



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: February 22, 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; Smith; Marshall; Gamble; Clifton; Tibbs; Leslie
 - b. Leaving Early: Farr (5:30)
 - c. Not Attending: Dundon
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 2/15/2024**.

APPROVALS	# of Applics	# of Applics '24
Specific Plans	1	6
PUDs	1	4
UDOs	0	0
Subdivisions	27	40
Mandatory Referrals	15	49
Grand Total	44	99

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)
6/28/2023 7:07	2/9/2024 0:00	PLRECAPP	2022SP-087-002	6010 PASQUO	A request for final site plan approval for a portion of property located at 6010 Pasquo Road, approximately 520 feet south of Nunahi Trail, (5.3 acres), zoned SP, to permit 20 multi-family residential units, requested by Dale & Associates, applicant; Nancy A. Tritschler, owner.	35 (Dave Rosenberg)

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)
NONE						

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
4/3/2023 10:57	2/1/2024 0:00	PLRECAPP	98P-006-001	BOYS AND GIRLS CLUB	A request for final site plan approval for property located at 916 16th Avenue North and a portion of property located at 901 14th Avenue North, at the southeast corner of Ireland Street and 16th Avenue North (1.03 acres), zoned RM20 and within a Planned Unit Development Overlay District, to permit a 3,690 square foot building addition, requested by Benesch, applicant, Metro Gov't S Pearl, owner.	21 (Brandon Taylor)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
3/3/2023 8:15	2/2/2024 0:00	PLRECAPP	2023M-005EN-001	222 4TH AVE NORTH	A request for approval for an aerial encroachment installing 132 inch x 60 inch projection sign on the front of the building.	19 (Jacob Kupin)
1/17/2024 7:51	2/2/2024 0:00	PLRECAPP	2024M-015ES-001	BELLE ARBOR PHASE 7	A request for the acceptance approximately 231 linear feet of six inch water main (DIP), approximately 593 linear feet of eight-inch water main (DIP), two fire hydrant assemblies, approximately 396 linear feet of eight-inch sanitary sewer main (PVC), one sanitary sewer manhole, and associated	03 (Jennifer Gamble)

					easements to serve the Belle Arbor Phase 7 development.	
1/22/2024 13:50	2/2/2024 0:00	PLRECAPPRO	2024M-022ES-001	CONSERVATION GREENWAY EASEMENT 2176 CREEKLAND VIEW BLVD & 321 TRAYWICK PLACE	An ordinance approving a greenway conservation easement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Clayton Properties Group, Inc. for greenway improvements. (Proposal No. 2024M-022ES-001).	03 (Jennifer Gamble)
1/22/2024 14:20	2/2/2024 0:00	PLRECAPPRO	2024M-023ES-001	CONSERVATION GREENWAY EASEMENT - 0 ASHER COURT	An ordinance approving a greenway conservation easement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Heritage Creek Homeowners Association, Inc. for greenway improvements. (Proposal No.2024M-023ES-001).	03 (Jennifer Gamble)
1/22/2024 14:54	2/2/2024 0:00	PLRECAPPRO	2024M-024ES-001	BNA TARI (TERMINAL ACCESS ROADWAY IMPROVEMENTS)	A request for the abandonment of 1,618 linear feet of 16-inch DIP water main, 156 linear feet of 10-inch DIP water main and two fire hydrants; and any associated easements. It also shows the area aforementioned for the acceptance of 1,918 linear feet of 16-inch DIP water main, 332 linear feet of 10-inch DIP water main, and four fire hydrants; and any associated easements to serve the BNA TARI development.	13 (Russ Bradford)
1/25/2024 14:55	2/2/2024 0:00	PLRECAPPRO	2024M-006AG-001	UNITI FIBER AGREEMENT	An ordinance granting a franchise to Uniti Fiber LLC to construct, operate, and maintain a fiber optic communications system within Metropolitan Nashville and Davidson County under the provision of Metropolitan Code of Laws, Title 6, Chapter 26 (Proposal No. 2024M-006AG-001).	
1/26/2024 9:20	2/2/2024 0:00	PLRECAPPRO	2024M-025ES-001	CORTNER SUBDIVISION	A request for the acceptance of approximately 36 linear feet of eight inch sanitary sewer main (PVC), one sanitary sewer manhole and any associated easements to serve the Cortner Subdivision development.	
1/26/2024 10:19	2/2/2024 0:00	PLRECAPPRO	2024M-026ES-001	600B SOUTHGATE AVENUE	A request for the abandonment of approximately 347 linear feet of 2.25-inch water main (cast lined) and the acceptance of approximately 363 linear feet of 8-inch water main (DIP) to serve the development at 600 B Southgate Avenue.	17 (Terry Vo)
1/30/2024 8:11	2/5/2024 0:00	PLRECAPPRO	2024M-027ES-001	1612B COUNTY HOSPITAL ROAD	A request for the acceptance of one sanitary sewer manhole to serve the development at 1612 B County Hospital Road.	01 (Joy Kimbrough)
1/30/2024 8:26	2/5/2024 0:00	PLRECAPPRO	2024M-007AG-001	INTERLOCAL AGREEMENT LIBERTY LN SERVICE AREA	A resolution authorizing The Metropolitan Government of Nashville and Davidson County, to enter into an Interlocal Agreement with the City of Goodlettsville, for the transfer of the Liberty Lane Service Area (Proposal No. 2024M-007AG-001).	10 (Jennifer Webb)

