



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: January 12, 2023
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: Adkins; Haynes; Johnson; Henley; Lawson; Tibbs; Withers
 - b. Leaving Early: Farr (7p)
 - c. Not Attending: Clifton
2. Legal Representation: Tara Ladd 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 1/4/2023**.

APPROVALS	# of Applics	# of Applics '23
Specific Plans	4	0
PUDs	0	0
UDOs	3	0
Subdivisions	23	1
Mandatory Referrals	1	0
Grand Total	31	1

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)
3/2/2022 10:31	12/9/2022 0:00	PLRECAPPR	2021SP-043-002	EWING HEIGHTS	A request for final site plan approval on property located at 334, 336, and 336A Ewing Dr, approximately 315 feet north of Ewing Ln, zoned SP, (11.81 acres), requested by Catalyst Design Group, applicant; Wiles, Thomas R. & Amick, Yvette & Wiles, WM H., Colin Michael McCarthy, owners.	02 (Kyonzté Toombs)
2/9/2022 10:22	12/12/2022 0:00	PLAPADMIN	2020SP-052-002	PILLOW & MERRITT (FINAL)	A request for final site plan approval for properties located at 1321 and 1323 Pillow Street, at the northwest corner of Merritt Avenue and Pillow Street, (0.46 acres), zoned SP, to permit 31 multi-family residential units, requested by Barge Cauthen & Associates, applicant; Core Holdings, LLC, owner.	17 (Colby Sledge)
4/22/2022 8:45	12/16/2022 0:00	PLRECAPPR	2017SP-026-002	HOLLY STREET DAYCARE	A request for final site plan approval to permit an addition to an existing daycare on properties at 1401 & 1405 Holly St, at the corner of S 14th St and Holly street, (0.6 acres), zoned SP, and located within the Lockeland Springs – East End Neighborhood Conservation Overlay District, requested by Gilbert McLaughlin Casella Architects, applicant; Holly Street Corp., owner.	06 (Brett Withers)
1/26/2022 9:16	12/27/2022 0:00	PLRECAPPR	2018SP-026-005	RESERVOIR ZONE 3 FINAL SP	A request for final site plan approval for property located at 1310 Hillside Avenue, approximately 290 feet south of Edgehill Avenue, zoned SP (3.51 acres), to permit 168 multi-family residential units, requested by Kimley-Horn and Associates, applicant; Reservoir Zone 3 LLC, owner.	17 (Colby Sledge)

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)
8/19/2022 14:03	12/1/2022 0:00	PLRECAPP	2005UD-009-013	HILLSBORO VILLAGE OVERLAY	A request for final site plan approval for property located at 2129 Belcourt Avenue; approximately 196 feet north of Acklen Avenue, zoned MUL (0.15 acres), requested by Remick Architecture, applicant; Neighborhood Holdings, LLC, owner.	18 (Tom Cash)
9/28/2022 13:06	12/13/2022 0:00	PLRECAPP	2021UD-001-035	CHESTNUT	A request for final site plan approval for property located at 13 Garden Street; approximately 98 feet west of Thomas Street, zoned RM20-A-NS and within the Wedgewood Houston – Chestnut Hill Urban Design Overlay District (0.06 acres), to permit a single family residential unit, requested by REA Properties, applicant; Jarel D. Jackson & JAC Investment, LLC, owners.	17 (Colby Sledge)
5/18/2022 14:29	12/30/2022 0:00	PLRECAPP	2021UD-001-028	WEDGEWOOD HOUSTON CHESTNUT HILL	A request for final site plan approval on property located at 1807 Martin Avenue, approximately 341 feet north of Wedgewood Avenue zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.23 acres), to permit three residential units, requested by Duane Cuthbertson, applicant; O.I.C Homes at 1807 Martin Street, owner.	17 (Colby Sledge)

