



**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: July 28, 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; Blackshear; Tibbs; Clifton; Henley; Johnson; Withers; Lawson
  - 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 7/26/2022**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '22</b>
Specific Plans	5	26
PUDs	2	5
UDOs	2	10
Subdivisions	9	84
Mandatory Referrals	24	132
<b>Grand Total</b>	<b>42</b>	<b>257</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)
2/9/2022 8:34	6/17/2022 0:00	PLRECAPP	2015SP-005-018	ARBY'S AT CENTURY FARMS	A request for final site plan approval for property located at 2130 Century Farms Parkway, approximately 270 feet south of Cane Ridge Parkway, zoned SP (0.93 acres), to permit a fast food restaurant, requested by Barge Design Solutions, applicant; Century Farms, LLC, owner.	32 (Joy Styles)
9/1/2021 7:28	6/23/2022 0:00	PLRECAPP	2015SP-005-016	MADISON CENTURY FARMS	A request for final site plan approval for property located at William Turner Parkway (unnumbered), at the northern corner of Cane Ridge Road and William Turner Parkway, zoned SP (14.46 acres), to permit 266 multi-family residential units and a clubhouse, requested by Barge Design Solutions, applicant; Madison Century Farms Owner LLC, owner.	32 (Joy Styles)
6/9/2021 12:18	6/27/2022 0:00	PLRECAPP	2020SP-045-002	KUBOTA AT WHITES CREEK PIKE	A request for final site plan approval for property located at 7215 Whites Creek Pike and for a portion of properties located at 7221 and 7227 Whites Creek Pike, approximately 380 feet south of Eatons Creek Road, zoned SP (8.15 acres), to permit farm equipment sales and services, requested by Crunk Engineering LLC, applicant; Coleman Tractor, owner.	01 (Jonathan Hall)
2/22/2022 12:09	7/5/2022 0:00	PLRECAPP	2020SP-035-002	TULIP SPRINGS TOWNHOMES	A request for final site plan approval on property located at 725 Tulip Grove Rd, approximately 426 feet northeast of Stoner Mill Ln, (13.43 acres), zoned SP, to permit up to 58 dwelling units, requested by Enfield Construction and Engineering, applicant; Vastland Northcrest Development, LLC, owner.	11 (Larry Hagar)
10/6/2021 7:10	7/13/2022 0:00	PLRECAPP	2019SP-021-002	TULIP TRACE	A request for final site plan approval for properties located at 3 and 1160 Tulip Grove Road, approximately 160 feet north of Rockwood Drive, zoned SP (3.81 acres), to permit 44 multi-family residential units, requested by Catalyst Design Group, applicant; L.A.N.D. Group LLC, owner.	12 (Erin Evans)

## 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)
3/21/2022 11:56	6/17/2022 0:00	PLRECAPP	2021UD-001-021	WEDGEWOOD HOUSTON CHESTNUT HILL	A request for final site plan approval on property located at 1258 A,B,C,and D 1st Ave S approximately 135 feet south of Garden St, zoned RM20-A-NS and located within the	17 (Colby Sledge)

					Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.14 acres), to permit three residential units, requested by Swift Deer Development, LLC, applicant and owner.	
2/9/2022 13:05	7/26/2022 0:00	PLRECAPP	2002UD-001-013	HILLSBORO TOWN CENTRE	A request for final site plan approval for properties located at 4094, 4100, and 4102 Hillsboro Pike, approximately 255 feet southwest of Warfield Drive, zoned SCR and located with the Green Hills Urban Design Overlay District (1.57 acres), to permit a mixed use development, requested by Kimley-Horn, applicant; 2121 Abbott Martin Partners, LLC, owner.	25 (Russ Pulley)

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

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)	
12/23/2021 8:58	7/6/2022 0:00	PLRECAPP	94-71P-014	CARENOW - URGENT CARE FACILITY	A request for final site plan approval for a Planned Unit Development Overlay District on property located at 7604 Highway 70 S, approximately 135 feet west of Sawyer Brown Road (6.4 acres), zoned SCR, to permit a 4,800 square foot medical office and retail space building, requested by Development Management Group, LLC, applicant; Publix Tennessee, LLC, owner.	22 (Gloria Hausser)
8/13/2019 15:23	7/21/2022 0:00	PLRECAPP	5-73P-005	HILTON GARDEN INN PHASE TWO	A request for final site plan approval for a portion of property located at 2500 Music Valley Drive, approximately 400 feet west of Music Valley Drive, zoned CA and within a Commercial Planned Unit Development Overlay District (1.97 acres), to permit a 75,654 square foot hotel, requested by Ragan Smith, applicant; Pinnacle Music Valley LLC, owner.	15 (Jeff Syracuse)

### MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)	
5/12/2022 13:01	6/16/2022 0:00	PLRECAPP	2022M-081ES-001	DRAKES BRANCH PHASE2	A request for the acceptance of approximately 1,119 linear feet of 8-inch sanitary sewer main (DIP), 1,565 linear feet of 8-inch sanitary sewer main (PVC), 189 linear feet of 15-inch sanitary sewer main (PVC), 16 sanitary sewer manholes, 2,871 linear feet of 8-inch water main (DIP), eight fire hydrant assemblies and easements to serve the Drakes Branch Phase 2 development. Requested by Metro Water, applicant; Nashland Builders, LLC, owner.	01 (Jonathan Hall)

5/23/2022 15:59	6/16/2022 0:00	PLRECAPP	2022M-086ES-001	THE PARKS AT CANE RIDGE PHASE 1	A request for the acceptance of approximately 5,845 linear feet of 8-inch water main (DIP), 1,692 linear feet of 6-inch water main (DIP), 14 fire hydrant assemblies, 5,685 linear feet of 8-inch sanitary sewer main (PVC), 2,917 linear feet of 8-inch sanitary sewer main (DIP), 883 linear feet of 2-inch sanitary sewer force main (PVC), 54 sanitary sewer manholes, and associated easements to serve the Parks at Cane Ridge Phase 1 development.	31 (John Rutherford)
5/26/2022 11:58	6/16/2022 0:00	PLRECAPP	2022M-026AG-001	MNPD HANGAR AGREEMENT	A resolution approving an agreement between The Metropolitan Government of Nashville and Davidson County and the Metropolitan Nashville Airport Authority for use of the property commonly known as the John C. Tune Airport for the storage of aircraft, aeronautical equipment, and other related materials for the Metropolitan Nashville Police Department.	
6/2/2022 9:14	6/16/2022 0:00	PLRECAPP	2022M-087ES-001	VANDERBILT ATHLETICS PHASE 1	A request for approval for the abandonment of approximately 47 linear feet of 10-inch water main (DIP), 75 linear feet of 16-inch water main (DIP), 210 linear feet of 87-inch combination sewer main (brick), 151 linear feet of 8 feet x 8 feet combination sewer main (RCBC), two combination sewer manholes and easements, and the acceptance of approximately 71 linear feet of 10-inch water main (DIP), 87 linear feet of 16-inch water main (DIP), relocation of one fire hydrant assembly, 347 linear feet of 8 feet x 8 feet combination sewer main (RCBC), four combination sewer manholes, and easements to serve the Vanderbilt Athletics Phase 1 development.	18 (Tom Cash)
6/3/2022 13:05	6/16/2022 0:00	PLRECAPP	2022M-089ES-001	MCADOO AVE	A approval request for the acceptance of approximately 87 linear feet of eight inch sanitary sewer main (DIP), one sanitary sewer manhole, and any associated easements to serve the McAdoo Avenue residential development.	24 (Kathleen Murphy)
6/6/2022 12:12	6/30/2022 0:00	PLRECAPP	2022M-090ES-001	PROJECT C HOTEL DEVELOPMENT	A request for approval for the abandonment of approximately 247 linear feet of 10-inch sanitary sewer main and two sanitary sewer manholes, and the acceptance of approximately 247 linear feet of sanitary sewer main (PVC) and three sanitary sewer manholes to serve the Project C hotel development.	21 (Brandon Taylor)
6/6/2022 12:28	6/30/2022 0:00	PLRECAPP	2022M-091ES-001	CLAY STREET COMMONS	A request for approval for the acceptance of two sanitary sewer manholes to serve the Clay Street development.	21 (Brandon Taylor)

