



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: August 25, 2022
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: Lawson; Farr; Johnson; Clifton; Haynes; Withers
 - b. Leaving Early:
 - c. Not Attending: Adkins
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 8/17/2022**.

APPROVALS	# of Applics	# of Applics '22
Specific Plans	2	28
PUDs	2	6
UDOs	3	12
Subdivisions	10	93
Mandatory Referrals	3	135
Grand Total	20	274

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)
12/1/2021 7:14	7/29/2022 0:00	PLRECAPP	2021SP-030-002	TULIP GROVE & CENTRAL PIKE (FINAL)	A request for final site plan approval for properties located at 4033, 4039, 4085 Central Pike and Central Pike (unnumbered), at the northwest corner of Tulip Grove Road and Central Pike, zoned SP, (23.43 acres), to permit 195 residential units, requested by Dewey Engineering, applicant; Ray Gleaves Et Ux, Oscar Ray Gleaves Family Trust Et Al, The Gleaves Family Partnership LP, Oscar Ray Gleaves, and Janette Elizabeth Gleaves, owners.	12 (Erin Evans)
1/26/2022 12:04	8/8/2022 0:00	PLRECAPP	2019SP-066-002	3720 CLARKSVILLE PIKE (FINAL)	A request for final site plan approval for properties located at 3720, 3724, Clarksville Pike and Bellefield Avenue (unnumbered), at the intersection of Lawrence Avenue and Belleford Avenue (3.59 acres), zoned SP, to permit mixed use development, requested by Kimley-Horn, applicant; Nashville JV, LLC, owner.	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)
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)
3/30/2022 9:08	8/8/2022 0:00	PLRECAPP	2021UD-001-023	WEDGEWOOD HOUSTON-CHESTNUT HILL UDO	A request for final site plan approval on property located at 1045, 1047 2ND Ave S, approximately 189 feet northeast of 3rd Ave. S, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0 acres), to permit two residential units, requested by Cream City Development, applicant and owner.	17 (Colby Sledge)
3/8/2022 6:42	8/8/2022 0:00	PLRECAPP	2021UD-001-019	555 MOORE AVE	A request for final site plan approval on properties located at 555 A, B, and C Moore Ave, approximately 265 feet east of Martin Street, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.17	17 (Colby Sledge)

					acres), to permit two multi-family residential units, requested by Suburban Cowboys, LLC, applicant and owner.
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PLANNED UNIT DEVELOPMENTS (finals and variances only): MPC Approval						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
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)
2/11/2022 12:07	8/9/2022 0:00	PLAPADMIN	2007P-005-002	THE SHOPPES AT RIDGEVIEW PUD	A request for final site plan approval for a portion of a Planned Unit Development on property located at Eagle View Blvd (unnumbered), approximately 386 feet northeast of Bell Road, (5.21 acres) to permit a retail building, requested by Dale & Associates, applicant; Leverage LLC, owner.	32 (Joy Styles)

MANDATORY REFERRALS: MPC Approval						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
6/27/2022 8:33	8/2/2022 0:00	PLRECAPP	2022M-099ES- 001	EVERGREEN HILLS PHASE 2B	A request for approval for the acceptance of approximately 2,275 linear feet of 8-inch sanitary sewer main (PVC), 1,198 linear feet of 8-inch sanitary sewer main (DIP), 25 sanitary sewer manholes, 3,156 linear feet of 8-inch water main (DIP), six hydrant assemblies and easements to serve the Evergreen Hills Phase 2B development.	31 (John Rutherford)
6/27/2022 9:47	8/8/2022 0:00	PLRECAPP	2022M-100ES- 001	5621 B LENOX	A request for approval for the abandonment of approximately 215 linear feet of two inch water main (cast unlined) and the acceptance of approximately 222 linear feet of eight inch water main (DIP) to serve the Lenox Avenue Townhomes development.	20 (Mary Carolyn Roberts)
6/9/2022 11:14	8/8/2022 0:00	PLRECAPP	2022M-016EN- 001	SOCIETY NASHVILLE	A request to authorize the construction, installation and maintenance of an encroachment upon the public right-of-way as follows: Underground electrical transformer & switch gear vaults.	19 (Freddie O'Connell)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
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)
3/2/2022 15:27	7/28/2022 0:00	PLAPADMIN	2022S-081-001	3809 & 3811 WOODMONT LANE	A request for final plat approval to shift lot lines on properties located at 3809 and 3811 Woodmont Lane, approximately 600 feet north of Abbott Martin Road, zoned RS10 (1.26 acres), requested by Q.S. Pulliam, applicant; John T. & Rebecca A. Bakanowski, owners.	25 (Russ Pulley)
4/29/2022 8:28	7/28/2022 0:00	PLRECAPP	2022S-124-001	RESUB OF MAP OF OMOHUNDROS SUBDIVISION OF LOT NO. 17 AND PARTS OF NO. 9 & 10	A request for final plat approval to create one lot on properties located at 921, 925, 929, and 931 Lebanon Pike, 110 Rucker Avenue, and White Avenue (unnumbered), at the southeast corner of Lebanon Pike and Rucker Avenue, zoned IWD (2.85 acres), requested by Blue Ridge Surveying Services, applicant; Octane Partners Lebfess, LLC, owner.	19 (Freddie O'Connell)
5/19/2022 9:41	8/2/2022 0:00	PLAPADMIN	2022S-141-001	RESUBDIVISION OF LOT 1 OF THE FLATT SUBDIVISION	A request for final plat approval to shift lot lines on properties located at 1100 Tuckahoe Drive and 3736 Dickerson Pike, zoned CS (3.29 acres), requested by Baumann Land Survey, applicant; 47 Properties LLC, owner.	03 (Jennifer Gamble)
5/26/2022 14:17	8/2/2022 0:00	PLAPADMIN	2022S-145-001	DEERCREEK SUBDIVISION	A request to amend a previously approved plat to revise septic areas on property located at 7650 Chipmunk Lane, approximately 2,800 feet southeast of Buffalo Road, zoned R80 (5.53 acres), requested by Jesse Walker, applicant; Hesche, Douglas M & Kelly L & Robb, Walter Theodore, owners.	35 (Dave Rosenberg)
5/24/2022 8:08	8/8/2022 0:00	PLAPADMIN	2022S-143-001	2109 COURTNEY AVE	A request for final plat approval to create two lots on property located at 2109 Courtney Avenue, approximately 250 feet east of Clarksville Pike, zoned R10 (0.71 acres), requested by HFR Design, applicant; Pamela Shields, owner.	02 (Kyonzté Toombs)
6/15/2022 14:41	8/8/2022 0:00	PLAPADMIN	2022S-176-001	1ST REV MOSS PROP	A request for plat approval to shift lot lines on properties located at 2425, 2427 Brick Church Pike, approximately 41 feet east of Brooklyn Avenue, zoned CL (6.09 acres), requested by Campbell McRae & Associates, applicant; Brickhouse Partners, LLC, owner.	02 (Kyonzté Toombs)
3/30/2022 8:55	8/8/2022 0:00	PLRECAPP	2022S-108-001	BRATTONVIEW AT BORDEAUX	A request for final plat approval to create three lots on properties located at 3724, 3730, 3726, 3720, and 3800 Clarksville Pike and Bellefield Ave (unnumbered), approximately 814 feet north of Courtney Avenue, zoned SP (11.23	02 (Kyonzté Toombs)

