



**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 25, 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; Henley; Clifton; Gamble; Smith; Marshall; Dundon; Leslie
  - b. Leaving Early:
  - c. Not Attending:
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 4/18/2024**.

| <b>APPROVALS</b>    | <b># of Applics</b> | <b># of Applics '24</b> |
|---------------------|---------------------|-------------------------|
| Specific Plans      | 4                   | 19                      |
| PUDs                | 0                   | 4                       |
| UDOs                | 0                   | 3                       |
| Subdivisions        | 4                   | 55                      |
| Mandatory Referrals | 10                  | 100                     |
| <b>Grand Total</b>  | <b>18</b>           | <b>181</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) |
|--------------------|---------------------|-----------|----------------|----------------------|---|------------------------------|
| 9/13/2023<br>6:52  | 4/4/2024<br>0:00    | PLRECAPP  | 2022SP-081-002 | Albion Music Row     | A request for final site plan approval on properties located at 1501, 1509, 1511, 1515, and 1517 McGavock Street, at the southwest corner of 14th Avenue South and McGavock Street, zoned SP (1.87 acres) and located within the Arts Center Redevelopment Overlay District, to permit a mixed-use development, requested by Barge Civil Associates, applicant; Albion Music Row, LLC, owner. | 19 (Jacob Kupin)             |
| 11/15/2023<br>7:05 | 4/9/2024<br>0:00    | PLAPADMIN | 2023SP-026-002 | PRODUCTION ROW       | A request for final site plan approval for a portion of property located at 4808 Buena Vista Pike, approximately 615 feet south of Briley Parkway, zoned R8 and SP (54.73 acres), to permit warehouse and office uses, requested by Al. Neyer, applicant; Mary L. Baltz & Cecilia C. Halpin ETAL, owners.   | 02 (Kyonzté Toombs)          |
| 9/27/2022<br>12:44 | 4/12/2024<br>0:00   | PLRECAPP  | 2022SP-073-001 | PERCY COVE FINAL SP  | A request for final site plan approval on properties located at 4421 and 4395 Maxwell Road and part of property located at Maxwell Road (unnumbered), approximately 1033 feet east of Lake Maxwell Drive, zoned SP (20.06 acres), to permit 86 single family residential units, requested by Gresham Smith, applicant; Thaddeus Dale Jenkins, Donald W. Jenkins Jr., ETUX owners.             | 33 (Antoinette Lee)          |
| 6/14/2023<br>12:51 | 4/16/2024<br>0:00   | PLRECAPP  | 2022SP-027-003 | 1740 DIVISION STREET | A request for final site plan approval on property located at 1711 Broadway, approximately 170 feet west of 17th Avenue South, zoned SP (1.28 acres), to permit a 20-story mixed-use development with 396 multi-family residential units, requested by Kimley-Horn, applicant; U.S. Bank National Association, owner.   | 19 (Jacob Kupin)             |