6/7/2022 12:56	6/30/2022 0:00	PLRECAPP	2022M-092ES-001	0 COUNTY HOSPITAL ROAD	A request to authorize the granting of permanent and temporary construction easements to Piedmont Natural Gas Co. on certain property owned by the Metropolitan Government located at 0 County Hospital Road (Parcel No. 08000002900) (Proposal No. 2022M-092ES-001).	01 (Jonathan Hall)
6/9/2022 9:09	6/30/2022 0:00	PLRECAPP	2022M-005AB-001	ALLEY #456 ABANDONMENT	A request for approval to accept the abandonment of a portion of Alley #456 right-of-way.	19 (Freddie O'Connell)
6/9/2022 9:49	6/30/2022 0:00	PLRECAPP	2022M-013EN-001	RESERVOIR ZONE 3	A request to authorize the construction, installation and maintenance of an encroachment upon the public right-of-way as follows: Below grade NES vault on Vernon Ave, ROW landscaping irrigation, 5 public bike racks on Vernon Ave. (10 bike parking spaces).	17 (Colby Sledge)
6/9/2022 10:33	6/30/2022 0:00	PLRECAPP	2022M-014EN-001	MCGAVOCKS APARTMENTS	A request to authorize the construction, installation and maintenance of an encroachment upon the public right-of-way as follows: Benches, Trashcans, bike racks within furnishing zone, irrigation at tree wells, soil cells and landscape areas.	19 (Freddie O'Connell)
6/9/2022 12:12	6/30/2022 0:00	PLRECAPP	2022M-017EN-001	LMC TOWNE PROPERTY	A request to authorize the construction, installation and maintenance of an encroachment upon the public right-of-way as follows: (2) Projecting Sign (East Elevation) - 5'6" encroachment over ROW (sidewalk).	19 (Freddie O'Connell)
6/13/2022 8:01	6/30/2022 0:00	PLRECAPP	2022M-093ES-001	1620 CORPORATE PLACE	A request for approval for the abandonment of sanitary sewer easement rights of record in Book 6980, Page 597, Davidson County Register of Deeds. Requesting for those easement rights for this parcel to be abandoned.	33 (Antoinette Lee)
6/22/2022 14:49	6/30/2022 0:00	PLRECAPP	2022M-094ES-001	BRICK CHURCH AUTO	A request for approval for the acceptance of two sanitary sewer manholes to serve the Brick Church Auto Dealership.  The elevation of the tops of those manhole castings will be raised/adjusted.	02 (Kyonzté Toombs)
6/2/2022 10:33	6/30/2022 0:00	PLRECAPP	2022M-027AG-001	D-22-10682	A resolution accepting a Federal COVID Relief Funds for Transportation Improvements grant from the Tennessee Department of Transportation to the Metropolitan Government, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure, for pedestrian safety and multimodal intersection improvements at various locations.	
6/23/2022 9:38	7/12/2022 0:00	PLRECAPP	2022M-095ES-001	JEFFERSON STREET TOWNHOMES	A request for approval for the acceptance of approximately 291 linear feet of 12-inch (DIP) sanitary sewer main and one sanitary sewer manhole to serve the Jefferson Street Townhomes development. Sewer construction will occur in the public right of way of Rev. Dr. Enoch Jones Boulevard.	19 (Freddie O'Connell)
6/23/2022 14:15	7/12/2022 0:00	PLRECAPP	2022M-096ES-001	EVERGREEN HILLS PHASE 2	A request for approval for the acceptance of approximately 1,205 linear feet of 8-inch sanitary sewer main	31 (John Rutherford)