1/24/2024 13:32	2/7/2024 0:00	PLRECAPPRO	2024M-004ES-002	660B & 661B JOSEPH AVE	A request for the abandonment of easement rights for a small portion of Joseph Avenue at Berry Street that was closed by Metro Ordinance BL O99-1704 with easements retained. Further, this application also includes the abandonment of easement rights along the north side of former Berry Street, closed by Metro Ordinance BL O64-257, with easements retained. Requesting for those easement rights for both areas of these parcels to be abandoned.	05 (Sean Parker)
12/14/2023 10:37	2/7/2024 0:00	PLRECAPPRO	2023M-014AB-001	RUSSELL & S. 2ND STREET	A request for the abandonment of a portion of Russell Street and S. 2nd Street right-of-way. The easements are to be retained through the portion of Russell Street between 1st Street. and S. 2nd Street of the right-of-way only.	19 (Jacob Kupin)
4/21/2023 9:13	2/12/2024 0:00	PLRECAPPRO	2023M-009EN-001	JEMAL'S HONKEY TONK ENCROACHMENT	A request for approval of an aerial encroachment for the installation of subterranean parking garage encroachment, irrigation to tree wells, bike racks, NES transformer vault, canopies and signage.	19 (Jacob Kupin)
2/1/2024 13:39	2/12/2024 0:00	PLRECAPPRO	2023M-208ES-002	AMEND BL2023-1081 PEABODY UNION SEWER	A resolution to amend Ordinance No. BL2023-1081 to authorize The Metropolitan Government of Nashville and Davidson County to abandon sanitary sewer manhole, and to accept additional new sanitary sewer main, sanitary sewer manholes, lowering of existing sanitary sewer main and lining of existing sanitary sewer manholes, for two properties located at 30 and 90 Peabody Street, also known as Peabody Union Sewer (MWS Project No. 21-SL-221 and Proposal No. 2023M-208ES-002)	19 (Jacob Kupin)
1/12/2024 11:25	2/14/2024 0:00	PLRECAPPRO	2024M-003AG-001	COLONIAL PIPELINE EASEMENTS AGREEMENT	An ordinance authorizing the grant of an easement on various parcels of property comprising a portion of the existing Nissan Stadium campus and approving the grant of a related easement by the Sports Authority for the same purpose. (Proposal No. 2024M-003AG-001).	

SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
7+A26:G52/ 10/2019 12:55:48 PM	2/1/2024 0:00	PLAPADMIN	2019S-159-001	FINAL PLAT RESUBDIVISION OF PART OF PART OF LOT 6 ON THE SUBDIVISION OF LOT 33 OWEN BUENA VISTA PLAN	A request for final plat approval to create one lot on property located at 2212 14th Avenue North, approximately 50 feet south Walsh Street, zoned R6 (0.21 acres), requested by Clint T. Elliott Survey, applicant; Clarence Summey, owner.	02 (DeCosta Hastings)
4/11/2023 13:15	2/2/2024 0:00	PLAPADMIN	2023S-074-001	HARVEY DONDO SUBDIVISION	A request for final plat approval to create two lots on property located at 3805 Dr. Walter S. Davis Boulevard, approximately 65 feet south of Tigerbelle Drive, zoned R6 (0.34 acres), requested by B2L Land Surveyors, applicant; Mike Sekelsky, owner.	21 (Brandon Taylor)

