



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: October 26, 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: Tibbs; Clifton; Smith; Marshall; Gamble
 - b. Leaving Early: Farr (7p)
 - c. Not Attending: Adkins; Leslie
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 10/20/2023**.

| APPROVALS | # of Applics | # of Applics '23 |
|---------------------|---------------------|-------------------------|
| Specific Plans | 4 | 37 |
| PUDs | 2 | 6 |
| UDOs | 6 | 16 |
| Subdivisions | 10 | 83 |
| Mandatory Referrals | 0 | 254 |
| Grand Total | 22 | 396 |

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) |
|---------------------|---------------------|----------|----------------|------------------------|--|------------------------------|
| 10/26/2022 14:41 | 9/28/2023 0:00 | PLRECAPP | 2016SP-076-015 | BOSCOBEL | A request for final site plan approval on a portion of property located at 701 South 6th Street, at the northwest corner of Dew Street and South 7th Street, zoned SP (16.44 acres), and located within the Cayce Redevelopment District, to permit a multi-family residential development with a new public street and associated parking structured, requested by Barge Cauthen & Associates, applicant; MDHA James A. Cayce Homes, owner. | 06 (Brett Withers) |
| 3/15/2023 12:11 | 10/16/2023 0:00 | PLRECAPP | 2022SP-064-002 | BELLEVUE FSER | A request for final site plan approval on properties located at 7730 and 7734 Highway 70 S, west of Harpeth Valley Place (3.42 acres), zoned SP, to permit a hospital use, requested by Fulmer Lucas Engineering, applicant; HCA Health Services of Tennessee, Inc., owner. | 22 (Sheri Weiner) |
| 7/13/2022 8:15 | 10/18/2023 0:00 | PLRECAPP | 2021SP-095-002 | DICKERSON PIKE (FINAL) | A request for final site plan approval on properties located at 2405 Plum Street and Plum Street (unnumbered), 2600 and 2604 Dickerson Road and Dickerson Road (unnumbered), at the southwest corner of Dickerson Pike and Lemuel Road, zoned SP (5.22 acres), to permit 286 multi-family residential units, requested by Kimley-Horn, applicant; B.S. Hastings, C.L. Hughes and C.A. Henry, owners. | 02 (Kyonzté Toombs) |
| 3/2/2022 8:26 | 10/19/2023 0:00 | PLRECAPP | 2021SP-046-002 | SUMMITT VIEW (FINAL) | A request for final site plan approval for properties located at 2111 and 2115 W Summitt Avenue and 2151 Summitt Avenue, approximately 330 feet northeast of Reshna Lane, (14.96 acres), zoned SP, to permit up to 110 multi-family residential units and maintain an existing telecommunication facility, requested by Kimley-Horn, applicant; Comcast of Nashville I 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) |
|--------------------|---------------------|----------|----------------|--------------|---|------------------------------|
| 7/19/2023 12:12 | 9/22/2023 0:00 | PLRECAPP | 2011UD-001-009 | PRIMROSE | A request for final site plan approval for property located at 2940 Primrose Court, approximately 230 feet southwest of Primrose Avenue, zoned R8 and located within the Primrose Urban Design Overlay District (0.14 acres), to permit addition to | 18 (Tom Cash) |

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|--------------------|--------------------|------------|----------------|----------------------------|--|---------------------|
| | | | | | residential units, requested by Experience Construction, applicant; Siva SVP & Nagalakshmi Avula, owners. | |
| 6/16/2023 13:15 | 9/29/2023 0:00 | PLRECAPPRO | 2005UD-006-057 | 3133 LONG BLVD | A request for final site plan approval for property located 3133 Long Ave., approximately 145 feet southwest of the intersection of Long Boulevard and Oman Street, zoned RM40 and within the 31st Avenue and Long Boulevard Urban Design Overlay District (0.14 acres), to permit multi-family residential units, requested by Arnold Homes, LLC, applicant and owner. | 21 (Brandon Taylor) |
| 8/1/2023 6:37 | 10/6/2023 0:00 | PLRECAPPR | 2017UD-001-003 | WHITES CREEK AT LLOYD ROAD | A request for final site plan approval on property located at 3922 Lloyd Road, approximately 655 feet west of Buena Vista Pike and within the Whites Creek at Lloyd Road Urban Design Overlay District, zoned RS15 (5.01 acres), to permit a single-family residential unit, requested by Anointed One Construction LLC, applicant; Sean & Kimberly Page, owners. | 01 (Joy Kimbrough) |
| 9/18/2023 11:35 | 10/16/2023 0:00 | PLRECAPPR | 2021UD-001-050 | 614 MOORE AVENUE | A request for final site plan approval for property located at 614 Moore Ave., approximately 180 feet south of Hamilton Ave., zoned RM20-A-NS and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.17 acres), to permit a second story addition to an existing residential unit, requested by Colby Sledge, applicant; Lindsey M. Harris, owner. | 17 (Terry Vo) |
| 8/8/2023 8:17 | 10/18/2023 0:00 | PLRECAPPR | 2021UD-001-044 | 511 MOORE AVE | A request for final site plan approval for properties located at 511 A, B and C Moore Avenue, approximately 250 feet west of Rains Avenue, zoned RM20-A-NS and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.17 acres), to permit three multi-family residential units, requested by William Smallman, applicant; O.I.C. Homes at 511 Moore Avenue and Weho Opportunity 2021, LLC, owners. | 17 (Terry Vo) |
| 8/15/2023 15:19 | 10/19/2023 0:00 | PLRECAPPR | 2021UD-001-045 | 601 E SOUTHGATE AVE | A request for final site plan approval for properties located at 601 A, C, D, E, F and 603A Southgate Avenue and 1701 Martin Avenue, at the southwest corner of Southgate Ave. and Martin Street, zoned RM20-A-NS and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.55 acres), to permit 11 multi-family residential units, requested by Josh the Planner LLC, applicant; 603 Southgate, LLC, owner. | 17 (Terry Vo) |

