



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: March 28, 2024  
To: Metropolitan Nashville-Davidson County Planning Commissioners  
From: Lucy Kempf, Executive Director  
Re: Executive Director's Report

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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; Farr; Tibbs; Smith; Marshall; Henley; Leslie; Dundon
  - b. Leaving Early: Clifton (5:30p)
  - c. Not Attending: Gamble
2. Legal Representation: Tara Ladd will be attending.

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**Administrative Approved Items and  
Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission**

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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 3/20/2024**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '24</b>
Specific Plans	2	14
PUDs	0	4
UDOs	1	3
Subdivisions	3	50
Mandatory Referrals	14	73
<b>Grand Total</b>	20	144

### 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)
6/23/2023 12:05	3/8/2024 0:00	PLRECAPP	2022SP-002-002	BRENTWOOD CHASE SP	A request for final site plan approval for properties located at 5617, 5621, and 5625 Valley View Road, approximately 545 feet south of Old Hickory Blvd, (3.3 acres), zoned SP, to permit 12 multi-family residential units, requested by Dale & Associates, applicant; WDI, LLC, owner.	26 (Courtney Johnston)
6/22/2023 12:38	3/11/2024 0:00	PLRECAPP	2019SP-007-004	SONYA DRIVE (HARMON WEST NASHVILLE)	A request for final site plan approval for properties located at 616, 618, and 620 Old Hickory Boulevard and 7315 Sonya Drive, approximately 400 feet north of Tolbert Road (29.6 acres), zoned SP, to permit a maximum of 173 multi-family residential units, requested by Catalyst Design Group, applicant; AM Investors No. 2, LLC & Norwood Manor, LLC and Southfield Properties, owners.	23 (Thom Druffel)

### 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)
8/14/2023 12:39	3/7/2024 0:00	PLRECAPP	2017UD-004-006	CLARKSVILLE PIKE	A request for final site plan approval for property located at 4021 Clarksville Pike, approximately 205 feet east of Meadow Road, zoned MUL and located within the Clarksville Pike Urban Design Overlay at Fairview Center and partially within a Commercial Planned Unit Development Overlay (0.46 acres), to permit seven multi-family residential units, requested by Dale and Associates, applicant; 4021 Clarksville Pike, LLC, owner.	01 (Joy Kimbrough)

### 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)
1/30/2024 7:37	3/8/2024 0:00	PLRECAPPRO	2024M-001AB-001	ALLEY # 896 & #924 ABANDONMENT	A request for the abandonment of a portion of the right-of-way and easement for Alley 896 & 924 between 24th Ave. N. and Reidhurst Ave., immediately north of Elliston Place. (See Associated approved case 2022SP-069-001 approved in Council bill BL2023-1931).	
2/14/2024 13:37	3/8/2024 0:00	PLRECAPPRO	2024M-033ES-001	1106 WALLER ROAD DEVELOPMENT (BRENTWOOD)	A request for the acceptance of approximately 405 linear feet of eight inch sanitary sewer mains (PVC), three sanitary sewer manholes, and easements to serve the development at 1106 Waller Road.	
2/23/2024 13:54	3/8/2024 0:00	PLRECAPPRO	2024M-009AG-001	EAST BANK DEVELOPMENT	An ordinance declaring surplus certain real property and authorizing the Metropolitan Government's execution and delivery of a master development agreement and ground lease agreements related thereto, an amended and restated site coordination agreement, a campus operations and use agreement, a declaration, and other documents and agreements relating to the development of a portion of the east bank stadium campus.	
2/23/2024 14:15	3/8/2024 0:00	PLRECAPPRO	2024M-010AG-001	TPAC RESOLUTION	A resolution approving a memorandum of understanding related to the proposed development of a multi-use performance space for the Tennessee Performance Arts Center on East Bank property owned by the Metropolitan Government.	
2/26/2024 8:52	3/8/2024 0:00	PLRECAPPRO	2024M-035ES-001	401 SAINT FRANCIS AVENUE	A request for the abandonment of a portion of public utility easement rights shown on the plat of record in Deed Book 4470, Page 122, Davidson County Register of Deeds. The old water main pipeline there is no longer in service. Requesting for those easement rights for this specific area of the parcel to be abandoned.	24 (Brenda Gadd)
2/26/2024 10:31	3/8/2024 0:00	PLRECAPPRO	2024M-036ES-001	THE DEPOT	A request for the acceptance of approximately 184 linear feet of four inch water main (DIP) to serve The Depot development.	19 (Jacob Kupin)
2/26/2024 10:42	3/8/2024 0:00	PLRECAPPRO	2024M-037ES-001	1919 DIVISION ST	A request for the abandonment of approximately 400 linear feet of six inch water main and the acceptance of approximately 400 linear feet of eight inch water main (DIP) to serve the development at 1919 Division Street.	17 (Terry Vo)
2/26/2024 10:52	3/8/2024 0:00	PLRECAPPRO	2024M-038ES-001	BROOKRIDGE HAMLET	A request for the acceptance of approximately 988 linear feet of eight inch sanitary sewer main (PVC), five sanitary sewer manholes and approximately 1,532 linear feet of eight inch water main (DIP) and one fire hydrant assembly to serve the Brookridge Hamlet development.	08 (Deonté Harrell)

