



**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: June 27, 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: Allen; Clifton; Henley; Smith; Marshall; Leslie; Gamble; Dundon
  - b. Leaving Early:
  - c. Not Attending: Farr; 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 6/19/2024**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '24</b>
Specific Plans	1	26
PUDs	0	5
UDOs	3	7
Subdivisions	12	80
Mandatory Referrals	14	160
<b>Grand Total</b>	<b>30</b>	<b>278</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)
3/27/2024 11:28	6/17/2024 0:00	PLRECAPP	2021SP-025-005	THE BOWEN HOUSE AT KNOLLMERE PLACE	A request for final site plan approval for property located at 201, 205, and 207 Munn Road, at the northwest corner of Lebanon Pike and Stewarts Ferry Pike and located in the Downtown Donelson Urban Design Overlay District, zoned SP (4.95 acres), to permit additional amenities, requested by Land Solutions Company, applicant; Stone's Branch LLC, owner.	15 (Jeff Gregg)

### 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)
12/21/2023 7:44	6/13/2024 0:00	PLRECAPP	2021UD-001-054	1302 LITTLE HAMILTON AVE.	A request for final site plan approval for property located at 1302 Little Hamilton Ave., approximately 75 feet west of 4th Ave. S., zoned RM20-A-NS and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.17 acres), to permit four multi-family residential units, requested by Dale & Associates, applicant; Oak Pool II, LLC, owner.	17 (Terry Vo)
5/9/2023 11:03	6/13/2024 0:00	PLRECAPP	2021UD-001-042	1712 A & B CARVELL AVE.	A request for final site plan approval for property located at 1712 Carvell Avenue, approximately 370 feet north of Wedgewood Avenue, zoned RM20-A-NS and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay (0.15 acres), to permit two multi-family residential units, requested by Legacy South Builders, applicant; BMB Properties, owner.	17 (Terry Vo)
5/9/2023 11:30	6/13/2024 0:00	PLRECAPP	2021UD-001-043	1714 C CARVELL AVE	A request for final site plan approval for properties located at 1714 A, B, and C Carvell Avenue, approximately 300 feet north of Wedgewood Ave., zoned RM20-A-NS and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay (0.15 acres), to permit two multi-family residential units, requested by Legacy South Builders, applicant; O.I.C. 1714 Carvell Avenue and L & H Development Group, LLC owners.	17 (Terry Vo)

### PLANNED UNIT DEVELOPMENTS (finals and variances only): MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
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NONE						
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**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)
5/14/2024 11:38	6/6/2024 0:00 PLRECAPPRO	2024M-001PR-001	SURPLUS PROPERTIES	A resolution declaring surplus and approving the disposition of certain parcels of real property in accordance with section 2.24.250(G) of the Metropolitan Code of Laws. (Proposal No. 2024M-001PR-001)	01 (Joy Kimbrough); 02 (Kyonzte Toombs); 03 (Jennifer Gamble); 07 (Emily Benedict); 11 (Jeff Eslick); 17 (Terry Vo); 18 (Tom Cash); 21 (Brandon Taylor); 33 (Antoinette Lee)
5/20/2024 9:26	6/6/2024 0:00 PLRECAPPRO	2024M-076ES-001	210 SOUTH 10TH STREET EASEMENT ABANDONMENT	A request for the abandonment of easement rights for a portion of closed right-of-way of Alley #286. It was closed by Metro Ordinance O64-259 with easements retained. Requesting for those easement rights for this parcel to be abandoned.	06 (Clay Capp)
5/23/2024 10:41	6/6/2024 0:00 PLRECAPPRO	2022M-188ES-002	MODERA SOBRO PHASE 1 (AMENDMENT)	A request to amend Council ordinance BL2023-1700 and Proposal No. 2022M-188ES-001 for the purpose of abandoning approximately 410 linear feet of 12-inch sanitary sewer main and approximately 617 linear feet of six-inch water main. Specific infrastructure instead now will be the abandonment of approximately 410 linear feet of 12-inch sanitary sewer main and approximately 617 linear feet of six-inch water main, and the acceptance of approximately 20 linear feet of six-inch public water main (DIP), one fire hydrant assembly, approximately 40 linear feet of eight-inch sanitary sewer main (DIP), and one sanitary sewer manhole to serve the Modera SoBro Phase 1 development.	19 (Jacob Kupin)
5/24/2024 9:55	6/6/2024 0:00 PLRECAPPRO	2024M-078ES-001	2121 CRESTMOOR RD	A request for the abandonment of the 15-foot wide public utility easement shown on the plat of record in Deed Book 8250, Page 121, Davidson County Register of Deeds. Requesting for those easement rights for these specific areas of the parcel to be abandoned.	34 (Sandy Ewing)
3/29/2024 10:41	6/6/2024 0:00 PLRECAPPRO	2024M-012EN-001	VANDERBILT UNIVERSITY ENCROACHMENT	A request to permit above and underground encroachment into the public right-of-way of 25th Ave. and a small portion of Highland Avenue, to permit private utilities for chilled/hot water, steam, telecommunications, electrical and reclaimed water. (see sketch for details).	
4/19/2024 9:02	6/6/2024 0:00 PLRECAPPRO	2024M-019EN-001	909 DIVISION STREET ENCROACHMENT	A request for an underground encroachment into the public right-of-way at 909 Division Street, to permit an underground NES transformer vault (see sketch for details).	19 (Jacob Kupin)

