat approval to create two lots and dedicate right-of-way on properties located at 2131 Goodrich Avenue, Goodrich Avenue (unnumbered), and 2125 and 2127 Buena Vista Pike, at the current terminus of Goodrich Avenue, zoned R8 and SP (2.37 acres), requested by Clint Elliott Surveying, applicant; E3 Construction Services, LLC, owner.	02 (Kyonzté Toombs)
9/27/2021 8:40	11/4/2021 0:00	PLAPADMIN	2021S-213-001	1428 MERIDIAN STREET	A request for final plat approval to create two lots on property located at 1428 Meridian Street, approximately 200 feet south of Gatewood Avenue, zoned RS5 (0.32 acres), requested by B2L Land Surveyors, applicant; Kenneth Ray Cox, owner.	05 (Sean Parker)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
11/8/21	Approved Extension	2018B-048-002	MAGNOLIA FARMS PHASE 1 SECTION 2
11/8/21	Approved Extension	2019B-007-002	MAGNOLIA FARMS PHASE 2 SECTION 1
11/8/21	Approved Extension/Reduction	2019B-020-002	MAGNOLIA FARMS, PHASE 2, SECTION 3
11/4/21	Approved Extension	2019B-046-002	CAMERON PARK
10/21/21	Approved Extension	2015B-012-006	GRAYMONT, PHASE 1
10/21/21	Approved New	2021B-018-001	OLD HICKORY CROSSING - PHASE 2
10/21/21	Approved New	2021B-033-001	SKYRIDGE-PHASE 2
10/25/21	Approved New	2021B-045-001	BURKITT RIDGE - PHASE 3B
10/25/21	Approved New	2021B-046-001	CAROTHERS CROSSING PHASE 7 - SECTION 2
10/21/21	Approved Extension/Reduction	2020B-002-002	CENTURY FARMS RESUB OF LOT 2
10/27/21	Approved Extension	2018B-041-004	EDMONSON CORNER SUBDIVISION

Schedule

- A. Thursday, November 18, 2021** - MPC Meeting: 4pm, Board of Education, Bransford Ave
- B. Thursday, December 9, 2021** - MPC Meeting: 4pm, Sonny West Conference Center