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

| Date Submitted | Staff Determination | | Case # | Project Name | Project Caption | Council District # (CM Name) |
|--------------------|---------------------|-----------|---------------|----------------------------|---|--|
| 6/16/2022 10:02 | 10/18/2023 0:00 | PLRECAPPR | 90P-011-001 | STORPLACE BELLEVUE PUD | A request for a final site plan to permit a 11,510 square foot addition to a self storage development on property located at 7330 Tolbert Road, east of the corner of Old Hickory Boulevard and Tolbert Road, zoned CS (16.6 acres) and within a PUD Overlay, requested by GMC, applicant; Blevins-Freeman Storage Association, owner. | 22 (Gloria Hausser); 23 (Thom Druffel) |
| 1/10/2023 15:03 | 10/19/2023 0:00 | PLRECAPPR | 2006P-013-008 | THORNTON GROVE PHASE 4B | A request for final site plan approval for a portion of a property located at 3500 Brick Church Pike, west of Cone Boulevard, zoned RM9 and RS10 and within a Planned Unit Development Overlay District (13.5 acres), to permit 30 single-family home lots and open space, requested by Dale & Associates, applicant; Thornton Grove Green, LLC, owner. | 03 (Jennifer Gamble) |

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) |
|--------------------|-------------------|-----------|---------------|---------------------------------------|---|----------------------------|
| 1/5/2023 15:24 | 9/22/2023 0:00 | PLRECAPPR | 2022S-151-002 | 0 Old Hickory Blvd | A request for final site plan approval to create five lots on property located at Old Hickory Blvd (unnumbered), east of Woodland Hills Drive (2.54 acres), requested by Dale & Associates, applicant; Alemayehu Tesfaye, owner. | 04 (Robert Swope) |
| 8/16/2023 10:57 | 9/22/2023 0:00 | PLAPADMIN | 2023S-155-001 | AC WEBB OF BENEDICT SUB | A request for final plat approval to create two lots on property located at 911 Stockell Street, approximately 110 feet south of Vaughn Street, zoned SP (0.27 acres), requested by BA Land Professionals, applicant; BMB Properties, owner. | 05 (Sean Parker) |
| 6/14/2022 15:00 | 9/27/2023 0:00 | PLAPADMIN | 2022S-165-001 | AIRPARK COMMERCE AT NED SHELTON | A request for final plat approval to create two lots on properties located at 2871 Ned Shelton Road and Ned Shelton Road (unnumbered), at the corner of Ned Shelton Road and Bell Road, zoned IWD, SP, and R20 (63.68 acres), requested by Ragan Smith, applicant; Airpark Development Company, LLC, owner. | 29 (Delishia Porterfield) |
| 6/12/2023 13:22 | 9/27/2023 0:00 | PLAPADMIN | 2023S-113-001 | SINKER'S CONSOLIDATION PLAT | A request for final plat approval to consolidate two lots into one lot for properties located at 3300 and 3308 Gallatin Pike, at the southeast corner | 07 (Emily Benedict) |

