



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: May 23, 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: Farr; Allen; Henley; Smith; Marshall; Gamble
 - b. Leaving Early: Clifton (6p)
 - c. Not Attending: Adkins; Leslie; 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 5/17/2024**.

APPROVALS	# of Applics	# of Applics '24
Specific Plans	5	24
PUDs	0	4
UDOs	0	4
Subdivisions	7	65
Mandatory Referrals	18	134
Grand Total	30	231

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)
12/28/2023 17:17	4/29/2024 0:00	PLRECAPP	2014SP-073-004	HERMITAGE GOLF FINAL SP	A request for final site plan approval for a portion of property located at 3939 Old Hickory Boulevard, east of Stokley Lane (9.89 acres), to permit two short-term rental structures, non-owner occupied, with up to 16 bedrooms total, requested by Ingram Civil Engineering Group, applicant; Danner-Eller Golf Properties, Inc., owner.	11 (Jeff Eslick)
6/7/2023 14:55	4/29/2024 0:00	PLRECAPP	2022SP-062-002	2404-2518 WEST HEIMAN	A request for final site plan approval on properties located at 2404, 2500, and 2518 W. Heiman Street and W. Heiman Street (unnumbered), approximately 1,250 feet east of Ed Temple Blvd, zoned SP, (11.68 acres), to permit 154 multi-family residential units, requested by Dale & Associates, applicant; 2500 W. Heiman, LP., owner.	21 (Brandon Taylor)
6/14/2022 15:09	5/2/2024 0:00	PLRECAPP	2016SP-046-005	PARKHAVEN COMMUNITIES	A request for final site plan approval on a portion of property located at 2040 Hickory Hill Lane, approximately 48 feet north of Parkhaven Boulevard, zoned SP (64.67 acres), to permit 197 single-family lots, requested by Gresham Smith, applicant; Binns Farm Land Company, LLC, owner.	14 (Kevin Rhoten)
1/3/2023 15:41	5/2/2024 0:00	PLRECAPP	2022SP-047-002	PENNINGTON MILLS	A request for final site plan approval on property located at 2600 Pennington Bend Road, at the current terminus of Lock Two Road and Pennington Bend Road, zoned SP (12.4 acres), to permit 42 single-family lots, requested by CSDG, applicant; St. Mina Coptic Orthodox Church of Tennessee, owner.	15 (Jeff Syracuse)
3/8/2023 10:54	5/15/2024 0:00	PLRECAPP	2022SP-074-002	TAYLOR	A request for final site plan approval on properties located at 115 and 121 Hart Lane, approximately 170 south of Sunset Drive (8.92 acres), zoned SP, to permit 91 multi-family residential units, requested by Alfred Benesch & Company, applicant; Brandon & Martin Bubis and Jason & Seth Eskind, owners.	05 (Sean Parker)

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)
4/17/2024 14:41	4/29/2024 0:00 PLRECAPPRO	2021M-043ES-002	MCGAVOCK PIKE STORMWATER IMPROVEMENT PROJECT (AMENDMENT)	A request to amend Council BL2021-758 and Proposal No. 2021M-043ES-001. Along with negotiation and acceptance, Metro Water Services requests the privilege to also use condemnation to acquire the necessary easement rights for this project. Further, another parcel has been included in the scope of this project.	06 (Clay Capp)
4/19/2024 14:30	4/29/2024 0:00 PLRECAPPRO	2024M-062ES-001	18TH AVENUE NORTH HOMES	A request for the acceptance of approximately 169 linear feet of eight-inch sanitary sewer main (PVC), one sanitary sewer manhole and any associated easements to serve the 18th Avenue North Homes development.	02 (Kyonzté Toombs)
4/22/2024 15:48	4/29/2024 0:00 PLRECAPPRO	2024M-063ES-001	2244 HOBSON PIKE	A request for the abandonment of stormwater drainage and detention easement rights shown on Instrument 20051230-0156595, Davidson County Register of Deeds. Requesting for those easement rights for this parcel to be abandoned as marked on the attached sketch.	08 (Deonté Harrell)
4/24/2024 9:18	4/29/2024 0:00 PLRECAPPRO	2024M-064ES-001	OLDHAM SELF STORAGE	A request for the abandonment of approximately 55 linear feet of 8-inch sanitary sewer and its easement and the acceptance of one sanitary sewer manhole to serve the Oldham Self Storage development.	05 (Sean Parker)
4/24/2024 11:31	4/29/2024 0:00 PLRECAPPRO	2024M-021AG-001	MNAA REDUNDANT WATER MAIN 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 Metro Nashville Airport Authority for MWS Project No. 23-WL-0033 (Proposal No. 2024M-021AG-001).	13 (Russ Bradford)
4/25/2024 14:30	4/29/2024 0:00 PLRECAPPRO	2024M-023AG-001	COB LEASE AMENDMENT - WASHINGTON SQUARE	A resolution to approve the Tenth Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and Square Investment Holdings, LLC for office space in the Washington Square Building located at 222 Second Avenue North (Proposal No. 2024M-023AG-001).	19 (Jacob Kupin)
4/30/2024 14:00	5/8/2024 0:00 PLRECAPPRO	2024M-024AG-001	TRICERA LEASE AGREEMENT	An ordinance approving a lease agreement between the Metropolitan Government of Nashville and Davidson County and Trimac 401 Church Property	19 (Jacob Kupin)