					(PVC), eight sanitary sewer manholes, 1,331 linear feet of 8-inch water main (DIP), 542 linear feet of 10-inch water main (DIP), three fire hydrant assemblies and easements to serve the Evergreen Hills Phase 2A development.	
6/24/2022 8:47	7/12/2022 0:00	PLRECAPP	2022M-097ES-001	BROADSTONE BERRY HILL	A request for approval for the abandonment of approximately 667 linear feet of six inch water main, 380 linear feet of eight inch water main, and the acceptance of approximately 350 linear feet of eight inch water main (DIP), two fire hydrant assemblies, the relocation of one fire hydrant assembly, and associated and easements to serve the Broadstone Berry Hill development.	17 (Colby Sledge)
6/24/2022 9:25	7/12/2022 0:00	PLRECAPP	2018M-019PR-003	MILL CREEK FLOOD RISK MANAGEMENT PROJECT	A second request to amend the Mill Creek Flood Risk Management Project property list (RS2018-1445 and RS2021-1226; MWS Project No. 18-SWC-136) to remove four properties and to add four properties (see sketch for details).	16 (Ginny Welsh); 30 (Sandra Sepulveda); 31 (John Rutherford)
6/24/2022 10:35	7/12/2022 0:00	PLRECAPP	2019M-014PR-003	SEVENMILE CREEK FLOOD RISK MANAGEMENT PROJECT	A second request to amend the Sevenmile Creek Flood Risk Management Project property list (RS2019-1802 and RS2021-775; MWS Project No. 19-SWC-214) to add three properties (see sketch for details).	26 (Courtney Johnston)
6/27/2022 8:14	7/12/2022 0:00	PLRECAPP	2022M-098ES-001	MALLORY ST. TOWNHOMES	A request for approval for the acceptance of approximately 189 linear feet of 8-inch (PVC) sanitary sewer main and one sanitary sewer manhole to serve the Mallory Street Townhomes development. Sewer construction will occur in the public right of way of Alley # 1298.	17 (Colby Sledge)
6/27/2022 12:02	7/12/2022 0:00	PLRECAPP	2022M-101ES-001	DICKERSON ROAD SIDEWALK ORDINANCE	A request for approval for acquisition of certain right-of-way easements, drainage easements, temporary construction easements and property rights by negotiation or condemnation for use in public projects of the Metropolitan Government, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure (NDOT), for Dickerson Pike Sidewalk Improvements, Federal Project No. STP-M-11(84) State Project No. 19LPLM-F3-132, PIN 121730.00 (Proposal No. 2022M-101ES-001) and upon acquisition, the conveyances of said easements to the State of Tennessee.	
6/29/2022 9:43	7/12/2022 0:00	PLRECAPP	2022M-028AG-001	TDOT STONES RIVER GREENWAY	A request for approval for a license agreement between The Metropolitan Government of Nashville and Davidson County, by and through the Department of Parks and Recreation, and the State of Tennessee, acting  by and through its Commissioner of Transportation, to construct and maintain a multi-use pedestrian greenway in Davidson County, Tennessee. (Proposal No. 2022M-	

					028AG-001).	
6/8/2022 8:21	7/12/2022 0:00	PLRECAPP	2022M-004AB-001	0 WHITSETT ROAD	A request for approval for abandonment of the right-of-way located between our property and Whitsett Road. The frontage is currently uneven and poses major challenges to proper site planning. Straightening the front boundary line would create a more cohesive street scape benefiting the neighborhood.	16 (Ginny Welsch)

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
7/28/2021 11:42	6/27/2022 0:00	PLAPADMIN	2021S-167-001	WAUKEE HEIGHTS RESUB LOT 9	A request for final plat approval to create two lots on property located at 1802 Manchester Ave, approximately 125 feet west of Hydes Ferry Road, zoned RS10 (0.72 acres), requested by Jack Whitson, applicant; Michael D. Barnes, owner.	02 (Kyonzté Toombs)
5/11/2022 11:09	6/28/2022 0:00	PLAPADMIN	2022S-138-001	AUDI OF DOWNTOWN NASHVILLE	A request for final plat approval to consolidate four lots into one lot on properties located at 15, 17, 19 and 21 Lindsley Ave , approximately 159 feet west of University Street, zoned DTC and within the Rutledge Hill Redevelopment District (0.96 acres), requested by Survey Matters, LLC, applicant; SRE Tennessee 8, LLC, owner.	19 (Freddie O'Connell)
3/30/2022 8:48	7/1/2022 0:00	PLAPADMIN	2022S-107-001	N.D. OVERALL'S SUBDIVISION	A request for final plat approval to consolidate five lots into one lot on properties located at 249, 253, 251, 255 Whitsett Rd and 2700 Foster Ave, approximately 105 feet north of Carter Street, zoned RS5 (0.66 acres), requested by Jason Garrett, applicant; Bill D William, owner.	16 (Ginny Welsch)
4/11/2022 11:41	7/12/2022 0:00	PLAPADMIN	2022S-114-001	BURKITT RIDGE PHASE 4	A request for final plat approval to create 61 lots on property located at 6946 Burkitt Road, approximately 157 feet west of Ben Hill Dr. zoned SP (10.98 acres), requested by Anderson, Delk, Epps & Associates Inc., applicant; Regent Homes, LLC, owner.	31 (John Rutherford)
7/14/2021 11:22	7/13/2022 0:00	PLAPADMIN	2021S-157-001	RESUBDIVISION LOTS 2 AND 3 TWIN OAKS SUBDIVISION	A request for final plat approval to shift lot lines and remove easements on properties located at 3200 and 3202 Glenclyff Road, at the southeast corner of Twin Oaks Drive and Glenclyff Road, zoned RS7.5 and partially located within a Planned Unit Development Overlay District (0.41 acres), requested by Delle Land, applicant; David Goodwin, Georganne Goodwin, and Matthew Henry Goodwin, owners.	16 (Ginny Welsch)
11/3/2021 14:31	7/15/2022 0:00	PLAPADMIN	2022S-003-001	RIVERGATE ONE MILE	A request for final plat approval to consolidate four lots into one lot on properties located at 320 Connare Drive, 110 One Mile Parkway and Gallatin Pike (unnumbered), at the northeast corner of One Mile	10 (Zach Young)

