



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: January 11, 2024
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; Henley; Smith; Marshall; Leslie; Gamble
 - b. Leaving Early:
 - 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 12/6/2023**.

APPROVALS	# of Applics	# of Applics '24
Specific Plans	5	
PUDs	0	
UDOs	1	
Subdivisions	5	
Mandatory Referrals	23	
Grand Total	34	0

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)
8/2/2023 12:30	12/6/2023 0:00	PLRECAPPR	2022SP-088-002	SOJOURN NOLENSVILLE APARTMENTS	A request for final site plan approval for properties located at 4612 Nolensville Pike and Nolensville Pike (unnumbered) and a portion of property located at 4608 Nolensville Pike, approximately 190 feet east of Taylor Road, (6.68 acres), and located within the Corridor Design Overlay District, to permit 172 multi-family residential units, requested by CSDG, applicant; Mahsa & Mahnoosh Sharifi and Jamshid & Parvin Trust, owners.	27 (Robert Nash)
7/12/2023 10:19	12/8/2023 0:00	PLRECAPPR	2021SP-083-003	DICKERSON & MERIDIAN	A request for final site plan approval on property located 651 Joseph Avenue and a portion of property located at 660 Joseph Avenue, approximately 560 feet southwest of the intersection of Berry Street and Meridian Street (2.3 acres), zoned SP, to permit 140 multi-family residential units, requested by Barge Cauthen & Associates, applicant; Meridian Land Owner, LLC, owner.	05 (Sean Parker)
8/31/2022 10:19	12/13/2023 0:00	PLRECAPPR	2021SP-078-002	ROCHELLE CENTER	A request for final site plan approval on property located at 1020 Southside Court, at the southeast corner of 12th Avenue South and South Street, zoned SP (4.5 acres), to permit 355 multi-family residential units, requested by Kimley-Horn & Associates, applicant; Rochelle Center, owner.	17 (Colby Sledge)
8/2/2022 14:59	12/18/2023 0:00	PLRECAPPR	2019SP-042-003	CAMDEN NATIONS	A request for final site plan approval on various properties located at the northeast corner of Tennessee Avenue and 51st Avenue North, zoned SP (3.82 acres), to permit 393 multi-family residential units and 7,800 square feet of mixed use development, requested by Edge Planning, Landscape, Architecture and Urban Design, applicant; Camden Nations, LLC, owner.	20 (Mary Carolyn Roberts)
6/14/2023 6:34	12/22/2023 0:00	PLRECAPPR	2022SP-030-002	930 MCFERRIN	A request for final site plan approval on properties located at 930 McFerrin Ave and 907 W. Eastland Ave., approximately 175 feet south of Seymour Avenue and located within the Greenwood Neighborhood Conservation Overlay District, zoned SP (2.42 acres), to permit a mixed-use development, requested by Alfred Benesch & Company, applicant; Core Holdings LLC, owner.	05 (Sean Parker)

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)
11/15/2023 6:33	12/18/2023 0:00	PLRECAPPRO	2009UD-001-028	2514 & 2516 PARK DRIVE	A request for final site plan approval for properties located at 2514 and 2516 Park Drive, approximately 200 feet south of Stinson Road, zoned RS10 and within the Downtown Donelson Urban Design Overlay District, to permit residential uses (0.46 acres), requested by Frank Batson Homes, Inc, applicant and owner.	15 (Jeff Gregg)