**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) |
|--------------------|---------------------------------|-----------------|--|--|----------------------------|
| 3/15/2024<br>9:28  | 4/12/2024<br>0:00<br>PLRECAPPRO | 2024M-045ES-001 | PENNINGTON MILLS   | A request for the abandonment of approximately 511 linear feet of two-inch sanitary sewer force main (PVC), and easement and the acceptance of approximately 2,190 linear feet of new eight inch sanitary sewer mains (PVC), 24 new sanitary sewer manholes, 1,325 linear feet of new eight-inch water mains (DIP), four new fire hydrant assemblies, and easements to serve the Pennington Mills development. | 15 (Jeff Gregg)            |
| 3/29/2024<br>9:34  | 4/12/2024<br>0:00<br>PLRECAPPRO | 2024M-051ES-001 | WILLIAMS RETREAT PHASE 1   | A request for the acceptance of approximately 679 linear feet of eight-inch sanitary sewer mains (PVC), 53 linear feet of eight-inch sanitary sewer mains (DIP), six sanitary sewer manholes, and easements to serve the Williams Retreat Phase 1 development.   | 03 (Jennifer Gamble)       |
| 3/29/2024<br>12:04 | 4/12/2024<br>0:00<br>PLRECAPPRO | 2024M-015AG-001 | BRANDYWINE VILLAGE MEDICAL OFFICE BUILDING PARTICIPATION AGREEMENT | A request approving a participation agreement between The Metropolitan Government of Nashville and Davidson County acting through the Metropolitan Department of Water and Sewerage Services and A-Team Properties, LLC for Brandywine Village Medical Office Building (Proposal No. 2024M-015AG-001).   | 11 (Jeff Eslick)           |
| 4/2/2024<br>8:48   | 4/12/2024<br>0:00<br>PLRECAPPRO | 2024M-052ES-001 | CAROTHERS CROSSING PHASE 10 SECTION 2A                             | A request for the acceptance of approximately 1,155 linear feet of 8-inch sanitary sewer mains (PVC), 10 sanitary sewer manholes, 1,237 linear feet of 8-inch water main (DIP), and four fire hydrant assemblies; and any associated easements to serve the Carothers Crossing Phase 10 Section 2A development.  | 33 (Antoinette Lee)        |
| 4/3/2024<br>13:30  | 4/12/2024<br>0:00<br>PLRECAPPRO | 2024M-016AG-001 | COMBINED SEWER IMPROVEMENT PROJECT PARTICIPATION AGREEMENT         | A request approving a participation agreement between The Metropolitan Government of Nashville and Davidson County acting through the Metropolitan Department of Water and Sewerage Services and Elliston Hospitality, LLC for MWS Project No. 2020060039 (Proposal No. 2024M-016AG-001).  | 19 (Jacob Kupin)           |
| 4/4/2024<br>11:13  | 4/12/2024<br>0:00<br>PLRECAPPRO | 2024M-054ES-001 | EDMONDSON PIKE ROUNDABOUT  | A request for the acceptance of approximately 298 linear feet of eight-inch water main (DIP), two fire hydrant assemblies and three sanitary sewer   | 04 (Mike Cortese)          |

|                   |                   |            |                 |   |   |                  |
|-------------------|-------------------|------------|-----------------|---|---|------------------|
|                   |                   |            |                 |   | manhole vertical adjustments to serve the Edmondson Pike Roundabout development.  |                  |
| 4/5/2024<br>11:54 | 4/12/2024<br>0:00 | PLRECAPPRO | 2024M-017AG-001 | RESOLUTION FOR TDOT PROJECT PIN 130952.00     | A resolution approving a Proposal of the State of Tennessee, Department of Transportation ("TDOT"), to the Metropolitan Government of Nashville and Davidson County, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT"), for NDOT to agree to maintain traffic control devices in connection TDOT's roadway improvement project on State Route 45 (Old Hickory Boulevard), from Brick Church Pike to State Route 11 (Dickerson Pike), Federal No. HSIP-45(33); State No. 19100-0212-94, 19100-3212-94, 19100-2212-94, 19100-1212-94; PIN 130952.00 (Proposal No. 2024M-017AG-001). |                  |
| 4/5/2024<br>12:08 | 4/12/2024<br>0:00 | PLRECAPPRO | 2024M-018AG-001 | STORYVALE NOLENSVILLE PARTICIPATION AGREEMENT | A request approving a participation agreement between The Metropolitan Government of Nashville and Davidson County acting through the Metropolitan Department of Water and Sewerage Services and Nolensville Owner, LLC, a subsidiary of Southern Land Company for MWS Project No. 23-SL-178 (Proposal No. 2024M-018AG-001).  |                  |
| 4/5/2024<br>12:20 | 4/12/2024<br>0:00 | PLRECAPPRO | 2024M-055ES-001 | 1015 TULIP GROVE ROAD                         | A request for the acceptance of approximately 245 linear feet of eight-inch sanitary sewer main (PVC),<br><br>three sanitary sewer manholes, and easement to serve the development at 1015 Tulip Grove Road.  | 12 (Erin Evans)  |
| 4/2/2024<br>11:39 | 4/17/2024<br>0:00 | PLRECAPPRO | 2024M-053ES-001 | MOTTO HOTEL                                   | A request for the acceptance of approximately 127 linear feet of eight-inch water main (DIP), two fire hydrant assemblies, and one sanitary sewer manhole to serve the Motto Hotel.   | 19 (Jacob Kupin) |

