



**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: May 9, 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; Allen; Clifton; Marshall; Gamble; Smith; Dundon
  - b. Leaving Early:
  - c. Not Attending: Adkins
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 4/26/2024**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '24</b>
Specific Plans	0	19
PUDs	0	4
UDOs	1	4
Subdivisions	3	58
Mandatory Referrals	17	116
<b>Grand Total</b>	21	201

**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)
NONE					

**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)
9/28/2022 11:03	4/22/2024 0:00 PLRECAPP	2017UD-005-008	RIVER NORTH	A request for final site plan approval for properties located at Waterside Drive (unnumbered), southeast of the corner of River North Boulevard and Waterside Drive, zoned MUI- A and located in the River North Urban Design Overlay District (3.71 acres), to permit residential units, requested by CSDG, applicant; River North TN Property Owner, LLC, owner.	05 (Sean Parker)

**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)
4/2/2024 11:39	4/17/2024 0:00 PLRECAPP	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)
4/3/2024 11:25	4/24/2024 0:00 PLRECAPP	2024M-014EN-001	107 4TH AVE N ENCROACHMENT	A request for an aerial encroachment into the public right-of-way at 107 4th Ave. North, to permit proposed double-faced, illuminated projection sign (see sketch for details).	19 (Jacob Kupin)
4/3/2024 11:41	4/24/2024 0:00 PLRECAPP	2024M-015EN-001	GATEWAY MONUMENT ENCROACHMENT	A request for an aerial and above ground encroachment into the public right-of-way at 3100 John A. Merritt Blvd., to permit columns on the north and south sides of John A. Merritt Blvd., with a connecting arch to extend over the roadway (see sketch for details).	
4/8/2024 12:29	4/24/2024 0:00 PLRECAPP	2024M-056ES-001	ALBION MUSIC ROW	A request for the abandonment of approximately 463 linear feet of six-inch water main (DIP) and 18 linear	19 (Jacob Kupin)

					feet of six-inch water main (DIP) and the acceptance of approximately 445 linear feet of 10-inch water main (DIP), 18 linear feet of eight-inch water main (DIP), and two sanitary sewer manholes to serve the Albion Music Row development.	
4/11/2024 6:41	4/24/2024 0:00	PLRECAPPRO	2024M-057ES-001	PARKS AT CANE RIDGE PHASE 1B	A request for the acceptance of approximately 3,642 linear feet of eight-inch water main (DIP), six fire hydrant assemblies, one water pressure reducing valve, approximately 1,565 linear feet of eight-inch sanitary sewer main (PVC), approximately 730 linear feet of eight-inch sanitary sewer main (DIP), approximately 526 linear feet of two-inch sanitary sewer force main (PVC), 14 sanitary sewer manholes, one sanitary sewer odor control station, and any associated easements to serve the Parks at Cane Ridge – Phase 1B development.	33 (Antoinette Lee)
4/11/2024 6:58	4/24/2024 0:00	PLRECAPPRO	2024M-058ES-001	PARKS AT CANE RIDGE PHASE 1C	A request for the acceptance of approximately 963 linear feet of six-inch water main (DIP), 420 linear feet of eight-inch water main (DIP), five fire hydrant assemblies and approximately 464 linear feet of eight-inch sanitary sewer main (DIP), 835 linear feet of eight-inch sanitary sewer main (PVC), 357 linear feet of two-inch sanitary sewer force main (PVC), 9 sanitary sewer manholes and any associated easements to serve the Parks at Cane Ridge – Phase 1C development.	33 (Antoinette Lee)
4/12/2024 11:02	4/24/2024 0:00	PLRECAPPRO	2024M-019AG-001	ANTIOCH ASSEMBLAGE ACQUISITION FOR MNPS	A resolution approving three option agreements authorizing the purchase of properties for a new elementary school in Antioch, Tennessee. (Proposal No. 2024M-019AG-001).	32 (Joy Styles)
4/15/2024 10:00	4/24/2024 0:00	PLRECAPPRO	2024M-059ES-001	407 WEST TRINITY LANE	A request for the acceptance of approximately 591 linear feet of eight-inch sanitary sewer main (PVC), seven sanitary sewer manholes and approximately 591 linear feet of eight-inch water mains (DIP) and one fire hydrant assembly to serve the development at 407 West Trinity Lane.	02 (Kyonzté Toombs)
4/15/2024 10:12	4/24/2024 0:00	PLRECAPPRO	2023M-159ES-002	VUMC LINK TOWER REVISION 1 (Amendment)	A request to revise Proposal No. 2023M-159ES-001 to abandon more linear feet of 8-inch, 10-inch, and 12-inch water mains (CI) and less linear feet of 6-inch water mains (CI) and to accept more linear feet of 6-inch, 8-inch, 10-inch, and 12-inch water mains (DIP). The number of fire hydrant assemblies (3 each) to accept will remain the same as before. Specific infrastructure instead now will be the abandonment of approximately 1,803 linear feet of 6-inch water mains (CI), 154 linear feet of 8-inch water main (CI), 47 linear feet of 10-inch water mains (CI), and 1,794 linear feet of 12-inch water mains (CI)	18 (Tom Cash)