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)
11/28/2023 6:46	12/7/2023 0:00	PLRECAPPRO	2023M-188ES-001	104 DULUTH AVENUE	A request for the abandonment of 244 linear feet of public sanitary sewer mains, two sanitary sewer manholes, and the associated easement, the construction of 242 linear feet of public sanitary sewer mains and three sanitary sewer manholes, and the acceptance of a new public sanitary sewer easement.	20 (Rollin Horton)
11/28/2023 7:01	12/7/2023 0:00	PLRECAPPRO	2023M-189ES-001	3029 NEW NATCHEZ TRACE	A request for the abandonment of approximately 94 linear feet of eight inch sanitary sewer main, one sewer manhole, and the associated easement and the acceptance of approximately 109 linear feet of eight inch sanitary sewer mains (PVC), three sewer manholes, and associated easement to serve the development at 3029 New Natchez Trace.	24 (Brenda Gadd)
10/31/2023 10:17	12/7/2023 0:00	PLRECAPPRO	2023M-042AG-001	CSXT AGREEMENT	A request to approve an agreement by and between CSX Transportation, Inc. and Nashville Department of Transportation and Multimodal Infrastructure (NDOT).	
11/8/2023 14:56	12/7/2023 0:00	PLRECAPPRO	2023M-021EN-001	ENCROACHMENT FOR BLACK MARKET BAR & GRILL	A request for approval of an aerial encroachment for overhead illuminated blade sign: 35.5" x 52.5".	19 (Jacob Kupin)
11/9/2023 8:03	12/7/2023 0:00	PLRECAPPRO	2023M-022EN-001	PEABODY UNION ENCROACHMENT	A request for approval of an aerial encroachment for closure slab for underground parking garage.	19 (Jacob Kupin)
11/30/2023 6:57	12/13/2023 0:00	PLRECAPPRO	2023M-191ES-001	PARAGON MILLS ELEMENTARY	A request for the acceptance of approximately 79 linear feet of eight	30 (Sandra Sepulveda)

				SCHOOL	inch sanitary sewer main (PVC), one sanitary sewer manhole, approximately 13 linear feet of six inch water main (DIP), and the relocation of two fire hydrant assemblies to serve the Paragon Mills Elementary School development.	
11/30/2023 9:03	12/13/2023 0:00	PLRECAPPRO	2023M-192ES-001	MONTICELLO (ONSITE)	A request for the acceptance of approximately 1,542 linear feet of eight-inch sanitary sewer line (PVC), 79 linear feet of eight-inch sanitary sewer line (DIP), 21 sanitary sewer manholes, 1,828 linear feet of eight-inch water main (DIP), 36 linear feet of six-inch water main (DIP), 67 linear feet of four-inch water main (DIP), and three public fire hydrant assemblies, and any associated easements to serve the onsite portion of the Monticello development.	02 (Kyonzté Toombs)
12/1/2023 10:39	12/13/2023 0:00	PLRECAPPRO	2023M-193ES-001	CLARENDALE WEST END	A request for the abandonment of approximately 81 linear feet of eight-inch sanitary sewer mains (PVC) and two sanitary sewer manholes and the acceptance of approximately 197 linear feet of eight-inch sanitary sewer mains (PVC) and 78 linear feet of eight-inch sanitary sewer mains (DIP), five sanitary sewer manholes, 834 linear feet of 8-inch water main (DIP), and one fire hydrant assembly for the Clarendale West End development. All construction will occur in public road rights of way.	24 (Brenda Gadd)
12/2/2023 12:28	12/13/2023 0:00	PLRECAPPRO	2023M-194ES-001	714 & 730 MAIN STREET	A request for the acceptance of one sanitary sewer manhole to serve the development at 714 and 730 Main Street.	06 (Clay Capp)
12/2/2023 12:44	12/13/2023 0:00	PLRECAPPRO	2023M-195ES-001	901 MLK BOULEVARD	A request for the abandonment of approximately 378 linear feet of 18-inch sanitary sewer main (VCP); and the acceptance of approximately 378 linear feet of 18 inch sanitary sewer main (PVC) and one sanitary sewer manhole to serve the development at 901 MLK Boulevard.	19 (Jacob Kupin)
12/2/2023 12:56	12/13/2023 0:00	PLRECAPPRO	2023M-196ES-001	RIVER CHASE APARTMENTS	A request for the abandonment of approximately 293 linear feet of 12-inch sanitary sewer, two sanitary sewer manholes, 530 linear feet of 6-inch water main, and one fire hydrant assembly; and acceptance of approximately 264 linear of 12-inch sanitary sewer main (PVC), four sanitary sewer manholes, 532 linear feet of 8-inch water main (DIP), three fire hydrant assemblies; and any associated easements to serve the River Chase Apartments development.	05 (Sean Parker)
12/2/2023 13:29	12/13/2023 0:00	PLRECAPPRO	2023M-197ES-001	ROSE PARK SCHOOL NES GUY EASEMENT	A grant of utility line easement to the Metropolitan Government of Nashville and Davidson County, acting by and	17 (Terry Vo)

