



**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: February 10, 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: Adkins; Sims; Johnson; Henley; Withers; Lawson; Haynes
  - b. Leaving Early:
  - c. Not Attending: Tibbs
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 2/2/2022**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '22</b>
Specific Plans	2	4
PUDs	0	0
UDOs	3	3
Subdivisions	16	17
Mandatory Referrals	17	17
<b>Grand Total</b>	<b>38</b>	<b>41</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)
1/10/2022 0:00	PLRECAPP	2018SP-078-002	ORAL SURGICAL INSTITUTE 28TH AVENUE	A request for final site plan approval for properties located at 500, 502, 504, 506 and 508 28th Avenue North and 510 27th Avenue North, at the southeast corner of 28th Avenue North and Delaware Avenue, zoned SP (1.55 acres), to permit 38,000 square feet of medical office space, requested by Thomas and Hutton, applicant; 500 28th Holdings, LLC.	21 (Brandon Taylor)	1/10/2022 0:00
1/20/2022 0:00	PLRECAPP	2017SP-087-003	HILL PROPERTY - PHASE 2	A request for final site plan approval for property located at 6399 Pettus Road, at the current terminus of Kaplan Avenue, zoned SP (15.5 acres), to permit 63 single-family residential lots, requested by Land Solutions Company LLC, applicant; Green Trails LLC, owner.	31 (John Rutherford)	1/20/2022 0:00

### 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)
6/9/2021 9:42	1/21/2022 0:00	PLRECAPP	2002UD-001- 012	EDEN HOUSE	A request for final site plan approval for property located at 2025 Richard Jones Road, approximately 315 feet east of Hillsboro Pike, zoned SCR and located with the Green Hills Urban Design Overlay District (0.87 acres), to permit a mixed use development, requested by Ragan Smith Associates, applicant; GTOM GH-2 LLC, owner.	25 (Russ Pulley)

9/22/2021 10:34	1/28/2022 0:00	PLRECAPP	2013UD-002-035	MURFREESBORO AT MT. VIEW	A request for final site plan approval for property located at Murfreesboro Pike (unnumbered) and a portion of properties located at Murfreesboro Pike (unnumbered) and Mt. View Road (unnumbered), approximately 1,000 feet northwest of Pin Hook Road, zoned SCC and CS and located within the Murfreesboro Pike Urban Design Overlay District (3.20 acres), to permit a 10,000 square foot daycare center, requested by Dale and Associates, applicant; Stephen J. Kozy and Warhorse Mt. View I LLC, owners.	33 (Antoinette Lee)
11/2/2021 11:22	1/31/2022 0:00	PLRECAPP	2005UD-006-047	LONG BLVD COURTYARD	A request for final site plan approval for property located at 3207 Long Blvd, approximately 160 feet north of Acklen Park Drive, zoned RM40 and within the 31st Avenue and Long Boulevard Urban Design Overlay District (0.29 acres), to permit five residential units, requested by Remick Architecture, applicant; Bancroft O'Guinn, Jr., owner.	21 (Brandon Taylor)

### 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)	
12/7/2021 16:19	1/10/2022 0:00	PLRECAPP	2022M-005ES-001	HOOSIER CAPITAL, L.P. EASEMENT RIGHTS	A request to authorize the Director of Public Property, or his designee, to transfer to Hoosier Capital, L.P., via the attached quitclaim deed, any remaining interest the Metropolitan Government of Nashville and Davidson County may have in an unnumbered alley and unnumbered strip of property.	21 (Brandon Taylor)
12/9/2021 9:56	1/10/2022 0:00	PLRECAPP	2021M-048ES-002	1111 CHURCH STREET (AMENDMENT)	A request to amend Council Bill BL2021-803 and Proposal No. 2021M-048ES-001 for the purpose of relocating 344 linear feet of 24-inch water main, reducing the number of proposed sanitary sewer manholes from 8 each to 6 each, and eliminating the need for 62 linear feet of 12-inch sanitary sewer main (PVC) (see sketch for details) to serve the 1111 Church Street development (MWS proj. nos. 20-SL-221 and 20-WL-113).	19 (Freddie O'Connell)
12/10/2021 12:33	1/10/2022 0:00	PLRECAPP	2022M-006ES-001	LOFTS AT MARATHON	A request for the acceptance of approximately 333 linear feet of 8-inch sanitary sewer main (PVC) and 5 inch sanitary sewer manholes to serve the Lofts at Marathon development (see sketch for details). All sewer construction will occur inside the right of way of 14th Avenue North.	19 (Freddie O'Connell)