					and the acceptance of 137 linear feet of 6-inch water mains (DIP), 122 linear feet of 8-inch water mains (DIP), 40 linear feet of 10-inch water mains (DIP), 1,305 linear feet of 12-inch water main (DIP), and three fire hydrant assemblies to serve the VUMC Link Tower, Revision 1 development.	
4/15/2024 10:31	4/24/2024 0:00	PLRECAPPRO	2024M-060ES-001	TAYLOR TOWNHOMES	A request for the acceptance of approximately 944 linear feet of new eight-inch water mains (DIP), approximately 260 linear feet of new four-inch water main (DIP), three new fire hydrant assemblies, the relocation of one fire hydrant assembly, 1,266 linear feet of new eight inch sanitary sewer mains (PVC), and 11 sanitary sewer manholes to serve the Taylor Townhomes development.	05 (Sean Parker)
4/15/2024 10:55	4/24/2024 0:00	PLRECAPPRO	2020M-018AG-003	TDOT 150066 AMEND 3 FOR PIN 121729.00	A resolution approving Amendment 3 to an Agreement by and between the State of Tennessee, Department of Transportation, and the Metropolitan Government of Nashville & Davidson County, acting by and between the Nashville Department of Transportation and Multimodal Infrastructure, for the acceptance of work in connection with the construction of a sidewalk on Lebanon Pike (State Route 24) from McGavock Pike to Old Lebanon Pike, Federal Project No. STP-M-24(60); State Project No. 19LPLM-F3-130; PIN 121729.00; Prop. No. 2020M-018AG-003.	
4/17/2024 9:57	4/24/2024 0:00	PLRECAPPRO	2024M-020AG-001	AMEND 1 FOR AGREEMENT 220057	A resolution accepting Amendment 1 of an intergovernmental agreement from the Tennessee Department of Transportation to the Metropolitan Government, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure, for the acceptance of work in connection with the construction of pedestrian safety and multimodal intersection improvements at various locations, Federal No. HIP-C-M-9312(125), State No. 19LPLM-F3-194, PIN 132451.00 (Prop. No. 2024M-020AG-001).	
4/17/2024 15:00	4/24/2024 0:00	PLRECAPPRO	2024M-061ES-001	ROSEBROOKE SECTION 4A	A request for the acceptance of approximately 1,115 linear feet of eight-inch sanitary sewer mains (PVC), 310 linear feet of approximately eight-inch sanitary sewer mains (DIP), seven sanitary sewer manholes, and easements to serve the Rosebrooke Section 4A development.	
4/18/2024 10:35	4/24/2024 0:00	PLRECAPPRO	2024M-002AG-002	LEASE REGISTER OF DEEDS AMENDMENT ONE	A resolution approving Amendment One to a lease agreement between the Metropolitan Government of Nashville and Davidson County and Nashville Garage LP for office space at 350 Deaderick Street. (Proposal No. 2024M-002AG-002).	19 (Jacob Kupin)

4/19/2024 8:02	4/24/2024 0:00	PLRECAPPRO	2024M-003AB-001	ALLEY 1827	A request for the abandonment of an unimproved Alley #1827 right-of-way, starting at 801 and 799 Montrose Ave. The easements are to be retained.	17 (Terry Vo)
4/19/2024 8:41	4/24/2024 0:00	PLRECAPPRO	2024M-018EN-001	PRESIDENT RONALD REAGAN WAY & PEABODY	A request to permit aerial and underground encroachment into the public right-of-way to permit irrigation for tree wells, bike racks, NES transformer vault, and decorative concrete paving along President Ronald Reagan Way, 3rd Ave. S. and Peabody Street (see sketch for details).	19 (Jacob Kupin)
1/3/2024 11:46	4/24/2024 0:00	PLRECAPPRO	2024M-001EN-001	918 MAIN STREET MOLLY GREEN ENCROACHMENT	A request for approval of an aerial encroachment for one (1) proposed double-faced, neon projecting sign over the public sidewalk.	06 (Clay Capp)

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
2/28/2024 8:25	4/24/2024 0:00	PLAPADMIN	2024S-047-001	3905 IVY DR	A request for final plat approval to create two lots on property located at 3905 Ivy Drive, approximately 1,120 feet southwest of Fremont Avenue, zoned RS10 (3.37 acres), requested by Dale & Associates, applicant; David Shane & Angela Paige Stratton, owners.	07 (Emily Benedict)
3/14/2022 7:41	4/24/2024 0:00	PLAPADMIN	2020S-110-003	LAKESHORE DR	A request for final site plan approval to create 10 lots on property located at 3233 Lakeshore Drive, approximately 300 feet south of Azura Landing, zoned RS20 (7.69 acres), requested by Dale & Associates, applicant; Castelridge Home Builders, LLC, owner.	11 (Larry Hagar)
11/29/2023 11:45	4/24/2024 0:00	PLAPADMIN	2024S-011-001	SUNSET VIEW	A request to amend a previously recorded plat to reduce the setbacks on property located at 2456 Fairbrook Drive, at the northwest corner of Fairbrook Drive and Kimberly Drive, zoned RS15 (0.64 acres), requested by Weatherford and Associates LLC, applicants; Dustie Carpenter, owner.	15 (Jeff Gregg)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
4/25/24	Approved Extension	2016B-045-005	R. MANUEL CENTENNIAL
4/25/24	Approved Extension	2021B-007-002	BURKITT VILLAGE PHASE 6 SECTION 1
4/25/24	Approved Extension	2020B-058-002	BRENTWOOD BRANCH
4/25/24	Approved Extension	2017B-027-003	R. MANUEL - CENTENNIAL PHASE II
4/25/24	Approved Extension	2021B-047-002	CAMBRIDGE FOREST PHASE XI
4/17/24	Approved Extension/Reduction	2022B-011-002	EVERGREEN HILLS - PHASE 10
4/24/24	Approved Extension	2022B-043-002	TRINITY COVE

## Schedule

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