



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: February 9, 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: Farr; Haynes; Johnson; Clifton; Withers
 - b. Leaving Early:
 - c. Not Attending: Tibbs; Lawson
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 2/2/2023**.

APPROVALS	# of Applics	# of Applics '23
Specific Plans	1	1
PUDs	0	0
UDOs	4	4
Subdivisions	10	11
Mandatory Referrals	0	0
Grand Total	15	16

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)
6/28/2022 14:14	1/13/2023 0:00	PLRECAPP	2022SP-008-002	3887 CENTRAL PIKE SP (FINAL)	A request for final site plan approval on property located at 3887 Central Pike, approximately 610 feet east of Old Hickory Blvd, zoned SP (3.11 acres), to permit 108 multi-family units, requested by Fulmer Lucas Engineering, applicant; BNA Hermitage Apts. Investors, 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)
6/29/2022 12:24	1/9/2023 0:00	PLRECAPP	2005UD-006-050	3122 BELWOOD STREET	A request for final site plan approval for properties located at 3122 A-D Belwood Street, approximately 260 feet northeast of Mason Avenue, zoned RM40 and within the 31st Avenue and Long Boulevard Urban Design Overlay District (0.17 acres), to permit two-family residential units, requested by Richland Building Partners, applicant; Belwood, LLC, owner.	21 (Brandon Taylor)
2/22/2022 11:23	1/27/2023 0:00	PLRECAPP	2021UD-001-016	WEDGEWOOD HOUSTON-CHESTNUT HILL	A request for final site plan approval on property located at 1257 John St, approximately 126 feet south of Garden Street, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.34 acres), to permit seven multi-family residential units, requested by Dale & Associates, applicant; LMS Homes, owner.	17 (Colby Sledge)
5/23/2022 11:42	1/30/2023 0:00	PLRECAPP	2021UD-001-029	WEDGEWOOD HOUSTON-CHESTNUT HILL UDO	A request for final site plan approval on property located at 1101 2nd Ave South, south of the corner of Mildred Shute Avenue and 2nd Avenue South, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.09 acres), to permit a two-family residential unit, requested by Dale & Associates, applicant; McLean, Jim ST, owner.	17 (Colby Sledge)
9/1/2022 10:09	1/30/2023 0:00	PLRECAPP	2021UD-001-032	THE HIGGINS FIRM	A request for final site plan approval for property located at 1267 2nd Avenue South; at the corner of Hart Street and 2nd Avenue South, zoned MUL-A and within the Wedgewood Houston Urban Design Overlay District (0.14 acres), to permit an office, requested by Chisel Workshop PLC, applicant; James Higgins, Richard	17 (Colby Sledge)

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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)
NONE					

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)
NONE					

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
9/14/2022 10:39	1/5/2023 0:00	PLAPADMIN	2022S-248-001	CONSOLIDATION PLAT OF 2309 AND 2315 CLIFTON AVENUE	A request for final plat approval to consolidate two parcels into one lot and dedicate right of way on properties located at 2309 and 2315 Clifton Avenue, approximately 246 feet east of 24th Avenue North, zoned IR and MUG-A (2.23 acres), requested by Gresham Smith, applicant; CACP Building, LLC, owner.	21 (Brandon Taylor)
10/19/2022 14:30	1/5/2023 0:00	PLAPADMIN	2022S-265-001	7650 CHIPMUNK LN	A request to amend a previously approved plat on property located at 7650 Chipmunk Lane, approximately 850 feet east of the terminus of Huntwick Trail, zoned R80 (5.53 acres), to modify the septic areas, requested by Jesse E Walker, RLS, applicant; Douglas & Kelly Hesche and Walter Theodore Robb, owners.	35 (Dave Rosenberg)
6/2/2022 14:28	1/6/2023 0:00	PLAPADMIN	2022S-154-001	PARKHAVEN COMMUNITIES PHASE 2 - SECTION 2	A request for final plat approval to create 56 lots on a portion of property located at 2040 Hickory Hill Lane, approximately 28 feet north of Parkhaven Boulevard, zoned SP (19.98 acres), requested by Greg Terry JTA Land Surveying, applicant; Binns Farm Land Company, LLC, owner.	14 (Kevin Rhoten)
12/7/2021 8:29	1/9/2023 0:00	PLAPADMIN	2022S-020-001	SARAH A. MCINTOSH'S SUBDIVISION RESUB NORTHERLY PART OF LOT 15 AND PART OF LOT 13	A request for final plat approval to create two lots on property located at 2850 Buena Vista Pike, at the southeast corner of Stokers Lane and Buena Vista Pike, zoned R6-A (0.3 acres), requested by Campbell, McRae & Associates Surveying, Inc., applicant; Springdale Development, LLC, owner.	02 (Kyonzté Toombs)
7/13/2022 12:19	1/9/2023 0:00	PLAPADMIN	2022S-195-001	REVISION TO LOT 8 OF MAP PF W.H.	A request for final plat approval to create three lots on property located	02 (Kyonzté Toombs)

