



**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: April 11, 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: Farr; Smith; Marshall; Leslie; Gamble; Dundon
  - b. Leaving Early: Clifton (5:30p)
  - c. Not Attending: Henley
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 4/3/2024**.

| <b>APPROVALS</b>    | <b># of Applics</b> | <b># of Applics '24</b> |
|---------------------|---------------------|-------------------------|
| Specific Plans      | 1                   | 15                      |
| PUDs                | 0                   | 4                       |
| UDOs                | 0                   | 3                       |
| Subdivisions        | 1                   | 51                      |
| Mandatory Referrals | 16                  | 89                      |
| <b>Grand Total</b>  | <b>18</b>           | <b>162</b>              |

**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) |
|-------------------|---------------------|----------|----------------|------------------|---|------------------------------|
| 3/12/2021<br>8:09 | 3/29/2024<br>0:00   | PLRECAPP | 2020SP-002-002 | WILLIAMS RETREAT | A request for final site plan approval for property located at 319 Williams Avenue, approximately 170 feet east of Heritage View Boulevard, zoned SP (2.58 acres), to permit 28 multi-family residential units, requested by Dale and Associates, applicant; Cornerstone Investments Inc., owner. | 08 (Nancy VanReece)          |

**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) |
|----------------|---------------------|--|--------|--------------|-----------------|------------------------------|
| NONE           |                     |  |        |              |                 |                              |

**MANDATORY REFERRALS: MPC Approval**

| Date Submitted     | Staff Determination |          | Case #          | Project Name            | Project Caption  | Council District # (CM Name) |
|--------------------|---------------------|----------|-----------------|-------------------------|--|------------------------------|
| 2/9/2024<br>11:06  | 3/22/2024<br>0:00   | PLRECAPP | 2024M-030ES-001 | 1480 GEORGETOWN CT      | A request for the acceptance of approximately 465 linear feet of eight inch sanitary sewer mains (SDR-35) and three sanitary sewer manholes to serve the development at 1480 Georgetown Court.   | 34 (Sandy Ewing)             |
| 2/16/2024<br>16:16 | 3/22/2024<br>0:00   | PLRECAPP | 2024M-034ES-001 | 1328 MCALPINE AVE       | A request for the acceptance of approximately 62 linear feet of eight inch sanitary sewer main (PVC) and one sanitary sewer manhole to serve the development at 1328 McAlpine Avenue.  | 07 (Emily Benedict)          |
| 3/4/2024<br>12:38  | 3/22/2024<br>0:00   | PLRECAPP | 2024M-040ES-001 | THE VILLAS AT LISCHHEY  | A request for the acceptance of one sanitary sewer manhole to serve the Villas at Lischhey development.  | 05 (Sean Parker)             |
| 3/5/2024<br>11:07  | 3/22/2024<br>0:00   | PLRECAPP | 2024M-041ES-001 | STORYVALE (NOLENSVILLE) | A request for the abandonment of 4 pump stations and approximately 182 linear feet of 8-inch sewer main (PVC), 2 manholes, and associated easements and the acceptance of approximately 1,664 linear feet of 24-inch sewer main (DIP), approximately 5,192 linear feet of 20-inch sewer main |                              |