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)
2/3/2022 8:52	12/1/2022 0:00	PLRECAPP	2022M-006EN-001	THE MADDUX ENCROACHMENT	A request for an aerial encroachment into the public right-of-way at 530 Church Street to permit a double face illuminated blade sign (see sketch for details), requested by A-1 Signs, applicant.	19 (Freddie O'Connell)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
5/27/2022 7:24	12/1/2022 0:00	PLAPADMIN	2022S-146-001	HILLTOP ESTATES	A request for final plat approval to create one lot on a portion of property located at 1107 West Trinity Lane, approximately 106 feet southeast of Old Buena Vista Road, zoned SP (2.079 acres), requested by Clint Elliott Surveying, applicant; D&M Development, LLC, owner.	02 (Kyonzté Toombs)
8/30/2022 12:51	12/1/2022 0:00	PLAPADMIN	2022S-236-001	JACOBS VALLEY	A request to amend a previously approved plat to amend the existing soil areas on property located at 1104 Jacobs Court, approximately 288 feet southwest of Jacobs Valley Road, zoned AR2A (2.05 acres), requested by Jeffery Niblock, applicant and owner.	01 (Jonathan Hall)
9/27/2022 7:49	12/6/2022 0:00	PLAPADMIN	2022S-257-001	AMENDMENT OF LOT 3 OF E.G.	A request to amend a previously approved plat on property located at 6116 Marrowbone Lake Road, approximately 2036 feet west of Lakeshore Drive, zoned AR2A (2.14 acres), to redefine the sewage soil absorption areas, requested by Chandler Survey, applicant; James A. & Julia C. Turner, owners.	01 (Jonathan Hall)
9/14/2022 10:53	12/8/2022 0:00	PLAPADMIN	2022S-249-001	ASHTON'S SUBDIVISION OF L.M. LEWIS FARM	A request for final plat approval to create two lots on property located at Ashton Avenue (unnumbered), approximately 360 feet east of Hydes Ferry Pike, zoned R10 (0.46 acres), requested by Clint Elliott Survey, applicant; C&H Properties, LLC, owners.	02 (Kyonzté Toombs)
8/31/2020 14:40	12/8/2022 0:00	PLAPADMIN	2020S-171-001	STILL SPRINGS RIDGE PHASE 1 SECTION 4	A request for final plat approval to create 28 lots on a portion of property located at Hicks Road (unnumbered), approximately 760 feet northwest of Still Spring Hollow Drive, zoned RS20 and located within a Planned Unit Development Overlay (15.32 acres), requested by Kevin Edmonson, applicant; Merko Investments, LLC, owner.	22 (Gloria Hausser)
9/15/2021 6:48	12/9/2022 0:00	PLAPADMIN	2018S-160-005	ASHTON PARK - PHASE 2	A request for final plat approval to create 40 lots on a portion of property located at 4619 Hessey Road, approximately 520 feet west of Alvin Sperry Pass, zoned RS10 (9.5 acres), requested by Wilson and Associates, applicant; Chris C. Pardue, owner.	12 (Erin Evans)
9/15/2021 6:57	12/9/2022 0:00	PLRECAPP	2018S-160-006	ASHTON PARK - PHASE 3	A request for final plat approval to create 41 lots on a portion of properties located at 4619 Hessey Road and 3375 Earhart Road, approximately 990 feet west of Alvin Sperry Pass, zoned RS10 (13.3 acres), requested by Wilson and Associates, applicant; Chris C. Pardue, owner.	12 (Erin Evans)
9/15/2021 6:59	12/9/2022 0:00	PLRECAPP	2018S-160-007	ASHTON PARK - PHASE 4	A request for final plat approval to create 22 lots on a portion of properties located at 4619 Hessey Road and 3375 Earhart Road,	12 (Erin Evans)