					Owner LLC for office space at 401 Church Street, Nashville, Tennessee (Parcel No. 09306108900) (Proposal No. 2024M-024AG-001).	
4/24/2024 12:17	5/8/2024 0:00	PLRECAPPRO	2013M-013AB-002	710 DEMONBREUN STREET EASEMENT ABANDONMENT	A request to revise Proposal No. 2013M-013AB-001 for the abandonment of easement rights for a portion of Alley No. 114 that was closed by Metro Ordinance BL2013-599 with easements retained. Requesting for those easement rights for this parcel to be abandoned.	19 (Jacob Kupin)
4/12/2024 14:23	5/8/2024 0:00	PLRECAPPRO	2024M-001SR-001	NAMING UNNUMBERED ALLEY COLISEUM WAY	A request to rename the unnumbered alley between Benton Ave. and Craighead Street to be named Coliseum Way, requested by The Fairgrounds Nashville (see sketch for details).	
4/25/2024 12:07	5/8/2024 0:00	PLRECAPPRO	2024M-004AB-001	ALLEY #149 ABANDONMENT	A request for the abandonment of a portion of the right-of-way and utility easement for Alley #149, from President Ronald Reagan Way westward to dead end then southeastward to Lea Ave.	
4/25/2024 11:18	5/15/2024 0:00	PLRECAPPRO	2024M-003OT-001	RUTLEDGE HILL REDEVELOPMENT PLAN AMENDMENT	An ordinance approving Amendment No. 8 to the Rutledge Hill Redevelopment Plan pertaining to certain uses. (Proposal No. 2024M-003OT-001).	
5/8/2024 10:16	5/17/2024 0:00	PLRECAPPRO	2024M-066ES-001	103 FERN AVENUE	A request for the acceptance of approximately 163 linear feet of eight-inch sanitary sewer main (DIP), two sanitary sewer manholes, and easement to serve the development at 103 Fern Avenue.	02 (Kyonzté Toombs)
5/8/2024 13:20	5/17/2024 0:00	PLRECAPPRO	2023M-159ES-003	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), to abandon three fire hydrant assemblies, 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), 1,794 linear feet of 12-inch water mains (CI), three fire hydrant assemblies 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.	18 (Tom Cash)
5/9/2024 13:29	5/17/2024 0:00	PLRECAPPRO	2024M-067ES-001	TITANS TOWN	A request for the abandonment of approximately 107 linear feet of eight-inch sanitary sewer main (PVC) and one sanitary sewer manhole, and the acceptance of approximately 386 linear feet of 15-inch sanitary sewer	19 (Jacob Kupin)

					mains (PVC) and five sanitary sewer manholes to serve the Titans Town project.	
5/10/2024 8:21	5/17/2024 0:00	PLRECAPPRO	2024M-068ES-001	3348 LAKESIDE PLACE	A request for the abandonment of the public utility & drainage easement rights for Lot 63-B of Lakeside Woods Estates, Section 2, as shown on the plat of record in Deed Book 6900 page 244, Davidson County Register of Deeds. Requesting for those easement rights for this specific area of the parcel to be abandoned.	14 (Jordan Huffman)
5/13/2024 13:09	5/17/2024 0:00	PLRECAPPRO	2024M-069ES-001	563 VERITAS ST	A request for the abandonment of approximately 146 linear feet of one-inch and two-inch water mains and its easement and the acceptance of approximately 120 linear feet of four-inch water main (DIP) to serve the development at 563 Veritas Street.	16 (Ginny Welsch)
5/13/2024 13:24	5/17/2024 0:00	PLRECAPPRO	2024M-025AG-001	TDOT AGREEMENT 230189	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 through the Nashville Department of Transportation and Multimodal Infrastructure, for general maintenance associated with the replacement of signal heads along with two advance warning flashing beacons on State Route 12 at Old Hickory Boulevard, Federal No. HSIP-12(67), State No. 19S012-F3-005, PIN 132702.00, Proposal No. 2024M-025AG-001.	
4/30/2024 13:19	5/17/2024 0:00	PLRECAPPRO	2024M-065ES-001	201 SHELBY AVE EASEMENT ABANDONMENT	An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon a portion of an existing utility easement for property located at 201 Shelby Avenue (Parcel No. 09303017400) (Proposal No. 2024M-065ES-001).	19 (Jacob Kupin)

SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
2/14/2024 8:49	5/1/2024 0:00	PLAPADMIN	2024S-039-001	5978 EDMONDSON PIKE	A request for final plat approval to create eight single-family lots and two two-family lots on properties located on 5978 & 5984 Edmondson Pike, approximately 310 feet south of Mt. Pisgah Road, zoned SP (3.47 acres), requested by Dale & Associates, applicant; Haury & Smith Contractors, Inc., owner.	04 (Mike Cortese)
12/4/2019 11:49	5/1/2024 0:00	PLRECAPPR	2019S-193-002	SPRING BRANCH	A request for concept plan approval to create 23 lots with 5 duplex lots for a total of 28 units on property located at Spring Branch Drive (unnumbered), at the current terminus of Spring Branch Drive, zoned R20 (12.11 acres), requested by Catalyst Design Group, applicant; The Whitney Wilson	10 (Zach Young)

					Revocable Trust, owner.	
9/15/2021 10:47	5/1/2024 0:00	PLAPADMIN	2021S-199-001	EVERGREEN HILLS - PHASE 8	A request for final plat approval to create 42 lots, open space and dedicate right-of-way on property located at Old Hickory Boulevard (unnumbered), at the western terminus of Ramstone Way, zoned SP (10.88 acres), requested by Anderson, Delk, Epps and Associates, applicant; EGH Land Development LLC, owner.	31 (John Rutherford)
3/29/2023 10:40	5/13/2024 0:00	PLAPADMIN	2023S-071-001	DONELSON CORPORATE CENTRE	A request for final plat approval to create two lots on property located at 3055 Lebanon Pike, approximately 325 feet southwest of Jackson Downs Boulevard, zoned MUL and OR20 (21.73 acres), requested by Ragan Smith Associates, Inc., applicant; Donelson Corporate Centre, L.P., owner.	14 (Jordan Huffman)
5/9/2023 11:30	5/13/2024 0:00	PLAPADMIN	2023S-090-001	SAINT DAVID'S EPISCOPAL CHURCH	A request for final plat approval to create two lots on property located at 6501 Pennywell Drive, at the corner of Currywood Drive and Pennywell Drive, zoned RS40 (7.99 acres), requested by Dale & Associates., applicant; St. David's Episcopal Church, owner.	23 (Thom Druffel)
8/16/2023 9:59	5/13/2024 0:00	PLRECAPP	2023S-045-002	TEMPLE HEIGHTS	A request for final site plan approval to create six lots on property located at Old Charlotte Pike (unnumbered), approximately 800 feet west of Sawyer Brown Road, zoned R15 (4 acres), requested by Dewey Engineering, applicant; Vidya Bethi, owner.	35 (Jason Spain)
3/13/2024 9:05	5/15/2024 0:00	PLAPADMIN	2024S-056-001	MOSS WOOD SECTION 2	A request for final plat approval to shift lot lines on properties located at 618 A,B,C Waco Drive and 620 Waco Drive, approximately 125 feet west of Nashua Lane, zoned R8 (0.3 acres), requested by Delta Associates Inc., applicant; Curtis Groves, Jackson Valley Land Partners LLC and O.I.C. 618 Waco Drive Townhomes, owners.	20 (Rollin Horton)

Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
5/14/24	Approved New	2023B-034-001	HOBSON PARK
5/14/24	Approved New	2024B-003-001	THE RESERVE AT MAGNOLIA FARMS
5/7/24	Approved New	2024B-009-001	CHANDLER RESERVE PHASE 2
5/6/24	Approved Extension	2022B-013-002	ALEXANDER PLACE PHASE ONE

Schedule

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