**SUBDIVISIONS: Administrative Approval**

| Date Submitted     | Date Approved    | Action    | Case #        | Project Name               | Project Caption  | Council District (CM Name) |
|--------------------|------------------|-----------|---------------|----------------------------|--|----------------------------|
| 1/8/2024<br>8:53   | 4/5/2024<br>0:00 | PLAPADMIN | 2024S-026-001 | 1704 EASTLAND              | A request for final plat approval to create two lots on property located at 1704 Eastland Ave., approximately 100 feet east of Rudolph Ave., zoned R6 (0.88 acres), and located within the Lockeland Springs - East End Neighborhood Conservation Overlay District, requested by Dale & Associates, applicant; 1704 Eastland LLC, owner. | 06 (Clay Capp)             |
| 9/28/2022<br>10:57 | 4/8/2024<br>0:00 | PLAPADMIN | 2022S-260-001 | CONSOLIDATION OF WOODFIELD | A request for final plat approval to create two lots and dedicate right-of-way and abandon right-of-way on properties located at 2405 Plum Street and Plum Street (unnumbered), 2600 and 2604 Dickerson Pike and Dickerson Pike (unnumbered), at the southeast corner of Lemuel Road and Plum Street, zoned SP (5.51 acres),             | 02 (Kyonzté Toombs)        |

|                    |                   |           |               |                               |  |                     |
|--------------------|-------------------|-----------|---------------|-------------------------------|--|---------------------|
|                    |                   |           |               |                               | requested by WT-Smith Surveying, applicant; Dickerson Nashville Owner, LP, owner.  |                     |
| 8/16/2023<br>11:06 | 4/9/2024<br>0:00  | PLAPADMIN | 2023S-156-001 | LOT 54 K&G<br>MONTE VISTA SUB | A request for final plat approval to create two lots on property located at 1328 McAlpine Avenue, approximately 38 feet southeast of Addine Street, zoned RS10 (0.97 acres), requested by BA Land Professionals, applicant; Martin & Jayne Bubis, owner.   | 07 (Emily Benedict) |
| 11/20/2023<br>8:10 | 4/10/2024<br>0:00 | PLAPADMIN | 2024S-002-001 | ALBION MUSIC<br>ROW           | A request for final plat approval to create two lots on properties located at 1501, 1509, 1511, 1515 and 1517 McGavock Street, within the Arts Center Redevelopment District, at the southwest corner of McGavock Street and 14th Ave. S., zoned SP (1.87 acres), requested by Cherry Land Surveying, Inc., applicant; Albion Music Row, LLC, owner. | 19 (Jacob Kupin)    |

| Performance Bonds: Administrative Approvals |                              |               |                                     |
|---|------------------------------|---------------|-------------------------------------|
| Date Approved                               | Administrative Action        | Bond #        | Project Name                        |
| 4/17/24                                     | Approved Extension/Reduction | 2022B-011-002 | EVERGREEN HILLS - PHASE 10          |
| 4/16/24                                     | Approved Extension           | 2016B-059-005 | PIEDMONT SUBDIVISION RESUB OF LOT 1 |
| 4/10/24                                     | Approved Extension           | 2022B-033-002 | BRATTONVIEW AT BORDEAUX             |
|   |                              |               |                                     |

### Schedule

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