



**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: March 24, 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; Farr; Haynes; Lawson; Johnson; Withers
  - b. Leaving Early:
  - 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 3/17/2022**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '22</b>
Specific Plans	1	5
PUDs	1	2
UDOs	0	3
Subdivisions	6	33
Mandatory Referrals	21	46
<b>Grand Total</b>	<b>29</b>	<b>89</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)
10/8/2020 10:34	3/4/2022 0:00	PLRECAPP	2019SP-011-002	HAMPTON CORNER (FINAL)	A request for final site plan approval for properties located at 1609 and 1613 Hampton Street, 2414 and 2416 Brick Church Pike, and Hampton Street (unnumbered), approximately 240 feet north of Avondale Circle (1.16 acres), to permit 37 multi-family residential units, zoned SP, requested by Dale and Associates, applicant; Darmesh Patel and Sunita Patel, owners.	02 (Kyonzté Toombs)

**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)
11/24/2021 10:14	3/4/2022 0:00	PLRECAPP	133-76P-005	CHICK-FIL-A	A request for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at 5805 Nolensville Pike, at the corner of Nolensville Pike and Brentwood East Drive (0.91 acres), zoned SCR and within a Planned Unit Development Overlay District and within the Corridor Design Overlay District, to permit renovations to an existing fast food restaurant, requested by Interplan, LLC, applicant; The Ronald L & Sharon L Brown 2006 Revocable Trust, owner.	04 (Robert Swope)

**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
1/19/2022 11:16	3/4/2022 0:00	PLRECAPP	2022M-020ES-001	BANKER'S ALLEY EASEMENT	A request to authorize the acquisition of an interest in a parcel of real property and approving the granting of an easement above and below the same parcel in connection with the development of a project located at 215 and 217 Third Avenue North.	19 (Freddie O'Connell)

2/2/2022 8:40	3/4/2022 0:00	PLRECAPP	2022M-023ES-001	3233 LAKESHORE DRIVE PHASE 1	A request for the acceptance of approximately 333 linear feet of two inch force main (PVC), easements, and associated appurtenances to serve the 3233 Lakeshore Drive Phase 1 development (see sketch for details).	11 (Larry Hagar)
2/2/2022 11:58	3/4/2022 0:00	PLRECAPP	2022M-005EN-001	RUTLEDGE FLATS ENCROACHMENT	A request for an aerial encroachment into the public right-of-way at 622 3rd Avenue South to permit a canopy attached to the building (see sketch for details), requested by Dewey Engineering, applicant.	19 (Freddie O'Connell)
2/3/2022 9:18	3/4/2022 0:00	PLRECAPP	2022M-024ES-001	6TH AVENUE NORTH DEVELOPMENT	A request for the acceptance of one sanitary sewer manhole and easement to serve the 6th Avenue North development (see sketch for details).	19 (Freddie O'Connell)
2/3/2022 12:28	3/4/2022 0:00	PLRECAPP	2022M-010AG-001	HOGAN ROAD CSX AGREEMENT	A request for a resolution authorizing The Metropolitan Government of Nashville and Davidson County, acting by and through Metro Water Services, to enter into a Facility Encroachment Agreement with CSX Transportation, Inc. to construct, use and maintain culverts in the railroad right-of-way at Hogan Road and Regent Drive (Proposal No. 2022M-010AG-001)	
2/4/2022 9:06	3/4/2022 0:00	PLRECAPP	2021M-033AG-002	EAST BANK TDOT IGA RESOLUTION (AMENDMENT 1)	A resolution approving Amendment 1 to Agreement 210258 by and between the State of Tennessee, Department of Transportation, and the Metropolitan Government of Nashville & Davidson County, acting by and between the Nashville Department of Transportation, for the acceptance of work in connection with the early acquisition of Right-of-Way of six parcels for Phase 1-North/South Arterial Blvd between Spring Street and Woodland Street, State No. 19LPLM-S2-190, PIN 132289.00, Prop. No. 2021M-033AG-002.	
2/8/2022 11:39	3/4/2022 0:00	PLRECAPP	2022M-001AB-001	ALLEY #708 ROW ABANDONMENT	A request for the abandonment of a portion of Alley #708 right-of-way from Duncan Street eastward to unimproved Meredith Ave right-of-way (see sketch for details), requested by Paulo Frazillio.	19 (Freddie O'Connell)
2/9/2022 7:56	3/4/2022 0:00	PLRECAPP	2022M-027ES-001	2 DELL PARKWAY	A request for the abandonment of 548 linear feet of 10-inch water main and easements and the acceptance of 300 linear feet of 10-inch water main, two fire hydrant assemblies, and easements to serve the 2 Dell Parkway development (see sketch for details).	13 (Russ Bradford)
1/25/2022 8:23	3/9/2022 0:00	PLRECAPP	2022M-008AG-001	CSEP SEPARATION PROJECT PARTICIPATION AGREEMENT - ROCK BLOCK FLATS LOCATION	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 Rock Block Flats, LLC (Proposal No. 2022M-008AG-001)	21 (Brandon Taylor)
2/10/2022 10:15	3/9/2022 0:00	PLRECAPP	2022M-028ES-001	7256 CENTENNIAL PLACE	A request for the acceptance of approximately 461 linear feet of eight inch water main (DIP), 12 linear feet of six inch water main (DIP), one fire hydrant assembly, 495 linear feet of eight inch sanitary sewer main (PVC), three sanitary sewer manholes, and	20 (Mary Carolyn Roberts)

