



**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: January 13, 2022  
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: Haynes; Blackshear; Johnson; Sims; Henley; Withers; Tibbs; Adkins
  - b. Leaving Early: Farr (6p)
  - c. Not Attending:
2. Legal Representation – Alex Dickerson 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 1/5/2022**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '22</b>
Specific Plans	7	2
PUDs	0	0
UDOs	0	0
Subdivisions	7	1
Mandatory Referrals	9	0
<b>Grand Total</b>	<b>23</b>	<b>3</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)
4/14/2021 10:21	12/2/2021 0:00	PLRECAPP	2020SP-033-002	2ND AND MONROE	A request for final site plan approval for properties located at 1217, 1221, 1225, 1227, 1229 and 1231 2nd Avenue North, at the southwest corner of 2nd Avenue North and Monroe Street, zoned SP (0.89 acres), to permit a mixed use development, requested by Fulmer Lucas Engineering, applicant; Greenpointe, owner.	19 (Freddie O'Connell)
12/30/2020 11:31	12/10/2021 0:00	PLRECAPP	2019SP-050-002	TUSCULUM HILLS SENIOR LIVING CENTER	A request for final site plan approval for property located at 5009 Raywood Lane and a portion of property located at 4930 Nolensville Pike, at the northwest corner of Raywood Lane and Strasser Drive, zoned SP and located within a Corridor Design Overlay District (4.58 acres), to permit 148 multi-family residential units, requested by CESO, Inc., applicant; Tusculum Hills Baptist Church, owner.	30 (Sandra Sepulveda)
8/5/2021 12:10	12/13/2021 0:00	PLRECAPP	2016SP-076-012	MARTHA O'BRYAN CENTER	A request for final site plan approval for a portion of properties located at 711 South 7th Street and 701 South 7th Street, at the northeast corner of South 7th Street and Dew Street and located within the Cayce Redevelopment District Overlay, zoned SP (1.82 acres), to permit a building addition, requested by Kimley-Horn And Associates, Inc., applicant; M.D.H.A. James A. Cayce Homes and Martha O'Bryan Center, owners.	06 (Brett Withers)
10/8/2020 11:22	12/17/2021 0:00	PLRECAPP	2020SP-014-002	5978 EDMONDSON PIKE (FINAL)	A request for final site plan approval for property located at 5978 and 5984 Edmondson Pike, approximately 320 feet north of Mt. Pisgah Road (3.47 acres), to permit ten lots, zoned SP, requested by Dale and Associates, applicant; Haury and Smith Contractors Inc.; owners.	04 (Robert Swope)
5/15/2019 10:07	12/28/2021 0:00	PLAPADMIN	2009SP-033-002	HAMILTON HILLS	A request for final site plan approval for property located at 3214 Murfreesboro Pike, approximately 1500 feet northwest of Mt. View Road, zoned SP-R and within both the Hamilton Hills and Murfreesboro Pike Urban Design Overlay District (9.6 acres), to permit 57 multi-family residential units, requested by Ragan-Smith, applicant; Buttrey, D. L. Et Ux, owner.	33 (Antoinette Lee)
4/10/2020 10:45	1/4/2022 0:00	PLRECAPP	2019SP-057-002	PITTS AVENUE SELF STORAGE	A request for final site plan approval for properties located at 101 Pitts Avenue and Pitts Avenue (unnumbered), at the southeastern corner of Pitts Avenue and Old Hickory Boulevard, zoned SP (4.37 acres), to permit 3,000 square feet of	11 (Larry Hagar)

					mixed use and 60,000 square feet of self-service storage use, requested by Arnold Consulting Engineering Services Inc., applicant; James Ronald Morris and Pitts Avenue Self Storage LLC, owners.	
1/13/2021 12:03	1/4/2022 0:00	PLRECAPP	2020SP-011-002	THE CHARTWELL AT MARATHON VILLAGE	A request for final site plan approval for properties located at 800 14th Avenue North and 801 12th Avenue North, approximately 150 feet south of Herman Street, zoned SP (4.59 acres), to permit 387 multi-family residential units, including 13,899 square feet of flex space, and retail uses, requested by Catalyst Design Group, applicant; Union Brick RE, 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)
NONE					

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

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)