5/29/2024 9:50	6/14/2024 0:00	PLRECAPPRO	2024M-079ES-001	2500 WEST HEIMAN STREET	<p>A request for the abandonment of approximately 334 linear feet of eight-inch sanitary sewer main and one sanitary sewer manhole and the acceptance of approximately 1,341 linear feet of six-inch water mains (DIP), three fire hydrant assemblies, approximately 2,255 linear feet of eight-inch sanitary sewer mains (PVC), 16 sanitary sewer manholes, and easements to serve the development at 2500 West Heiman Street.</p>	21 (Brandon Taylor)
5/30/2024 13:15	6/14/2024 0:00	PLRECAPPRO	2024M-029AG-001	BALTZ FAMILY GREENWAY EASEMENT	<p>An ordinance approving a greenway conservation easement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and the Baltz family for greenway improvements at 4800 Buena Vista Pike, 4804 Buena Vista Pike and 4808 Buena Vista Pike. (Proposal No. 2024M-029AG-001).</p>	02 (Kyonzté Toombs)
6/3/2024 8:55	6/14/2024 0:00	PLRECAPPRO	2024M-080ES-001	CLAY STREET COMMONS	<p>A request for the vertical re-alignment (lowering) of approximately 20 linear feet of six-inch water line main (DIP) to serve the Clay Street Commons development.</p>	21 (Brandon Taylor)
6/3/2024 10:10	6/14/2024 0:00	PLRECAPPRO	2024M-081ES-001	CANEBRAKE SUBDIVISION PHASE 2A	<p>A request for the acceptance of approximately 1,804 linear feet of eight-inch sanitary sewer mains (PVC), approximately 880 linear feet of eight-inch sanitary sewer mains (DIP), 15 sanitary sewer manholes and easements to serve the Canebrake Subdivision Phase 2A development.</p>	
6/3/2024 12:16	6/14/2024 0:00	PLRECAPPRO	2024M-030AG-001	ROCK NASHVILLE GREENWAY EASEMENT	<p>An ordinance approving a greenway conservation easement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Rock Nashville Properties, LLC for greenway improvements at 3200 Whites Creek Pike (Proposal No. 2024M-030AG-001).</p>	02 (Kyonzté Toombs)
6/4/2024 13:35	6/14/2024 0:00	PLRECAPPRO	2023M-113ES-002	CANEBRAKE SUBDIVISION PHASE 1B, REVISION 2 (AMENDMENT)	<p>A request to amend Council ordinance BL2023-16 and Proposal No. 2023M-113ES-001 for the purpose of accepting an additional 248 linear feet of eight-inch sanitary sewer main (PVC), one additional sanitary sewer manhole, and the associated easement. Specific infrastructure instead now will be the acceptance of approximately 1,648 linear feet of eight-inch sanitary sewer mains (PVC), 10 sanitary sewer manholes and easements to serve the Canebrake Subdivision Phase 1B, Revision 2 development.</p>	