7/29/2019 6:53	2/5/2024 0:00	PLAPADMIN	2019S-165-001	RESUBDIVISION OF A PORTION OF W.E. QUIN JR'S LEBANON ROAD SUBDIVISION	A request for final plat approval to create three lots on properties located at 1929 and 2001 Lebanon Pike, approximately 330 feet east of Gayland Court, zoned RS10 (13.43 acres), requested by Dale and Associates, applicant; Tennestate Enterprises Inc., owner.	15 (Jeff Syracuse)
6/4/2021 9:41	2/5/2024 0:00	PLAPADMIN	2021S-125-001	RESUBDIVISION OF LOTS 585 AND 586 - CLOVERHILL SECTION 8	A request for final plat approval to shift lot lines for properties located at 600 and 604 Gailwood Lane, approximately 530 feet north of Cloverwood Drive, zoned RS10 (3.46 acres), requested by Greg Terry, applicant; Robert Smith, Evelyn Smith, James Hall and Debbie Hall, owners.	14 (Kevin Rhoten)
7/14/2021 11:09	2/5/2024 0:00	PLAPADMIN	2021S-156-001	RESUBDIVISION OF LOT 2 GREGORY HEIGHTS SECTION 3	A request for final plat approval to create two lots on property located at 333 McKennell Drive, approximately 200 feet west of Harwood Drive, zoned R10 (1.29 acres), requested by Dale and Associates, applicant; Upside LLC, owner.	07 (Emily Benedict)
7/28/2021 12:13	2/5/2024 0:00	PLAPADMIN	2021S-168-001	PLUS PARK - SECTION 17 RESUB LOT 21	A request for final plat approval to modify easement locations on properties located at 317 and 319 Plus Park Blvd and Plus Park Blvd (unnumbered), approximately 500 feet southwest of Pavillion Blvd, zoned CS (3.29 acres), requested by Clint Elliott Survey, applicant; J2K Builders, LLC and McLean Business Park, owners.	16 (Ginny Welsch)
8/19/2021 12:02	2/5/2024 0:00	PLAPADMIN	2021S-182-001	W.W. WILKINSON'S SUBDIVISION OF LOTS NO. 32 & 33 IN OAK HILL SUBDIVISION NO. 1	A request for final plat approval to shift lot lines on properties located at 4414 Lealand Lane and 4410 A-C Lealand Lane, approximately 805 feet north of Battery Lane, zoned R20 (1.34 acres), requested by WT Smith Land Surveying, applicant; Kent Tyler Basile, owner.	25 (Russ Pulley)
1/23/2020 10:42	2/5/2024 0:00	PLAPADMIN	2020S-050-001	NOLENSVILLE PIKE TQC	A request for final plat approval to create two lots on property located at 4650 Nolensville Pike, approximately 150 feet northwest of Haywood Lane, zoned R10, CS, and R6 and within a Corridor Design Overlay District (1.73 acres), requested by Crenshaw Land Surveying, applicant; William Conoly Brown and David Hood Jr., owners.	30 (Sandra Sepulveda)
2/26/2020 9:11	2/5/2024 0:00	PLAPADMIN	2020S-073-001	HERMITAGE POINT - PHASE 2, LOTS 11-15	A request for final plat approval to shift lot lines located at 201, 205, 209, 213 and 217 Hermitage Point Drive, at the northwest corner of Hermitage Point Drive and Greenwood Drive, zoned RS15 (0.86 acres), requested by Dale and Associates, applicant; Southeastern Development Enterprise LLC, owner.	14 (Kevin Rhoten)
3/19/2020 12:09	2/5/2024 0:00	PLAPADMIN	2020S-087-001	THIRD SUBDIVISION OF LOT 2, MARYLAND FAMRS, LOT 1, SECTION 1	A request for final plat approval to add, revise, and abandon drainage easements for property located at Old Hickory Boulevard (unnumbered), at the southeast corner of Creekside Crossing and Old Hickory Boulevard, zoned OR20 (1.02 acres), requested by Dillehay Land Consultants PLLC,	34 (Angie Henderson)