|                    |                   |            |                 |   |   |                  |
|--------------------|-------------------|------------|-----------------|---|---|------------------|
|                    |                   |            |                 |   | (DIP), approximately 3,592 linear feet of 18-inch sewer main (PVC), approximately 3,056 linear feet of 18-inch sewer main (DIP), approximately 674 linear feet of 12-inch sewer main (PVC), approximately 958 linear feet of 12-inch sewer main (DIP), approximately 3,872 linear feet of 8-inch sewer main (PVC), approximately 230 linear feet of 8-inch sewer main (DIP), 89 sanitary sewer manholes, and associated easements to serve the Storyvale development in Nolensville.  |                  |
| 3/11/2024<br>9:42  | 3/22/2024<br>0:00 | PLRECAPPRO | 2023M-208ES-003 | PEABODY UNION SEWER, REVISION 2 (AMENDMENT) | <p>A request to revise Proposal No. 2023M-208ES-002 to accept additional new sanitary sewer manholes, no existing manholes are to be abandoned, fewer existing manholes are to be rehabilitated/lined, fewer linear feet of new 12-inch sanitary sewer main will be accepted,</p> <p>fewer linear feet of existing 8-inch sanitary sewer main will be abandoned, and there will be no change in the linear feet of existing 8-inch sanitary sewer main that will be lowered. Specific infrastructure instead now will be the abandonment of 222 linear feet of existing eight-inch sanitary sewer main, the lowering of approximately 116 linear feet of existing eight-inch sanitary sewer main, and the acceptance of 709 linear feet of new 12-inch sanitary sewer main, six new sanitary sewer manholes, and the lining of two existing sanitary sewer manholes to serve the Peabody Union development.</p> | 19 (Jacob Kupin) |
| 3/11/2024<br>13:17 | 3/22/2024<br>0:00 | PLRECAPPRO | 2024M-042ES-001 | VILLAGE GREEN (NOLENSVILLE)                 | <p>A request for the acceptance of approximately 340 linear feet of 10-inch sanitary sewer (DIP), approximately 799 linear feet of eight-inch sanitary sewer (DIP), approximately 398 linear feet of eight-inch sanitary sewer (PVC), seven sanitary sewer manholes, and easements to serve the Village Green development in Nolensville.</p>   |                  |
| 3/12/2024<br>10:53 | 3/22/2024<br>0:00 | PLRECAPPRO | 2024M-012AG-001 | BURKITT ROAD STATE AID PAVING PROJECT       | <p>A resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation, and the Metropolitan Government of Nashville and Davidson County, acting by and between the Nashville Department of Transportation, for the repairing of existing pavement failures and resurfacing of 4.831 miles of Burkitt Road; State Project No. 19SAR1-S8-014, PIN: 133438. (Prop. No. 2024M-012AG-001).</p>  |                  |
| 3/12/2024<br>11:13 | 3/22/2024<br>0:00 | PLRECAPPRO | 2024M-013AG-001 | COOPERTOWN ROAD                             | <p>A resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation, and the Metropolitan Government of Nashville</p>  |                  |