12/13/2021 8:05	1/10/2022 0:00	PLRECAPP	2022M-007ES- 001	BLUEPEARL VET DEVELOPMENT	A request for the abandonment of approximately 120 linear feet of 8-inch clay sanitary sewer main, the acceptance of 120 linear feet of 8-inch sanitary sewer main (DIP), and the vertical casting adjustment of two sanitary sewer manholes to serve the BluePearl Vet development (see sketch for details).	18 (Tom Cash)
12/14/2021 9:54	1/10/2022 0:00	PLRECAPP	2022M-008ES- 001	TULIP SPRINGS TOWNHOMES	A request for the acceptance of 1,289 linear feet of eight inch sanitary sewer mains (PVC and DIP), nine sanitary sewer manholes, 1,357 linear feet of eight inch water mains (DIP), and three fire hydrant assemblies, and easements to serve the Tulip Springs Townhomes development (see sketch for details).	11 (Larry Hagar)
12/14/2021 10:40	1/10/2022 0:00	PLRECAPP	2022M-003AG- 001	CSEP SEPARATION PROJECT PARTICIPATION AGREEMENT	A request for an ordinance approving a participation agreement between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, and Portman Residential, LLC. (Proposal No. 2022M-003AG-001)	19 (Freddie O'Connell)
12/15/2021 11:28	1/20/2022 0:00	PLRECAPP	2022M-004EN- 001	609 OVERTON STREET	A request for an encroachment into the public right-of-way at 609 Overton Street to install a concerted landing that will allow ADA access (see sketch for details), requested by CSDG, applicant.	19 (Freddie O'Connell)
12/15/2021 14:40	1/20/2022 0:00	PLRECAPP	2022M-009ES- 001	DICKERSON PIKE TOWNHOMES	A request for the abandonment of approximately 192 linear feet of 8-inch sanitary sewer main (PVC) and one sanitary sewer manhole and the acceptance of approximately 142 linear feet of 8-inch sanitary sewer main (DIP), 35 linear feet of 8-inch sanitary sewer main (PVC), and two sanitary sewer manholes to serve the Dickerson Pike Townhomes development (see sketch for details).	10 (Zach Young)
12/20/2021 13:33	1/20/2022 0:00	PLRECAPP	2022M-010ES- 001	804 14TH AVE NORTH DEVELOPMENT	A request for the abandonment and removal of approximately 389 linear feet of 6-inch water main and the acceptance of approximately 408 linear feet of 8-inch water main (DIP) and one fire hydrant assembly to serve the 804 14th Avenue North development (see sketch for details).	19 (Freddie O'Connell)
11/22/2021 12:58	1/20/2022 0:00	PLRECAPP	2022M-001PR- 001	SURPLUS PROPERTY BACK TAX	A request to declare surplus and approve the disposition of certain parcels of real property in accordance with section 2.24.250(G) of the Metropolitan Code of Laws.	02 (Kyonzté Toombs); 05 (Sean Parker); 17 (Colby Sledge); 19 (Freddie O'Connell); 21 (Brandon Taylor); 28 (Tanaka Vercher)
1/3/2022 19:29	1/31/2022 0:00	PLRECAPP	2022M-012ES- 001	532 LEMONT DRIVE ABANDON ACCESS EASEMENT	A request for the abandonment of the 20-foot access easement along the northern property line at this address. The remaining Public Utility Easements are retained (see sketch for details).	08 (Nancy VanReece)
1/4/2022 8:31	1/31/2022 0:00	PLRECAPP	2022M-013ES- 001	THURGOOD MARSHALL SEWER EASEMENT	A request for an easement to Land Solution Company, LLC on a parcel owned by the Metropolitan Government for the construction of sewer and drainage systems (see sketch for details).	31 (John Rutherford); 32 (Joy Styles)