					Parkway and Connare Drive (21.81 acres), zoned SP, requested by Kimley-Horn, applicant; Grand Prix LLC, Lyman Davis Jr. and Judith Gayle Davis, owners.	
3/16/2022 7:28	7/15/2022 0:00	PLAPADMIN	2022S-092-001	OLIVERI PHASE 2	A request for final plat approval to create 30 lots and dedicate open space and right-of-way on property located at Maxwell Rd (unnumbered), approximately 80 feet west of Rockland Trail, zoned SP, (4.76 acres), requested by Anderson Delk, EPPS, applicant; Oliveri, LLC, owner.	33 (Antoinette Lee)
6/14/2022 11:13	7/19/2022 0:00	PLAPADMIN	2022S-161-001	H.E. SIMKIN'S DIVISION OF THE L.G. CURTIS LANDS RESUB LOT 9	A request for final plat approval to create two lots on property located at 3226 Curtis Street, approximately 120 feet east of Lloyd Avenue, zoned R10 (0.62 acres), requested by Dale & Associates, applicant; Turnkey Builders, LLC, owner.	02 (Kyonzté Toombs)
3/31/2021 12:07	7/22/2022 0:00	PLAPADMIN	2017S-271-006	HERITAGE LANDING - PHASE 4	A request for final site plan approval to create 92 lots on properties located at 4335 and 4381 Maxwell Road, approximately 870 feet east of Flagstone Drive, zoned RS10 (25.04 acres), requested by Gresham Smith, applicant; Jenkins Nashville ACS LLC, owner.	33 (Antoinette Lee)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
6/30/22	Approved New	2021B-020-001	PROVIDENCE ARBOURS
6/28/22	Approved Extension	2019B-021-002	THE PRESERVE, PHASE 1
6/28/22	Approved Extension	2020B-024-002	THE PRESERVE PHASE TWO
6/29/22	Approved New	2022B-001-001	THE VIEW AT THE WOODLANDS PHASE 3-A
6/23/22	Approved New	2022B-015-001	DELVIN DOWNS PHASE 5
7/14/22	Approved Extension	2020B-036-003	THE CROSSING AT DRAKES BRANCH
7/11/22	Approved New	2022B-021-001	MAPLE GROVE
7/11/22	Approved Replacement	2020B-010-002	3010 TUGGLE AVENUE
6/22/22	Approved Release	2019B-014-002	MT PISGAH ROAD SUBDIVISION
6/22/22	Approved Release	2019B-028-003	THE MEADOWS
6/22/22	Approved Release	2018B-046-004	BURKITT COMMONS PHASE 2
6/28/22	Approved Release	2007B-024-010	MATLOCK, PHASE 1

#### Schedule

- A. **Thursday, July 28, 2022** - MPC Meeting: 4pm, 2601 Bransford Avenue, Board Room
- B. **Thursday, August 25, 2022** - MPC Meeting: 4pm, Sonny West Conference Center