				NANCES	at 1530 Baptist World Center Drive, approximately 213 feet southeast of Seminary Street, zoned RS5 (0.34 acres), requested by Blue Ridge Surveying, applicant; Eubank, Christopher & Mathews, Jeffrey, owners.	
10/26/2022 9:50	1/9/2023 0:00	PLAPADMIN	2022S-272-001	THE PARKS AT CANE RIDGE PHASE 1A	A request for final plat approval to create four lots and a dedicate right-of-way on a portion of property located at Cane Ridge Road (unnumbered), north of Lawson Drive, zoned RS10 (1.12 acres), requested by Ragan Smith, applicant; Drapac Group 46, LLC, owner.	31 (John Rutherford)
9/1/2021 7:52	1/12/2023 0:00	PLRECAPPR	2021S-189-001	RIVERBROOK PHASE 3	A request for final plat approval to create 37 lots, open space, and to dedicate right-of-way on a portion of properties located at Tulip Grove Road (unnumbered) and Valley Grove Drive (unnumbered), approximately 260 feet south of Elijah Court, zoned SP (12.45 acres), requested by Wilson and Associates, applicant; Meritage Homes of Tennessee Inc., owner.	12 (Erin Evans)
2/9/2022 8:20	1/13/2023 0:00	PLAPADMIN	2022S-060-001	ALEXANDER PLACE PHASE ONE	A request for final plat approval to create four lots on property located at 3233 Lakeshore Drive, approximately 330 feet south of Azura Landing, zoned RS20 (7.69 acres), requested by Q. Scott Pulliam, applicant; Castleridge Home Builders, LLC, owner.	11 (Larry Hagar)
9/15/2021 11:25	1/25/2023 0:00	PLAPADMIN	2021S-201-001	RESUBDIVISION LOTS 7 AND 8 ON THE SUBDIVISION FOR SOUTHERN PUBLISHING ASSOCIATION	A request for final plat approval to shift lot lines and create one lot on properties located at 2412 and 2416 Hyde Street, at the northeast corner of 25th Avenue North and Hyde Street, zoned R6 (0.55 acres), requested by Clint T. Elliott Surveying, applicant; Ethel A. Newson and John & Bettina Cunningham, owners.	02 (Kyonzté Toombs)
10/24/2022 15:09	1/31/2023 0:00	PLAPADMIN	2023S-003-001	ELLIS SUBDIVISION	A request for final plat approval to create two lots on property located at 625 Kinsey Boulevard, approximately 550 feet north of Neelys Bend Road, zoned RS10 (0.60 acres), requested by Patrick Coode & Co., applicant; Ellis Real Estate LLC, owner.	09 (Tonya Hancock)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
1/25/23	Approved Extension	2018B-051-002	CANE RIDGE ELEMENTARY
1/4/23	Approved Extension	2017B-050-003	KENSAL GREEN SUBDIVISION
1/18/23	Approved Extension	2020B-014-002	CAROTHERS CROSSING - PHASE 7, SECTION 1C
1/9/23	Approved Extension	2020B-021-002	THE RESERVE AARONS CRESS - LOTS 201-204, AND 217
1/9/23	Approved Extension	2020B-023-002	THE RESERVE AARONS CRESS - LOTS 301-310
1/9/23	Approved Extension	2020B-022-002	THE RESERVE AARONS CRESS - LOTS 205-216
1/11/23	Approved Extension/Reduction	2019B-053-002	CANE RIDGE ESTATES PUD
1/4/23	Approved New	2022B-038-001	RIVERBROOK PHASE 3
1/27/23	Approved New	2022B-049-001	CONSOLIDATION PLAT OF 2309 AND 2315 CLIFTON AVENUE
1/20/23	Approved Extension	2020B-025-003	BURKITT COMMONS PHASE 4
2/1/23	Approved New	2023B-001-001	VILLAGE BY THE CREEK, SECTION 10A
1/4/23	Approved Release	2020B-018-003	NORTH LIGHTS FINAL PLAT, LOT 2
1/18/23	Approved Release	2018B-029-005	TRAVIS TRACE PHASE 2A
1/18/23	Approved Release	2019B-045-003	TRAVIS TRACE PHASE 2B
1/18/23	Approved Release	2018B-047-005	CAROTHERS FARMS PHASE 3 SECTION 2

Schedule

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