					through The Electric Power Board of said government.	
12/5/2023 10:28	12/13/2023 0:00	PLRECAPPRO	2023M-198ES-001	NEELYS BEND	A request for the acceptance approximately 150 linear feet of eight inch sanitary sewer main (PVC) and two sanitary sewer manholes to serve the development at 445 Neelys Bend Road.	09 (Tonya Hancock)
12/6/2023 9:46	12/13/2023 0:00	PLRECAPPRO	2023M-200ES-001	1800 GALLATIN PHASE 3 - EQUINOX RIVERGATE	A request for the acceptance of approximately 124 linear feet of eight inch sanitary sewer mains (PVC), three sanitary sewer manholes, and the associated easement to serve the Equinox Rivergate development.	10 (Jennifer Webb)
12/7/2023 12:37	12/13/2023 0:00	PLRECAPPRO	2023M-201ES-001	CALISTOGA SECTION 1	A request for the acceptance of approximately 4,560 linear feet of eight inch sanitary sewer mains (PVC), 3,871 linear feet of eight inch sanitary sewer mains (DIP), 1,056 linear feet of two inch sanitary sewer force main (PVC), 45 sanitary sewer manholes, and any associated easements to serve the Calistoga Section 1 development (Williamson Co.).	
12/7/2023 13:08	12/13/2023 0:00	PLRECAPPRO	2023M-202ES-001	LOFTS AT MARATHON	A request for the relocation of approximately 18 linear feet of 8-inch public water main (DIP) to serve the Lofts at Marathon development.	19 (Jacob Kupin)
12/7/2023 14:26	12/13/2023 0:00	PLRECAPPRO	2023M-203ES-001	ANTIOCH PIKE STORMWATER IMPROVEMENT PROJECT	A request to permit permanent and temporary easements to construct Project 21-SWC-130, Antioch Pike Stormwater Improvement Project. These easements are to be acquired through negotiations and acceptance in order to complete this project.	28 (David Benton)
12/8/2023 10:58	12/20/2023 0:00	PLRECAPPRO	2023M-048AG-001	EB PUMP STATION PARTICIPATION AGREEMENT	An ordinance approving a participation agreement between the Metropolitan Government and Tennessee Stadium, LLC for the design and construction of a sewage pump station and associated lines and equipment (Proposal No. 2023M-048AG-001).	
12/11/2023 8:38	12/24/2023 0:00	PLRECAPPRO	2023M-204ES-001	MNAA TARI PUMPHOUSE	A request for the acceptance of one public water pump station and associated easements for the airport's Terminal Access Roadway Improvements project.	13 (Russ Bradford)
12/11/2023 14:58	12/24/2023 0:00	PLRECAPPRO	2023M-205ES-001	STATESIDE PARK	A request for the acceptance of the vertical relocation of approximately nine linear feet of six inch water main (DIP) to serve the Stateside Park development.	20 (Rollin Horton)
12/13/2023 14:39	12/24/2023 0:00	PLRECAPPRO	2023M-206ES-001	1738 LEBANON PIKE	A request for the acceptance of one sanitary sewer manhole to serve the 1738 Lebanon Pike development.	15 (Jeff Gregg)
12/14/2023 8:31	12/24/2023 0:00	PLRECAPPRO	2023M-207ES-001	CHERRY GROVE	A request for the acceptance of approximately 548 linear feet of eight-inch sanitary sewer (DIP), 322 linear feet of eight-inch sanitary sewer (PVC), 7	01 (Joy Kimbrough)