					applicant; NACA Partnership, owner.	
9/9/2020 8:30	2/5/2024 0:00	PLAPADMIN	2020S-177-001	810 DIVISION STREET	A request for final plat approval to dedicate right-of-way and easements and to abandon easements on property located at 810 Division Street, at the northeast corner of 9th Avenue South and Division Street, zoned DTC (1.38 acres), requested by S & ME Inc., applicant; Crunk Connected Products LLC, owner.	19 (Jacob Kupin)
9/29/2020 9:26	2/5/2024 0:00	PLAPADMIN	2020S-186-001	THE HILL PROPERTY PHASE 1A	A request for final plat approval to create 38 lots, open space and dedicate right-of-way for a portion of properties located at 6397 Pettus Road and Pettus Road (unnumbered), approximately 400 feet north of Lenham Drive, zoned SP (11.94 acres), requested by JTA Land Surveying, applicant; Green Trails LLC, owner.	31 (John Rutherford)
10/22/2020 13:54	2/5/2024 0:00	PLAPADMIN	2020S-195-001	HERMITAGE ADDITION RESUB LOTS 6 AND 7 OF BLOCK L ON THE PLAN OF BLOCKS J, K AND L	A request for final plat approval to shift lot lines on properties located at 191 and 193 Little Green Street, approximately 80 feet east of Edgar Street, zoned IWD and MUN-A (0.29 acres), requested by Clint Elliott Survey, applicant; Johnny Crow, Jr., owner.	19 (Jacob Kupin)
10/28/2020 8:29	2/5/2024 0:00	PLAPADMIN	2020S-206-001	SECOND REVISION RESUBDIVISION OF LOT 2 OF GREGORY HEIGHTS SECTION THREE	A request for final plat approval to create two lots located at 329 McKennell Drive, approximately 260 feet west of Harwood Drive, zoned R10 (0.86 acres), requested by Dale and Associates, applicant; MAIN STREET LAND TRUST, owner.	07 (Emily Benedict)
11/17/2020 7:36	2/5/2024 0:00	PLAPADMIN	2021S-004-001	6023 LICKTON PIKE LOT 1 JOE GARY ALLISON SUBDIVISION	A request for final plat approval to amend the septic areas on property located at 6023 Lickton Pike, approximately 360 feet west of McMahan Road, zoned AR2a (2.96 acres), requested by Anthony T. Bollinger, applicant; Wayland and Jana Cross, owners.	03 (Jennifer Gamble)
12/9/2020 11:29	2/5/2024 0:00	PLAPADMIN	2021S-019-001	BELMONT TERRACE RESUB PART OF LOTS 57 & 58	A request for final plat approval to shift lot lines on properties located at 1800 and 1802 Primrose Avenue, at the northwest corner of Primrose Avenue and Brightwood Avenue, zoned R8 (0.38 acres), requested by Campbell McRae & Associates, applicant; Robert Collie & Brandon Murphy, owners.	18 (Tom Cash)
12/9/2020 12:53	2/5/2024 0:00	PLAPADMIN	2021S-023-001	HERMITAGE COMMONS RESUB LOT 4	A request for final plat approval to create two lots on property located at 5225 Old Hickory Blvd, approximately 780 feet south of Old Lebanon Dirt Road, zoned CS and R10 (9.87 acres), requested by SEC Civil, applicant; Premier Leasing, LLC, owner.	14 (Kevin Rhoten)
12/18/2020 12:07	2/5/2024 0:00	PLAPADMIN	2021S-028-001	RESUBDIVISION OF A PORTION OF LOT 158, LOT 160, AND LOT 162 OF THE NORTH NASHVILLE REAL ESTATE COMPANY	A request for final plat approval to consolidate three parcels into two parcels and to shift lot lines on properties located at 504 Hume Street, 1601 and 1603 5th Avenue North, at the northwest corner of 5th Avenue North and Hume Street, zoned R6-A (0.47 acres), requested by	19 (Jacob Kupin)