					approximately 840 feet west of Alvin Sperry Pass, zoned RS10 (6.28 acres), requested by Wilson and Associates, applicant; Chris C. Pardue, owner.	
9/24/2021 10:23	12/12/2022 0:00	PLAPADMIN	2021S-042-002	600 AND 606 EWING DRIVE	A request for final site plan approval to create 46 lots on properties located at 600 and 606 Ewing Drive, approximately 660 feet west of Vista Lane, zoned RS7.5 (11.61 acres), requested by Dale and Associates, applicant; APG Rentals LLC, owner.	02 (Kyonzté Toombs)
6/14/2022 14:27	12/12/2022 0:00	PLAPADMIN	2022S-162-001	NASHVILLE YARDS SUBDIVISION, PARCEL 9, REVISION 1	A request for final plat approval to consolidate three lots into one lot on properties located at 910 Commerce Street, 901 Church Street and 9th Avenue North (unnumbered), on the northwest corner of 9th Avenue North and Commerce Street, zoned DTC (5.52 acres), requested by Ragan Smith Associates Inc., applicant; AEG SWVP NY 9A LLC and SWVP NY 9B LLC, owners.	19 (Freddie O'Connell)
6/2/2022 14:08	12/13/2022 0:00	PLAPADMIN	2022S-152-001	PARKHAVEN COMMUNITIES PHASE 2 - SECTION 3	A request for final plat approval to create 80 lots on a portion of property located at 2040 Hickory Hill Lane, approximately 28 feet north of Parkhaven Boulevard, zoned SP (30.02 acres), requested by Greg Terry JTA Land Surveying, applicant; Binns Farm Land Company, LLC, owner.	14 (Kevin Rhoten)
6/2/2022 14:18	12/13/2022 0:00	PLAPADMIN	2022S-153-001	PARKHAVEN COMMUNITIES PHASE 2 - SECTION 1	A request for final plat approval to create 57 lots on a portion of property located at 2040 Hickory Hill Lane, approximately 28 feet north of Parkhaven Boulevard, zoned SP (17.15 acres), requested by Greg Terry JTA Land Surveying, applicant; Binns Farm Land Company, LLC, owner.	14 (Kevin Rhoten)
7/13/2022 13:59	12/14/2022 0:00	PLAPADMIN	2022S-198-001	CAROTHERS CROSSING PHASE 10 SECTION 1B	A request for final plat approval to create 68 lots on a portion of property located at Carothers Road (unnumbered), approximately 19 feet north of Milson Lane, zoned MUL, RM9 and UDO (9.76 acres), requested by Anderson, Delk, Epps & Associates, applicant; Regent Homes, LLC owner.	33 (Antoinette Lee)
1/22/2021 14:54	12/14/2022 0:00	PLRECAPP	2020S-207-002	CHANDLER RESERVE	A request for final site plan approval for properties located at Chandler Road (unnumbered), at the current terminus of Rowena Drive, zoned R10 (54.84 acres), to permit 247 single family residential lots, requested by Civil Site Design Group, applicant; Desperado Partners LLC and JD Eatherly Revocable Trust, owners.	11 (Larry Hagar)
2/17/2022 8:35	12/14/2022 0:00	PLAPADMIN	2022S-065-001	TRINITY COVE	A request for final plat approval to create two lots on properties located at West Trinity Lane (unnumbered), approximately 465 feet west of Brownlo Street zoned SP (8.72 acres), requested by Chastin Skillman, applicant; Cove Residential Holdings II, LLC, owners.	02 (Kyonzté Toombs)
1/18/2022 8:35	12/16/2022 0:00	PLAPADMIN	2022S-045-001	DORHILL ACRES RESUB LOT 1 SECTION 1	A request for final plat approval to create four lots on properties located at 2749 Anderson Road, 494 Bell	29 (Delishia Porterfield)