2/27/2024 11:01	3/8/2024 0:00	PLRECAPPRO	2024M-011AG-001	WHITES CREEK ACQUISITION	An ordinance approving an option agreement between the Metropolitan Government of Nashville and Davidson County and Jason Oggs and James Brown, authorizing the purchase of certain properties owned by Jason Oggs and James Brown (Parcel Nos. 07004018900, 07004018800, 07004010400) (Proposal No.2024M-011AG-001).	02 (Kyonzté Toombs)
3/1/2024 9:28	3/15/2024 0:00	PLRECAPPRO	2024M-039ES-001	2600 DICKERSON PIKE REVISION 1	A request for the abandonment of approximately 518 linear feet of 8-inch water main; and the acceptance of approximately 129 linear feet of 8-inch sanitary sewer line (PVC), two sanitary sewer manholes, 551 LF of 8-inch water main (DIP), one fire hydrant assembly; and any associated easements to serve the 2600 Dickerson Pike development.	02 (Kyonzté Toombs)
3/1/2024 9:45	3/15/2024 0:00	PLRECAPPRO	2023M-163ES-002	EDWIN GREENS PHASE 2, REVISION 1 (AMENDMENT)	A request to amend Council BL2023-126 and Proposal No. 2023M-163ES-001 for the purpose of accepting an additional 30 linear feet of 6-inch water main (DIP) and the vertical relocation and raising of approximately 32 linear feet of existing 12-inch water main. Specific infrastructure instead now will be acceptance of approximately 55 linear feet of 6-inch water main (DIP), one fire hydrant assembly, 159 linear feet of 8-inch sanitary sewer main (DIP), two sanitary sewer manholes, the vertical relocation (raising) of approximately 32 linear feet of existing 12-inch water main and any associated easements to serve the Edwin Greens - Phase 2 Revision 1 development.	05 (Sean Parker)
2/21/2024 12:28	3/15/2024 0:00	PLRECAPPRO	2024M-004EN-001	445 BENTON AVE.	A request for an right-of-way encroachment at 445 Benton Avenue, to permit secondary electrical service.	
2/21/2024 12:56	3/15/2024 0:00	PLRECAPPRO	2024M-005EN-001	1600 STATE ST	A request for an right-of-way encroachment at 1600 State Street and 300 Bar B Que Alley, to permit building encroachments along Bar B Que Alley and retaining wall along Alley 377 (see sketch for details).	19 (Jacob Kupin)
2/21/2024 13:24	3/15/2024 0:00	PLRECAPPRO	2024M-006EN-001	501 BROADWAY	A request for approval of an aerial encroachment for a fabric wrapped awning anchored to the building façade above each window and frame to be 1" square aluminum tubing.	19 (Jacob Kupin)

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
1/8/2024 13:06	3/7/2024 0:00	PLAPADMIN	2024S-028-001	THOMAS D. CAMPBELL	A request for final plat approval to create two lots on property located at 1125 38th Ave. N., at the southwest corner of Tigerbelle Drive and 38th Ave. N., zoned R6 (0.34 acres), requested by B2L Land Surveyors, applicant; Thomas Campbell, owner.	21 (Brandon Taylor)
1/8/2024 9:22	3/8/2024 0:00	PLAPADMIN	2024S-027-001	5713 & 5715 MAUDINA	A request for final plat approval to create five lots on properties located at 5713 & 5715 Maudina Ave., approximately 420 feet west of Ocoola Ave., zoned R6 (1.44 acres), requested by Dale & Associates, applicant; Henry & Sarah Hood, owners.	20 (Rollin Horton)
10/31/2023 6:47	3/15/2024 0:00	PLAPADMIN	2023S-196-001	VISCO INDUSTRIAL SUBDIVISION	A request for final plat approval to consolidate two lots into one lot on properties located at 1105 and 1125 Visco Drive, approximately 190 feet northwest of Pumping Station Road, zoned IR (8.55 acres), requested by Barge Design Solutions, applicant; Epsilon Realty Company, L.P., owner.	15 (Jeff Gregg)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
3/18/24	Approved New	2021B-059-001	EVERGREEN HILLS - PHASE 8
3/7/24	Approved Extension	2020B-042-002	W.E. SCOTT SUBDIVISION, RESUB PHASE 2
3/6/24	Approved Extension	2019B-048-003	HERITAGE LANDING - PHASE 1
3/11/24	Approved Extension	2019B-046-004	CAMERON PARK
3/19/24	Approved Extension	2020B-039-002	THE MARKHAM EAST
3/11/24	Approved Extension	2021B-031-002	3300 MURFREESBORO PIKE
3/12/24	Approved Extension	2019B-029-003	REVISED FINAL PLAT OF MERIDIAN PROPERTY PHASE II
3/18/24	Approved New	2023B-026-001	1908 LEBANON PIKE
3/11/24	Approved Extension	2022B-002-002	THORNTON GROVE - PHASE 3A
3/8/24	Approved New	2023B-036-001	OLIVERI PHASE 1
3/12/24	Approved New	2024B-006-001	PARKHAVEN COMMUNITIES PHASE 2 - SECTION 1
3/20/2024	Approved Release	2021B-003-003	EVERGREEN HILLS PHASE ONE

#### Schedule

- A. **Thursday, March 28, 2024-** MPC Work Session: Housing, 2p, Sonny West Conference Center
- B. **Thursday, March 28, 2024 -** MPC Meeting: 4pm, Sonny West Conference Center
- C. **Thursday, April 11, 2024 -** MPC Meeting: 4pm, Sonny West Conference Center
- D. **Thursday, April 25, 2024 -** MPC Meeting: 4pm, Sonny West Conference Center