|                    |                   |            |                 |                             |   |                     |
|--------------------|-------------------|------------|-----------------|-----------------------------|---|---------------------|
|                    |                   |            |                 |                             | and Davidson County, acting by and between the Nashville Department of Transportation, for the repairing of existing pavement failures and resurfacing of 1.251 miles of Coopertown Road; State Project No. 19SAR1-S8-017, PIN: 134655. (Prop. No. 2024M-013AG-001).  |                     |
| 3/12/2024<br>11:27 | 3/22/2024<br>0:00 | PLRECAPPRO | 2024M-014AG-001 | TULIP GROVE ROAD            | A resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation, and the Metropolitan Government of Nashville and Davidson County, acting by and between the Nashville Department of Transportation, for the repairing of existing pavement failures and resurfacing of 3.105 miles of Tulip Grove Road; State Project No. 19SAR1-S8-015, PIN: 133444. (Prop. No. 2024M-014AG-001). |                     |
| 3/12/2024<br>11:40 | 3/22/2024<br>0:00 | PLRECAPPRO | 2024M-043ES-001 | RUNWAY LOGISTICS 1          | A request for the vertical relocation of one public sanitary sewer manhole to serve the Runway Logistics 1 development.   | 13 (Russ Bradford)  |
| 3/12/2024<br>15:42 | 3/22/2024<br>0:00 | PLRECAPPRO | 2024M-044ES-001 | 6501 PENNYWELL DR           | A request for the acceptance approximately 140 linear feet of eight-inch water main (DIP) to serve the development at 6501 Pennywell Drive.   | 23 (Thom Druffel)   |
| 3/15/2024<br>9:40  | 3/22/2024<br>0:00 | PLRECAPPRO | 2024M-046ES-001 | 1212 MCGAVOCK ST            | A request for the abandonment of approximately 215 linear feet of six-inch water main and the acceptance of approximately 131 linear feet of eight-inch water main to serve the development at 1212 McGavock Street.  | 19 (Jacob Kupin)    |
| 3/19/2024<br>14:09 | 4/2/2024<br>0:00  | PLRECAPPRO | 2024M-048ES-001 | CAROTHERS CROSSING PHASE 5B | A request for the acceptance of approximately 105 linear feet of 8-inch sanitary sewer line (DIP), 1,115 linear feet of 8-inch sanitary sewer line (PVC), 14 sanitary sewer manholes, 2,070 LF of 8-inch water main (DIP), and seven fire hydrant assemblies; and any associated easements to serve the Carothers Crossing Phase 5B development.  | 33 (Antoinette Lee) |
| 3/20/2024<br>11:07 | 4/2/2024<br>0:00  | PLRECAPPRO | 2024M-049ES-001 | NOLENSVILLE PUBLIC WORKS    | A request for the acceptance of approximately 1,050 linear feet of eight-inch sanitary sewer mains (PVC), seven sanitary sewer manholes, and easements to serve the Public Works facility in Nolensville.   |                     |
| 3/26/2024<br>11:38 | 4/2/2024<br>0:00  | PLRECAPPRO | 2024M-002OT-001 | REVISED FIRM 2024           | A request for approval of the Federal Emergency Management's revised Flood Insurance Rate Map (dated June 20, 2024) as the official floodplain map for the Metropolitan Government of Nashville and Davidson County (See map index for details).  |                     |
| 3/15/2024<br>9:24  | 4/2/2024<br>0:00  | PLRECAPPRO | 2024M-047ES-001 | HUDSON ROW                  | A request for the replacement and realignment of approximately 50 linear feet of six-inch water main (DIP) to serve the Hudson Row development.   | 02 (Kyonzté Toombs) |

### SUBDIVISIONS: Administrative Approval

| Date Submitted      | Date Approved     | Action    | Case #        | Project Name        | Project Caption  | Council District (CM Name) |
|---------------------|-------------------|-----------|---------------|---------------------|--|----------------------------|
| 10/31/2023<br>10:27 | 3/29/2024<br>0:00 | PLAPADMIN | 2023S-199-001 | 2500 BUENA<br>VISTA | A request for final plat approval to create two lots on property located at 0 Buena Vista Pike, approximately 562 feet southwest of Buena Vista Pike and W. Trinity Lane, zoned SP, (1.3 acres), requested by Chastain Skillman, applicant; ARG Investment GP owner. | 02 (Kyonzté Toombs)        |

### Performance Bonds: Administrative Approvals

| Date Approved | Administrative Action | Bond #        | Project Name                      |
|---------------|-----------------------|---------------|-----------------------------------|
| 3/27/24       | Approved Extension    | 2020B-031-003 | BLUEWATER POINT                   |
| 3/21/24       | Approved New          | 2023B-028-001 | ORCHARDS PH2                      |
| 3/20/24       | Approved Extension    | 2021B-008-003 | 5754 RIVER ROAD, LLC PROPERTIES   |
| 3/21/24       | Approved New          | 2024B-002-001 | CREATIVE WAY AND INSPIRATION BLVD |

#### Schedule

- A. **Thursday, April 11, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- B. **Thursday, April 25, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- C. **Thursday, May 9, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- D. **Thursday, May 23, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- E. **Thursday, June 13, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- F. **Thursday, June 27, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- G. **Thursday, July 25, 2024** - MPC Meeting: 4pm, Sonny West Conference Center