					easements to serve the 7256 Centennial Place development (see sketch for details).	
2/11/2022 10:10	3/9/2022 0:00	PLRECAPP	2022M-029ES-001	HAMILTON HILLS DEVELOPMENT	A request for the acceptance of approximately 1,630 linear feet of 8-inch sanitary sewer main (PVC), 11 sanitary sewer manholes, 1,428 linear feet of 8-inch water main (DIP), three fire hydrant assemblies and easement to serve the Hamilton Hills development (see sketch for details).	33 (Antoinette Lee)
2/13/2022 11:31	3/9/2022 0:00	PLRECAPP	2022M-030ES-001	DELLROSE DRIVE STORMWATER IMPROVEMENT PROJECT	A request for a permanent easement to construct Project 22-SWC-235, Dellrose Drive Stormwater Improvement Project. This easement is to be acquired through negotiations and acceptance in order to complete this project.	15 (Jeff Syracuse)
2/16/2022 9:06	3/9/2022 0:00	PLRECAPP	2022M-031ES-001	WHARF AVENUE TOWNHOMES	A request for the acceptance of approximately 23 linear feet of eight inch sanitary sewer main (PVC) and one sanitary sewer manhole to serve the Wharf Avenue Townhomes development. All construction will occur within the right of way of Alley No. 96.	17 (Colby Sledge)
2/16/2022 13:02	3/9/2022 0:00	PLRECAPP	2022M-032ES-001	MULBERRY DOWNS PHASE 4	A request for the acceptance of approximately 897 linear feet of 8-inch sanitary sewer main (PVC), 139 linear feet of 8-inch sanitary sewer main (DIP), nine sanitary sewer manholes, 925 linear feet of 8-inch water main (DIP), three fire hydrant assemblies, and easements to serve the Mulberry Downs Phase 4 development.	03 (Jennifer Gamble)
2/16/2022 15:29	3/9/2022 0:00	PLRECAPP	2022M-033ES-001	MULBERRY DOWNS PHASE 5	A request for the abandonment of one fire hydrant assembly and the acceptance of approximately 1,268 linear feet of eight inch sanitary sewer main (PVC), seven sanitary sewer manholes, 1,243 linear feet of eight inch water main (DIP), eight linear feet of six inch water main (DIP), and four fire hydrant assemblies to serve the Mulberry Downs Phase 5 development.	03 (Jennifer Gamble)
2/17/2022 8:36	3/9/2022 0:00	PLRECAPP	2022M-034ES-001	3800 CHARLOTTE AVENUE	A request for the abandonment of approximately 217 linear feet of 8-inch sanitary sewer main, one sanitary sewer manhole and easement, and the acceptance of 227 linear feet of sanitary sewer main (DIP), one sanitary sewer manhole and easement to serve the development at 3800 Charlotte Avenue.	24 (Kathleen Murphy)
2/17/2022 13:15	3/9/2022 0:00	PLRECAPP	2022M-035ES-001	16TH AVE N AT HAYES STREET	A request for the abandonment of easement rights for a portion of former Alleys No. 373 and 380 south of Hayes Street and east of 16th Avenue North that were closed by Metro Ordinance 68-649 with easements retained. Requesting for those easement rights for these parcels to be abandoned.	19 (Freddie O'Connell)
2/18/2022 11:24	3/9/2022 0:00	PLRECAPP	2022M-036ES-001	MULBERRY DOWNS PHASE 6	A request for the acceptance of approximately 1,082 linear feet of 8-inch sanitary sewer main (PVC), eight sanitary sewer manholes, 455 linear feet of 8-inch water main (DIP), one fire hydrant assembly, and easements to serve the Mulberry Downs Phase 6 development.	03 (Jennifer Gamble)

2/18/2022 12:37	3/9/2022 0:00	PLRECAPPR	2022M-012AG-001	GLOBAL MALL	A request to approve two agreements relating to the use of the properties comprising the Global Mall site.	32 (Joy Styles)
2/22/2022 14:36	3/9/2022 0:00	PLRECAPPR	2022M-037ES-001	OLD GOINS ROAD IMPROVEMENTS	A request for the relocation/replacement of one fire hydrant assembly and acceptance of a permanent easement to serve the Old Goins Road Improvements development.	30 (Sandra Sepulveda)
2/24/2022 8:16	3/9/2022 0:00	PLRECAPPR	2022M-038ES-001	910 8TH AVENUE SOUTH DEVELOPMENT	A request for the abandonment of approximately 361 linear feet of 10-inch sanitary sewer main (VCP), 224 linear feet of 12inch sanitary sewer main (VCP), four sanitary sewer manholes, 659 linear feet of 6-inch water main, one fire hydrant assembly and easements, and the acceptance of approximately 175 linear feet of 12-inch sanitary sewer main (PVC), 392 linear feet of 12-inch sanitary sewer main (DIP), six sanitary sewer manholes, 608 linear feet of 8-inch water main (DIP), one fire hydrant assembly and easements to serve the 910 8th Avenue South development.	17 (Colby Sledge)

SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
10/27/2021 13:18	3/8/2022 0:00	PLAPADMIN	2021S-241-001	WIMSATT PROPERTY INTERCHANGE CITY	A request for final plat approval to create two lots on property located at 1610 Corporate Place, approximately 525 feet east of Hell Quaker Boulevard, zoned IR (7.77 acres), requested by Fulmer Lucas Engineering, applicant; J.H. Whimsatt Family Limited Partnership, owner.	33 (Antoinette Lee)
2/9/2022 8:10	3/9/2022 0:00	PLAPADMIN	2022S-059-001	LAND OF W.H. BROADWELL SUBDIVISION PORTION OF LOT 1	A request for final plat approval to create one lot on properties located at 5400, 5402, and 5402 B Overton Road, approximately 185 feet north of Baxter Lane, zoned R40 (2.05 acres), requested by Smith Land Surveying, LLC, applicant; Taylor Family Living Trust, owner.	26 (Courtney Johnston)
3/31/2021 12:28	3/10/2022 0:00	PLAPADMIN	2021S-095-001	RESUBDIVISION OF LOTS 1 AND 2 RESUBDIVISION OF LOT C-1, HERMITAGE ESTATES, PARCEL "B"	A request for final plat approval to shift lot lines on properties located at 100 Belinda Drive and 4251 Lebanon Pike, at the southeast corner of Belinda Drive and Lebanon Pike, zoned CS (0.70 acres), requested by Wamble and Associates, applicant; The Pollei Famiy Trust and Mark Whitefield, owners.	11 (Larry Hagar)
5/12/2021 12:59	3/10/2022 0:00	PLAPADMIN	2021S-121-001	SKYRIDGE - PHASE 3	A request for final plat approval to create 48 lots and dedicate right-of-way on a portion of properties located at 3517 Brick Church Pike, Brick Church Pike (unnumbered) and Dickerson Pike (unnumbered), approximately 720 feet south of Mulberry Downs Circle, zoned RS7.5 and located within a Residential Planned Unit Development Overlay District (11.78 acres), requested by	03 (Jennifer Gamble)

					Wilson and Associates, applicant; Meritage Homes of Tennessee, owner.	
10/27/2021 9:43	3/14/2022 0:00	PLAPADMIN	2021S-236-001	BURKITT RIDGE PHASE 2	A request for final plat approval to create one lot on a portion of property located at 6946 Burkitt Road, at the northwest corner of Ben Hill Drive and Burkitt Road, zoned SP (3.54 acres), requested by Anderson, Delk, Epps and Associates, applicant; Regent Homes LLC, owner.	31 (John Rutherford)
1/12/2022 9:23	3/14/2022 0:00	PLAPADMIN	2022S-040-001	ST. CHARLES ESTATES	A request for final plat approval to create 13 lots on properties located at 5458 Franklin Pike Circle and 5504 Kelly Road, approximately 335 feet east of Franklin Pike Circle, zoned R20 (7.23 acres), requested by Anderson, Delk & Associates, applicant; White Pines Building, Group and David Brent & Marissa Watson, owners.	04 (Robert Swope)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
3/9/22	Approved Extension/Reduction	2018B-004-003	GRANBERY
3/9/22	Approved Extension/Reduction	2016B-039-005	PINE RIDGE ESTATES PHASE 1
3/9/22	Approved Extension/Reduction	2017B-042-003	PINE RIDGE ESTATES PHASE 2
3/14/22	Approved Extension/Reduction	2019B-032-002	MAGNOLIA FARMS, PHASE 1, SECTION 3
3/9/22	Approved Extension	2007B-043-012	RIDGEVIEW UDO
3/9/22	Approved Extension/Reduction	2021B-006-002	HERITAGE LANDING - PHASE 2
3/14/22	Approved New	2022B-009-001	RESUBDIVISION OF A PORTION OF LOT 1 COCKRILL BEND INDUSTRIAL SUBDIVISIONS

### Schedule

- A. **Thursday, March 24, 2022** - MPC Meeting: 4pm, Sonny West Conference Center
- B. **Thursday, April 14, 2022** - MPC Meeting: 4pm, Sonny West Conference Center
- C. **Thursday, April 24, 2022** - MPC Meeting: 4pm, Sonny West Conference Center
- D. **Thursday, May 12, 2022** - MPC Meeting: 4pm, Sonny West Conference Center
- E. **Thursday, May 26, 2022** - MPC Meeting: 4pm, Sonny West Conference Center
- F. **Thursday, June 9, 2022** - MPC Meeting: 4pm, Sonny West Conference Center
- G. **Thursday, June 23, 2022** - MPC Meeting: 4pm, Sonny West Conference Center