					acres), requested by John Richard Patterson, PE, applicant; Nashville JV LLC, owner	
11/2/2021 7:16	8/8/2022 0:00	PLAPADMIN	2022S-001-001	910 8TH AVE S SUBDIVISION	A request for final plat approval to create one lot on properties located at 900, 904, 910, 912, 914 and 916 8th Avenue South, 901, 909, 911, 913, 915, 917, 919, 921, 923 and 925 Bass Street, approximately 240 feet south of Interstate 40 East, zoned SP (3.05 acres), requested by Ragan-Smith and Associates, applicant; 900 Eighth, LP, owner.	17 (Colby Sledge)
3/16/2022 8:29	8/16/2022 0:00	PLAPADMIN	2022S-093-001	OLD HICKORY CROSSING PHASE 3	A request for final plat approval to create 39 lots on property located at Old Hickory Blvd (unnumbered), approximately 478 feet south of Legacy Dr, zoned AR2a and RS10 (14.22 acres), requested by Ragan Smith, applicant; Richard McAdams, owners.	31 (John Rutherford)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
8/17/22	Approved Extension	2006B-065-009	CHERRY GROVE, PHASE 1B
8/4/22	Approved Extension	2019B-001-004	CLOVER GLEN PHASE 2
8/15/22	Approved Extension	2014B-025-008	VOCE, PHASE 1A
8/3/22	Approved Extension	2018B-038-003	NASHVILLE YARDS SUBDIVISION REVISION 1 LOT 2 SUBDIVISION OF PARCEL 1
8/4/22	Approved Extension	2017B-038-004	CLOVER GLEN PHASE 1A
8/4/22	Approved Extension	2019B-031-004	CLOVER GLEN, PHASE 1B
8/8/22	Approved Extension/Reduction	2019B-046-003	CAMERON PARK
8/10/22	Approved Extension	2020B-013-002	CAROTHERS CROSSING - PHASE 7, SECTION 1B
8/10/22	Approved Extension	2020B-012-002	CAROTHERS CROSSING - PHASE 7, SECTION 1A
8/3/22	Approved New	2022B-007-001	MONROE
8/10/22	Approved New	2022B-018-001	STILL SPRING RIDGE PHASE 1 SECTION 3
8/10/22	Approved Extension/Reduction	2019B-057-002	SOUTHGATE STATION II
8/3/22	Approved New	2022B-030-001	HAYS HILLS TOWNHOMES SUBDIVISION
8/3/22	Approved New	2022B-031-001	OLD HICKORY CROSSING PHASE 3
8/8/22	Approved Reduction	2021B-026-002	THE HILL PROPERTY PHASE 1A
8/8/22	Approved Extension	2020B-020-002	AUTUMN VIEW PHASE 2B

Schedule

- A. **Thursday, August 25, 2022** - MPC Meeting: 4pm, Sonny West Conference Center
- B. **Thursday, September 8, 2022** - MPC Meeting: 4pm, Sonny West Conference Center
- C. **Thursday, September 22, 2022** - MPC Meeting: 4pm, Sonny West Conference Center
- D. **Thursday, October 13, 2022** - MPC Meeting: 4pm, 2601 Bransford Ave.
- E. **Thursday, October 27, 2022** - MPC Meeting: 4pm, 2601 Bransford Ave.
- F. **Thursday, November 10, 2022** - MPC Meeting: 4pm, 2601 Bransford Ave.
- G. **Thursday, December 8, 2022** - MPC Meeting: 4pm, Sonny West Conference Center