| | | | | | | |
|--------------------|--------------------|-----------|---------------|--|--|---------------------------|
| | | | | | of Shelton Avenue and Gallatin Pike and located in the Gallatin Pike Urban Design Overlay District, zoned CL and MUL-A (1.67 acres), requested by Crawford & Cummings, applicant; Sink Investments Group, LLC, owner. | |
| 8/1/2023 15:27 | 9/27/2023 0:00 | PLAPADMIN | 2023S-140-001 | PLAN OF MIDWAY | A request for final plat approval to create two lots on property located at 1017 32nd Ave. N., at the southwest corner of 32nd Ave. North and Alameda Street, zoned R6 (0.34 acres), requested by Clint Elliott Survey, applicant; Suburban Cowboys LLC, owner. | 21 (Brandon Taylor) |
| 1/24/2023 10:54 | 10/5/2023 0:00 | PLAPADMIN | 2023S-043-001 | FINAL PLAT THE SINCLAIR | A request for final plat approval to create one lot on properties located at 2410, 2412 and 2416 West End Avenue, and 2413 Elliston Place, at the corner of Elliston Place and 25th Avenue North, zoned SP (0.87 acres), requested by Young Hobbs Associates, applicant; GTOM West End II, LLC, GTOM West End III, LLC, and GTOM West End LLC, owners. | 21 (Brandon Taylor) |
| 8/16/2023 11:25 | 10/6/2023 0:00 | PLAPADMIN | 2023S-157-001 | 7750 HIGHWAY 70 S | A request for final plat approval to create two lots on property located at 7750 Highway 70 S, west of Bellevue Manor Drive, zoned SP and R40 (10.93 acres), requested by TTL USA, applicant; Edward Polk, Jr. ET UX, owners. | 22 (Sheri Weiner) |
| 9/13/2023 9:58 | 10/9/2023 0:00 | PLAPADMIN | 2023S-169-001 | PLAN OF SUBDIVISION OF PRITCHETT LAND CONSOLIDATION PLAT | A request for final plat approval to create one lot on property located at 302 Alice Avenue, at the corner of Alice Avenue and Taylor Road, zoned R6 (0.14 acres), requested by Tommy Smith, applicant; Maria Adriana Arredondo Lopez, owners. | 27 (Robert Nash) |
| 9/13/2023 9:40 | 10/16/2023 0:00 | PLAPADMIN | 2018S-160-010 | ASHTON PARK PHASE 2A | A request for final plat approval to create 24 lots and dedicate right-of-way on a portion of property located at Hessey Road (unnumbered), approximately 300 feet east of Earhart Road, zoned RS10 (8.75 acres), requested by Wilson & Associates, P.C., applicant; Pardue Family Ashton Park Partnership II, owner. | 12 (Erin Evans) |
| 1/11/2023 11:58 | 10/18/2023 0:00 | PLAPADMIN | 2023S-036-001 | MODERA NATIONS | A request for final plat approval to create two lots and dedicate right-of-way on property located at 1650 54th Ave. North, at the western terminus of 54th Ave. North, zoned SP (10.10 acres), requested by Chastain Skillman, applicant; AJ Land Company, LLC, owner. | 20 (Mary Carolyn Roberts) |

Performance Bonds: Administrative Approvals

| Date Approved | Administrative Action | Bond # | Project Name |
|---------------|------------------------------|---------------|--|
| 9/26/23 | Approved New | 2023B-004-001 | BURKITT VILLAGE PHASE SIX, SECTION TWO |
| 10/9/23 | Approved Extension | 2020B-012-004 | CAROTHERS CROSSING - PHASE 7, SECTION 1A |
| 10/10/23 | Approved Extension | 2020B-013-004 | CAROTHERS CROSSING - PHASE 7, SECTION 1B |
| 10/8/23 | Approved New | 2023B-007-001 | BURKITT RIDGE PHASE 6 |
| 9/20/23 | Approved Extension | 2017B-035-007 | THE RESERVE AT SEVEN POINTS |
| 10/17/23 | Approved Extension | 2020B-055-002 | SOUTHPOINT SP PHASE 2 |
| 10/11/23 | Approved Extension | 2020B-032-002 | CLOVER GLEN PHASE 3B |
| 10/11/23 | Approved Extension | 2020B-027-002 | CLOVER GLEN, PHASE 3A |
| 10/10/23 | Approved Extension/Reduction | 2021B-049-002 | PLUMB ORCHARD PHASE 1 |
| 9/26/23 | Approved Extension/Reduction | 2019B-023-003 | PARK PRESERVE PHASES 1E AND 4B |
| 9/20/23 | Approved Extension/Reduction | 2019B-050-004 | PARKHAVEN COMMUNITIES |
| 9/27/23 | Approved Release | 2021B-034-002 | WEST END PARK CONSOLIDATION |
| 10/4/23 | Approved Release | 2020B-037-002 | DELVIN DOWNS, PHASE 4 |
| 10/4/23 | Approved Release | 2019B-021-003 | THE PRESERVE PHASE 1 |
| 10/4/23 | Approved Release | 2020B-024-003 | THE PRESERVE PHASE TWO |

Schedule

- A. Thursday, October 26, 2023** - MPC Meeting: 4pm, Sonny West Conference Center
- B. Thursday, November 9, 2023** - MPC Meeting: 4pm, Sonny West Conference Center
- C. Thursday, December 14, 2023** - MPC Meeting: 4pm, Sonny West Conference Center