1/5/2022 13:17	1/31/2022 0:00	PLRECAPP	2022M-015ES-001	CHAUDHURI ACRES	A request for the acceptance of 815 linear feet of eight inch sanitary sewer main (PVC) and five sanitary sewer manholes to serve the Chaudhuri Acres development in Williamson County (see sketch for details).	
1/5/2022 14:35	1/31/2022 0:00	PLRECAPP	2022M-017ES-001	SUNNYWOOD PLACE	A request for the acceptance of approximately 430 linear feet of 8-inch sanitary sewer main (PVC), four sanitary sewer manholes, one fire hydrant assembly, and easements to serve the Sunnywood Place development (see sketch for details).	31 (John Rutherford)
1/6/2022 10:06	1/31/2022 0:00	PLRECAPP	2022M-018ES-001	CROSSINGS BOULEVARD MULTIFAMILY DEVELOPMENT	A request to adjust and raise the castings of two sanitary sewer manholes to serve the Crossings Boulevard Multifamily development (see sketch for details).	32 (Joy Styles)
1/11/2022 8:38	1/31/2022 0:00	PLRECAPP	2022M-004AG-001	CSEP SEPARATION AGREEMENT - 3207 LONG BLVD	A request for an ordinance approving a participation agreement between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, and Bancroft O'Quinn, Jr. (Proposal No. 2022M-004AG-001)	21 (Brandon Taylor)
1/11/2022 12:48	1/31/2022 0:00	PLRECAPP	2022M-019ES-001	MARSHALL CROSSINGS REVISION 1	A request for the acceptance of approximately 279 linear feet of eight inch sanitary sewer (PVC), two sanitary sewer manholes, 271 linear feet of eight inch water main (DIP) and one fire hydrant assembly to serve the Marshall Crossings development (see sketch for details).	05 (Sean Parker)

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
1+E21+A29: D37+A29:D3 8+E21+A2+A 29:D40	1/12/2022 0:00	PLAPADMIN	2018S-102-002	DRAKES BRANCH DEVELOPMENT	A request for final site plan approval to create 68 residential lots on property located at 4775 Drakes Branch Road, at the terminus of Holden Hill Drive, zoned RS15 (31.7 acres), requested by Kimley-Horn, applicant; Nashland Builders, LLC, owner.	01 (Jonathan Hall)
11/22/2021 11:32	1/12/2022 0:00	PLAPADMIN	2022S-010-001	RESUBDIVISION LOT 1 HEFFERNAN PLACE	A request for final plat approval to abandon easements and dedicate right-of-way and easements on property located at 2719 B Alameda Street, at the corner of 28th Ave N and Alameda Street, zoned MUL-A (0.71 acres), requested by HFR Design, applicant; Alameda, LLC, owner.	21 (Brandon Taylor)
3/31/2021 10:16	1/18/2022 0:00	PLAPADMIN	2021S-089-001	WEST TRINITY SUBDIVISION	A request for final plat approval to create three lots and dedicate right-of-way 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 (12.57 acres) requested by Wilson and Associates, applicant; West Trinity Residences and Wet Trinity Residences, LLC,	02 (Kyonzté Toombs)

					owners.	
9/21/2021 10:04	1/19/2022 0:00	PLAPADMIN	2021S-208-001	RESUBDIVISION LOT 2 OF LOT 1 KEEL'S SUBDIVISION	A request for final plat approval to create two lots on property located at 107 Sarver Avenue, approximately 300 feet east of Pierce Road, zoned RS7.5 (0.5 acres), requested by Delle Land Surveyors Inc., applicant; Jamie Alejandro Castro Granados, owner.	09 (Tonya Hancock)
4/30/2021 10:12	1/25/2022 0:00	PLAPADMIN	2021S-111-001	COUNTRY CLUB ESTATES - LOTS 10 AND 11	A request for final plat approval to create two lots on property located at 1430 McAlpine Avenue, approximately 700 feet northwest of McGavock Pike, zoned RS7.5 (0.39 acres), requested by OHB Advisors, applicant; Tynelea Partners, GP, owner.	07 (Emily Benedict)
11/30/2021 13:08	1/25/2022 0:00	PLAPADMIN	2022S-013-001	RESUBDIVISION PART OF LOT 9 COCKRILL FARM	A request for final plat approval to create two lots on property located at 5705 Robertson Ave, approximately 250 feet east of Snyder Ave, zoned R8 (0.49 acres), requested by HFR Design, applicant; JWT Robertson, LLC, owner.	20 (Mary Carolyn Roberts)
12/29/2021 8:25	1/27/2022 0:00	PLAPADMIN	2022S-035-001	NATCHEZ TRACE ESTATES	A request for final plat approval to create one lot on property located at 8359 Greenvale Drive, approximately 495 feet east of Greenvale Court, zoned RS40 (0.98 acres), requested by Clint Elliott Survey, applicant; Debbie Lee Fisher, owner.	35 (Dave Rosenberg)
7/19/2021 11:11	1/27/2022 0:00	PLAPADMIN	2021S-162-001	220 CLIFFDALE ROAD & 2710 OLD LEBANON PIKE CONSOLIDATION PLAT	A request for final plat approval to consolidate two lots into one lot on properties located at 2710 Old Lebanon Pike and 220 Cliffdale Road, approximately 160 feet east of Knobview Drive, zoned CL and OR20 (6.99 acres), requested by TTL USA, applicant; Plaza 2750, LLC, owner.	15 (Jeff Syracuse)
7/26/2021 15:13	1/28/2022 0:00	PLAPADMIN	2017S-271-007	HERITAGE LANDING - PHASE 3	A request for final plat approval to create 142 lots on property located at 4309 Maxwell Road, approximately 170 feet east of Flagstone Drive, zoned RS10 (30.68 acres), requested by Gresham Smith, applicant; D.R. Horton, owner.	33 (Antoinette Lee)
6/7/2021 8:23	1/28/2022 0:00	PLAPADMIN	2021S-126-001		A request for final site plan approval to consolidate five parcels into two lots for properties located at 618 and 620 8th Avenue South, 708 Fogg Street, 701 7th Avenue South and 8th Avenue South (unnumbered), approximately 200 feet north of Division Street, zoned DTC (1.79 acres), requested by Cherry Land Surveying, applicant; MTP DEV - 620 8th Avenue South LLC, owner.	19 (Freddie O'Connell)
9/22/2021 11:21	1/28/2022 0:00	PLAPADMIN	2021S-209-001	REVISION ONE - RESUBDIVISION OF LOT 24, BELMONT HEIGHTS	A request for final plat approval to reduce the public utility drainage easement from 20 feet to 10 feet for properties located at 1904 and 1906 Blair Boulevard, approximately 100 feet west of 19th Avenue South, zoned R8 (0.38 acres), requested by Campbell, McRae and Associates Surveying Inc., applicant; Clearwater Properties LLC and ZD Management	18 (Tom Cash)