**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)	
1A41:G45+E 29+A41:G46 +A41:G47	12/8/2021 0:00	PLRECAPP	2022M-001ES-001	GULF UNION SOUTH TOWER DEVELOPMENT	A request for the abandonment of approximately 204 linear feet of 10-inch sanitary sewer main, three sanitary sewer manholes, one fire hydrant assembly and easements, and the acceptance of one sanitary sewer manhole, one fire hydrant assembly, and easements to serve the Gulf Union South Tower development (see sketch for details).	19 (Freddie O'Connell)
11/18/2021 8:16	12/8/2021 0:00	PLRECAPP	2022M-002ES-001	503 W. TRINITY LANE	A request for the abandonment of easement rights for portions of Winstead Avenue, Alley No. 1039, and an unnumbered alley that were closed by Metro Ordinance BL2002-1279 with easements retained. Requesting for those easement rights for this parcel to be abandoned (see sketch for details).	02 (Kyonzté Toombs)
11/19/2021 10:24	12/8/2021 0:00	PLRECAPP	2022M-003ES-001	HOBSON PARK	A request for the acceptance of approximately 3,758 linear feet of eight inch sanitary sewer main (PVC), 322	33 (Antoinette Lee)

					linear feet of eight inch sanitary sewer main (DIP), 29 sanitary sewer manholes, 3,375 linear feet of eight inch water main (DIP), five linear feet of 12-inch water main (DIP), six fire hydrant assemblies, and any associated easements to serve the Hobson Park development (see sketch for details).	
11/19/2021 11:07	12/15/2021 0:00	PLRECAPP	2022M-001AG-001	NDOT AND SP CHURCH PARTICIPATION AGREEMENT	A request to approve a participating agreement between the Metropolitan Government of Nashville and Davidson County, through the Nashville Department of Transportation and Multimodal Infrastructure, and SP Church Project, LLC for sidewalk repairs on Church Street.	
11/22/2021 12:41	12/15/2021 0:00	PLRECAPP	2022M-004ES-001	UNION BRICK MULTIFAMILY DEVELOPMENT	A request for the abandonment of approximately 491 linear feet of 36-inch sanitary sewer main, two sanitary sewer manholes, 660 linear feet of 6-inch water main, one fire hydrant assembly, and easements and the acceptance of approximately 15 linear feet of 8-inch sanitary sewer main, one sanitary sewer manholes, 1,290 linear feet of 8-inch water main (DIP), three fire hydrant assemblies, and the relocation of one fire hydrant assembly and any associated easements to serve the Union Brick Multifamily development (see sketch for details).	19 (Freddie O'Connell)
11/29/2021 12:38	12/15/2021 0:00	PLRECAPP	2022M-002AG-001	TDOT AGREEMENT AMENDMENT	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 Transportation and Multimodal Infrastructure, for the acceptance of work in connection with the construction of Hart Lane, from East of Whitney Park Drive to Near SR-6 in Davidson County, Fed. No. TAP-4925(2); State No. 19LPLM-F3-136; PIN119913.01; Prop No. 2022M-002AG-001.	
11/29/2021 12:52	12/15/2021 0:00	PLRECAPP	2022M-002OT-001	FEMA REVISED FLOOD INSURANCE RATE MAPS	A request for approval of the Federal Emergency Management's revised Flood Insurance Rate Map (dated February 25,2022) as the official floodplain map for the Metropolitan Government of Nashville and Davidson County (See map index for details), requested by Metro Water Services, applicant.	
11/30/2021 8:51	12/15/2021 0:00	PLRECAPP	2022M-003EN-001	APEX MARATHON VILLAGE	A request for an aerial encroachment into the public right-of-way at 1501 Herman Street to permit two illuminated blade signs (see sketch for details), requested by Bozman Sign Company, applicant.	19 (Freddie O'Connell)
11/2/2021 14:53	12/21/2021 0:00	PLRECAPP	2021M-033AG-001	EAST BANK TDOT IGA RESOLUTION	A resolution approving an intergovernmental agreement between the State of Tennessee, Department of Transportation, and the Metropolitan Government of Nashville and Davidson County for right of way acquisition. (State Project No.19LPLM-S2-190) (Proposal No. 2021M-033AG-001).	

## SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
9/14/2021 10:59	12/2/2021 0:00	PLAPADMIN	2021S-196-001	RESUBDIVISION OF LOT 25 SHARP AND HORN'S 4TH ADDITION	A request for final plat approval to create two lots on property located at 1010 Douglas Avenue, approximately 430 feet west of Gallatin Avenue, zoned RS5 (0.37 acres), requested by Delle Land Surveying, applicant; Roger Pilkinton, owner.	05 (Sean Parker)
10/5/2021 10:39	12/2/2021 0:00	PLAPADMIN	2021S-214-001	DORHILL ACRES - SECTION ONE	A request for final plat approval to create two lots on properties located at 2749 Anderson Road and 2700 Murfreesboro Pike, approximately 530 feet west of Forest Trace Drive, zoned CS and R10 and partially located within a Commercial Planned Unit Development District Overlay (22.93 acres), requested by Adam Bledsoe, applicant; Mobil Home Partners of TN LLC., owner.	29 (Delishia Porterfield)
8/14/2019 11:44	12/6/2021 0:00	PLAPADMIN	2019S-184-001	NASHVILLE COMMONS AT SKYLINE	A request for final plat approval to create two lots and dedicate easements for property located at 3440 Dickerson Pike, approximately 790 feet south of Skyline Ridge Drive, zoned SCR and within a Planned Unit Development Overlay District (26.53 acres), requested by Gresham Smith, applicant; Skyline Commons LLC, owner.	03 (Jennifer Gamble)
9/24/2021 10:55	12/14/2021 0:00	PLAPADMIN	2021S-212-001	CALLIGAN SUBDIVISION - REVISION ONE	A request for final plat approval to shift lots lines on properties located at 3050 and 3052 Lakeshore Drive, approximately 230 feet west of Anthony Street, zoned RS20 (4.53 acres), requested by Daniels and Associates Inc., applicant; Richard Cole Calligan, Mitzy Lindsey Porter and Calligan Family LP Et Al (DO), owners.	11 (Larry Hagar)
9/14/2021 15:56	12/15/2021 0:00	PLAPADMIN	2021S-197-001	2ND RESUBDIVISION LOT 1 AND 1ST RESUBDIVISION LOT 7	A request for final plat approval to shift lot lines and create one lot for properties located at 2513, 2517, and 2523 Miami Avenue, approximately 830 feet southwest of Wooddale Lane, zoned R15 (1.15 acres), requested by Site Engineering Consultants Inc., applicant; Betty Blackwell and Elizabeth Blackwell, Revocable Living Trust, owners.	15 (Jeff Syracuse)
12/1/2021 9:34	12/29/2021 0:00	PLAPADMIN	2022S-016-001	SUGARTREE AMENDMENT	A request to amend a previously approved plat to reduce front and side setbacks from 30 feet to 20 feet for property located at 207 Concord Park W, approximately 230 feet west of Woodmont Blvd, zoned R10 and within a Planning Unit Development Overlay District (0.24 acres), requested by Woodson Gilchrist Architects, applicant; Don & Charmaine Cook, owners.	24 (Kathleen Murphy)
10/25/2021 10:18	1/4/2022 0:00	PLAPADMIN	2021S-228-001	RESUBDIVISION PLAT OF VOCÉ PHASE 2 AND 3	A request to create three lots on properties located at 1761 Woodsong Drive and Woodsong Drive	34 (Angie Henderson)

				(unnumbered), approximately 430 feet northeast of Carlybrooke Lane, zoned SP (3.81 acres), requested by Crawford and Cummings, applicant; Vocé Development Company LLC and Wisiewski Family Trust, owners.	
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**Performance Bonds: Administrative Approvals**

<b>Date Approved</b>	<b>Administrative Action</b>	<b>Bond #</b>	<b>Project Name</b>
12/28/21	Approved New	2021B-031-001	3300 MURFREESBORO PIKE
12/9/21	Approved New	2021B-048-001	OLD FRANKLIN PHASE 1
12/21/21	Approved New	2021B-049-001	PLUMB ORCHARD PHASE 1
12/10/21	Approved New	2021B-052-001	RESUBDIVISION OF LOT 1, CONSOLIDATION PLAT KOZY PROPERTIES
12/22/21	Approved New	2021B-054-001	HAMILTON CHURCH MANOR - PHASE 2

**Schedule**

- A. Thursday, January 13, 2022 - MPC Meeting: 4pm, Sonny West Conference Center**
- B. Thursday, February 10, 2022 - MPC Meeting: 4pm, Sonny West Conference Center**
- C. Thursday, February 24, 2022 - MPC Meeting: 4pm, Sonny West Conference Center**
- D. Thursday, March 10, 2022 - MPC Meeting: 4pm, Sonny West Conference Center**
- E. Thursday, March 24, 2022 - MPC Meeting: 4pm, Sonny West Conference Center**