					sanitary sewer manholes, and approximately 145 linear feet of eight-inch water main (DIP) to serve the Cherry Grove development.	
12/14/2023 8:55	12/24/2023 0:00	PLRECAPPRO	2023M-208ES-001	CLIFTON TRIANGLE (REVISION)	A request to amend Council ordinance BL2023-1746 and Proposal No. 2023M-003ES-001 for the purpose of accepting an additional 86 linear feet of 8 inch water main, 4 linear feet of six inch water main, and one fire hydrant assembly (see sketch for details) to serve the Clifton Triangle development. Proposed construction will occur entirely with public rights-of-way.	21 (Brandon Taylor)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
11/1/2023 9:11	12/11/2023 0:00	PLAPADMIN	2023S-204-001	600 BAXTER LANE	A request for final plat approval to create one lot on property located at 600 Baxter Lane, at the corner of Baxter Lane and Overton Road, zoned RS40 (2.36 acres), requested by Clint Elliott Survey, applicant; Andrew Everett & Emily Gregory Wicke, owners.	26 (Courtney Johnston)
9/13/2023 10:08	12/11/2023 0:00	PLAPADMIN	2023S-170-001	RE-SUBDIVISION OF PART OF LOT #14 ON THE MAP OF THE HORTON PLAN OF LOTS	A request for final plat approval to create one lot on properties located at Southgate Street (unnumbered), at the southwest corner of Southgate Ave. and Martin Street, zoned R6 and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.55 acres), requested by Client Elliott Survey, applicant; 603 Southgate, LLC, owner.	17 (Terry Vo)
5/10/2023 12:21	12/14/2023 0:00	PLAPADMIN	2023S-095-001	LANE COLLEGE HOUSING	A request for final plat approval to create two lots on property located at 651 and a portion of property located at 660 Joseph Avenue, at the corner of Grace Street and Joseph Avenue, zoned SP (2.96 acres), requested by Barge Design Solutions, applicant; Meridian Land Owner, LLC, owner.	05 (Sean Parker)
8/2/2023 8:21	12/15/2023 0:00	PLAPADMIN	2023S-144-001	SOJOURN NOLENSVILLE APARTMENTS	A request for final plat approval to create two lots on properties located at 4608 and 4612 Nolensville Pike and Nolensville Pike (unnumbered), at the eastern corner of Nolensville Pike and Taylor Road, zoned CS, R6 and SP (8.38 acres), and located within the Corridor Design Overlay District, requested by Ragan Smith, applicant; Jamshid & Parvin Trust and Mahsa & Mahnoosh Sharifi, owners.	27 (Robert Nash)
7/11/2023 15:20	12/18/2023 0:00	PLAPADMIN	2023S-129-001	MUSIC VALLEY DRIVE	A request for final plat approval to create two lots on property located at Music Valley Drive (unnumbered), at the southeast corner of Pennington Bend Road and Music Valley Road, zoned R15 (1.47 acres), requested by Dale & Associates, applicant; Christopher Harwell, Trustee, owner.	15 (Jeff Gregg)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
12/19/23	Approved New	2021B-058-001	RESERVOIR ZONE 7
12/6/23	Approved Extension/Reduction	2019B-054-002	DAVENPORT DOWNS PHASE TWO
12/13/23	Approved Extension	2020B-014-003	CAROTHERS CROSSING - PHASE 7, SECTION 1C
12/13/23	Approved Extension/Reduction	2018B-060-004	DONELSON DOWNS
12/14/23	Approved New	2023B-021-001	MODERA NATIONS
12/6/23	Approved Extension	2016B-039-006	PINE RIDGE ESTATES PHASE 1

Schedule

- A. Thursday, January 11, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- B. Thursday, February 8, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- C. Thursday, February 22, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- D. Thursday, March 14, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- E. Thursday, March 28, 2024** - MPC Meeting: 4pm, Sonny West Conference Center