					LLC, owners.	
11/19/2021 8:54	1/28/2022 0:00	PLAPADMIN	2022S-006-001	701, 703 & 705 40TH AVENUE NORTH	A request for final plat approval to consolidate three lots into one lot on properties located at 701, 705, and 707 40th Ave N, at the northwest corner of 40th Ave N and Indiana Ave, zoned MUL (0.78 acres), requested by James & Associates, applicant; OZ615, LLC owner.	21 (Brandon Taylor)
11/23/2021 9:36	1/28/2022 0:00	PLAPADMIN	2022S-012-001	GEORGE WATERS SUBDIVISION AMENDMENT	A request to amend a previously approved plat to remove the 60' minimum street setback on properties located at 2225 and 2227 Bandywood Drive, approximately 115 feet east of Hillsboro Circle, zoned SCR and within the Green Hills Urban Design Overlay District. (0.54 acres), requested by Barge Cauthen & Associates, applicant; Bandywood Boys, LLC, owner.	25 (Russ Pulley)
11/19/2021 9:00	1/31/2022 0:00	PLAPADMIN	2022S-008-001	3109 CURTIS ST	A request for final plat approval to create two lots on properties located at 3111, 3113, and 3113 B Curtis Street, approximately 90 feet west of Goodrich Avenue, zoned R8 (1.1 acres), requested by Winston Gaffron, Jr., applicant; HBG Holdings, LLC, owner.	02 (Kyonzté Toombs)
10/27/2021 6:22	1/31/2022 0:00	PLAPADMIN	2021S-231-001	THE NATIONS DEVELOPMENT	A request for final plat approval to create one lot for properties located at 4000 Dr. Walter S. Davis Boulevard and Dr. Walter S. Davis Boulevard (unnumbered), approximately 440 feet east of 44th Avenue North, zoned CS (18.98 acres), requested by Wilson and Associates, P.C., applicant; Tack Nashville LLC, owner.	21 (Brandon Taylor)
11/30/2021 13:52	2/1/2022 0:00	PLAPADMIN	2022S-014-001	RESUBDIVISION PART OF LOT 9 COCKRILL FARM	A request for final plat approval to create two lots on property located at 5707 Robertson Ave, approximately 150 feet east of Snyder Ave, zoned R8 (0.49 acres), requested by HFR Design, applicant; JWT Robertson, LLC, owner.	20 (Mary Carolyn Roberts)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
1/12/22	Approved Extension	2018B-049-002	WHETSTONE FLATS
1/19/22	Approved Extension	2019B-048-002	HERITAGE LANDING - PHASE 1
1/19/22	Approved Extension	2019B-041-002	CAROTHERS FARMS, PHASE 3, SECTION 3
1/26/22	Approved New	2021B-021-001	WEST TRINITY
1/19/22	Approved Extension	2018B-047-004	CAROTHERS FARMS PHASE 3 SECTION 2
1/25/22	Approved New	2021B-056-001	HERITAGE LANDING - PHASE 3
1/26/22	Approved Release	2006B-081-011	CAMBRIDGE FOREST, SECTION 10
1/26/22	Approved Release	2019B-012-002	FOREST VIEW SUBDIVISION

## Schedule

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