					Jesse Walker Engineering, applicant; Catherin Epstein, owner.	
1/13/2021 10:06	2/5/2024 0:00	PLAPADMIN	2021S-037-001	OLD HICKORY CROSSINGS	A request for final plat approval to create 31 single family lots, open space and dedicate right-of-way for a portion of property located at Old Hickory Boulevard (unnumbered), at the current terminus of Parker Drive, zoned RS10 (11.83 acres), requested by Ragan Smith and Associates, applicant; Richard McAdams, owner.	31 (John Rutherford)
3/18/2021 8:48	2/5/2024 0:00	PLAPADMIN	2021S-082-001	RHYTHM ON DUE WEST	A request for final plat approval to create two lots on property located at 731 Due West Avenue North, approximately 710 feet north of Skyline Ridge Drive, zoned RS10 (0.89 acres), requested by BA Land Professionals, applicant; Rhythm Homes and Development LLC, owner.	08 (Nancy VanReece)
3/19/2021 8:31	2/5/2024 0:00	PLAPADMIN	2021S-083-001	RESUBDIVISION OF LOT 1 BILTMORE COMMERCIAL	A request for final plat approval to create three lots on property located at 8012 McCrory Lane, at the northeast corner of McCrory Lane and Newsom Station Road, zoned AR2a and CL and partially within a Planned Unit Development Overlay District (13.6 acres), requested by W & A Engineering, applicant; Bransetter Legacy Partners LLC, owner.	35 (Dave Rosenberg)
3/31/2021 11:41	2/5/2024 0:00	PLAPADMIN	2021S-093-001	MAGNOLIA FARMS PHASE 3 SECTION 2	A request for final plat approval to create 35 lots, open space and dedicated right-of-way on property located at 4200 Magnolia Farms Drive, approximately 100 feet west of Sunset View Drive, zoned SP (7.93 acres), requested by Gresham Smith, applicant; Beazer Homes LLC, owners.	14 (Kevin Rhoten)
3/31/2021 11:57	2/5/2024 0:00	PLAPADMIN	2021S-094-001	RESUBDIVISION OF PART OF LOT 41 MAP OF KENMORE PLACE	A request for final plat approval to create two lots on property located at 1207 McGavock Pike, at the northwest corner of Kenmore Place and McGavock Pike, zoned RS7.5 (1.34 acres), requested by Ragan Smith and Associates, applicant; John Farrell and Christine White, owners.	07 (Emily Benedict)
12/11/2023 13:20	2/5/2024 0:00	PLAPADMIN	2020S-060-004	VILLAGE BY THE CREEK SECTION 10B	A request for final plat approval to create 20 cluster lots on property located at 3449 Brick Church Pike, east of Patton Hill Road, zoned R10 (7.3 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; Habitat for Humanity of Greater Nashville, owner.	03 (Jennifer Gamble)
5/10/2021 11:11	2/12/2024 0:00	PLAPADMIN	2021S-115-001	133 KOREAN VETERANS BOULEVARD SUBDIVISION	A request for final plat approval to consolidate three parcels into one lot for properties located at 423 1st Avenue South, 418 2nd Avenue South, and 133 Korean Veterans Boulevard, at the southwest corner of Korean Veterans Boulevard and 1st Avenue South, zoned DTC and located within the Gateway Boulevard Urban Design Overlay District and the Rutledge Hill Redevelopment District Overlay (1.16 acres), requested by Ragan-Smith and Associates,	19 (Jacob Kupin)

					applicant; Frank C. May, owner.	
10/7/2019 10:09	2/12/2024 0:00	PLAPADMIN	2019S-227-001	FINAL PLAT SUBDIVISION OF CORY COOPER PROPERTY	A request for final plat approval to create one lot on a portion of property located at 1515 Pleasant Hill Road, approximately 1,144 feet north of Couchville Pike, zoned R15 (4.42 acres), requested by Clint T. Elliott Survey, applicant; Cory James Cooper, owner.	29 (Delishia Porterfield)
4/26/2023 9:53	2/13/2024 0:00	PLAPADMIN	2023S-081-001	133 KOREAN VETERANS BOULEVARD SUBDIVISION	A request for final plat approval to create one lot on various properties located at 1st Avenue South (unnumbered) and along President Ronald Reagan Way, at the northeast corner of President Ronald Reagan Way and Peabody Street, zoned DTC (0.45 acres), within the Rutledge Hill Redevelopment District and Gateway Boulevard Urban Design Overlay District, requested by Ragan Smith Associates Inc, applicant; 133 KVB RESI Property, L.P., KVB NV Hotel, LLC, O.I.C. Rutledge Terrace, and O.I.C. First and KVB Land Condominium, owners.	19 (Jacob Kupin)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
2/7/2024	Approved Extension	2017B-015-003	MYRTLEWOOD ESTATES, SECTION 8
2/13/2024	Approved Extension	2021B-051-002	DAVENPORT DOWNS PHASE 3 SECTION 2
2/12/2024	Approved Release	2018B-062-005	FALLS SUBDIVISION
2/13/2024	Approved Release	2020B-049-002	810 DIVISION STREET

Schedule

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