					Road and 2700 Murfreesboro Pike, at the corner of Bell Road and Murfreesboro Pike, zoned CS and R10 and within a Planned Unit Development and the Murfreesboro Urban Design Overlay (22.91 acres), requested by W&E Engineering, applicant; Mobile Home Partners of Tennessee, LLC, owner.	
11/16/2021 7:31	12/19/2022 0:00	PLAPADMIN	2020S-188-003	RIVERGATE VIEW	A request for final plat approval to create 9 residential lots for property located at 2126 Marsha Drive, at the current terminus of Marsha Drive, zoned R6 (1.87 acres), requested by Michael Williams, applicant; Eldee Properties, LLC, owner.	10 (Zach Young)
7/13/2022 15:18	12/19/2022 0:00	PLAPADMIN	2022S-199-001	ST. PAUL CHRISTIAN ACADEMY	A request for final plat approval to shift lot lines on properties located at 5031 and 5035 Hillsboro Pike, east of the terminus of Burton Hills Boulevard, zoned RM15 and partially located with a Planned Unit Development overlay (11.82 acres), requested by Wilson & Associates, P.C., applicant; St. Paul Southern Methodist Ch. of Nash, owner.	34 (Angie Henderson)
7/13/2022 13:51	12/19/2022 0:00	PLAPADMIN	2022S-197-001	CAROTHERS CROSSING PHASE 10 SECTION 1A	A request for final plat approval to create six lots, on a portion of property located at Carothers Road (unnumbered), approximately 45 feet north of Milson Lane, zoned MUL, RM9 and UDO (3.26 acres), requested by Anderson, Delk, Epps & Associates, applicant; Regent Homes, LLC, owner.	33 (Antoinette Lee)
9/28/2022 14:38	12/19/2022 0:00	PLAPADMIN	2022S-261-001	OLD FRANKLIN SUBDIVISION	A request for final plat approval to revise single family unit and open space on property located at 1125 Spring Path Lane, at the southwest corner of Stardust Lane and Spring Path Lane, zoned RS10 (2.67 acres), requested by Wilson & Associates, applicant; CRP/ECG Old Franklin, LLC, owner.	33 (Antoinette Lee)
8/15/2022 9:48	12/21/2022 0:00	PLAPADMIN	2022S-230-001	CONSOLIDATION PLAT LOT 19 & 20, PLAN OF W.B. COOPER	A request for final plat approval to consolidate two lots into one lot on properties located at 601 and 603 21st Avenue North, approximately 198 feet north of Clifton Avenue, zoned R6 (0.25 acres), requested by WT Smith Survey, applicant; Kim A. Smiley, owner.	21 (Brandon Taylor)
7/1/2021 15:31	12/21/2022 0:00	PLRECAPP	2019S-219-002	GLENSIDE DOWNS	A request for final site plan approval to create 18 lots on properties located at 940 and 944 Currey Road and Currey Road (unnumbered), approximately 560 feet south of Finley Drive, zoned RS10 (5.15 acres), requested by Dale and Associates, applicant; Exit Properties, owner.	13 (Russ Bradford)
9/15/2021 7:11	1/3/2023 0:00	PLAPADMIN	2018S-160-008	ASHTON PARK - PHASE 4A	A request for final plat approval to create 19 lots on a portion of properties located at 4619 Hessey Road and 3375 Earhart Road, approximately 960 feet north of Hessey Road, zoned RS10 (5.24 acres), requested by Wilson and Associates, applicant; Chris C. Pardue, owner.	12 (Erin Evans)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
12/21/22	Approved Extension	2018B-024-003	DAVENPORT DOWNS, PHASE 1
1/3/23	Approved Extension	2018B-027-003	CENTURY CITY RESUB OF LOT 2
12/21/22	Approved Reduction	2021B-025-002	THE HILL PROPERTY - PHASE 1B
12/21/22	Approved Extension	2018B-048-003	MAGNOLIA FARMS PHASE 1 SECTION 2
12/7/22	Approved New	2022B-013-001	ALEXANDER PLACE PHASE ONE
12/7/22	Approved Replacement	2022B-030-002	HAYS HILLS TOWNHOMES SUBDIVISION
12/14/22	Approved Extension/Reduction	2020B-059-002	BURKITT COMMONS PHASE 3
12/30/22	Approved New	2022B-052-001	THE PARKS AT CANE RIDGE PHASE 1A
12/14/22	Approved Release	2017B-045-006	TULIP GROVE POINTE, SECTION 4
12/14/22	Approved Release	2018B-011-006	TULIP GROVE POINTE, SECTION FIVE
12/21/22	Approved Release	2016B-060-002	THE GATEWAY OF HERMITAGE LOTS 4 & 5 RESUB OF PARCEL 155

Schedule

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- A. Thursday, January 12, 2023** - MPC Meeting: 4pm, Sonny West Conference Center
 - B. Thursday, February 9, 2023** - MPC Meeting: 4pm, Sonny West Conference Center
 - C. Thursday, February 23, 2023** - MPC Meeting: 4pm, Sonny West Conference Center
 - D. Thursday, March 9, 2023** - MPC Meeting: 4pm, Sonny West Conference Center
 - E. Thursday, March 23, 2023** - MPC Meeting: 4pm, Sonny West Conference Center