6/6/2024 7:38	6/14/2024 0:00	PLRECAPPRO	2024M-082ES-001	MARTIN RESERVE	A request for the abandonment of approximately 8 linear feet of eight-inch sanitary sewer main and one sanitary sewer manhole and the acceptance of approximately 425 linear feet of six-inch water main (DIP), 362 linear feet of eight-inch sanitary sewer main (PVC), five sanitary sewer manholes, one fire hydrant assembly and easements to serve the Martin Reserve development.	34 (Sandy Ewing)
6/7/2024 10:00	6/14/2024 0:00	PLRECAPPRO	2024M-031AG-001	AMERICAN BAPTIST	A resolution approving an agreement for the purchase of a parcel of property near the intersection of Youngs Lane and Baptist World Center Drive for a new fire station. (Proposal No. 2024M-031AG-001).	02 (Kyonzté Toombs)

**SUBDIVISIONS: Administrative Approval**

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
10/28/2020 12:46	6/6/2024 0:00	PLAPADMIN	2020S-214-001	ASHWORTH BROWNSVILLE AMENDMENT	A request to amend a previously approved plat to revise setbacks on property located at 106 Rosebank Avenue, approximately 165 feet east of Porter Road, zoned R6 (0.15 acres), requested by Jon Wagenman, applicant; Tynelea Partners, LLC, owner.	06 (Clay Capp)
6/9/2021 11:20	6/6/2024 0:00	PLAPADMIN	2021S-134-001	METROCENTER LOT 16A	A request to amend a previously recorded plat to abandon the 100 foot building setback and the 50 foot railroad easement for property located at 341 Great Circle Road, at the northern terminus of Athens Way, zoned MUG (16.13 acres), requested by Ragan-Smith Associates, applicant; Grand Oak Great Circle LLC, owner.	02 (Kyonzté Toombs)
6/9/2021 13:01	6/6/2024 0:00	PLAPADMIN	2021S-137-001	GLEN CLIFF ESTATES - SECTION 3 - LOT 133	A request to amend a previously recorded plat to reduce front setbacks for property located at 313 Lawndale Drive, approximately 285 feet southeast of E. Thompson Lane, zoned RS15 (0.68 acres), requested by Tereza Flores, applicant and owner.	16 (Ginny Welsch)
12/23/2021 11:12	6/6/2024 0:00	PLAPADMIN	2022S-033-001	HENDERSON GARDENS SECTION 1 AMENDMENT	A request to amend a previously approved plat to extend an existing front porch on property located at 1813 Rosebank Avenue, approximately 325 feet east of Welcome Lane, zoned R10 (0.27 acres), requested by McNulty Contracting, applicant; Brian Gammenthaler, owner.	07 (Emily Benedict)
4/18/2022 10:58	6/6/2024 0:00	PLAPADMIN	2022S-119-001	WEST MEADE FARMS	A request to amend a previously approved plat to reduce the side setback on property located at 149 Vaughns Gap Rd, the corner of Vaughns Gap Road and Groome Drive, zoned RS40 (1.33 acres), requested by Bonadies Architect, applicant; Creed, Timothy J. & Cori, owners.	23 (Thom Druffel)
9/27/2023 9:33	6/6/2024 0:00	PLAPADMIN	2023S-182-001	CHURCH OF GOD (7TH DAY) CONSOLIDATION	A request for final plat approval to create one lot on properties located at Kings Lane (unnumbered),	01 (Joy Kimbrough)

				PLAT	approximately 425 feet east of Haynes Park Drive, zoned RS10 (5.09 acres), requested by Crowe Wheeler, applicant; Church of God (7th Day), owner.	
5/13/2024 14:44	6/7/2024 0:00	PLAPADMIN	2024S-087-001	5901 MAXON AVENUE	A request for final plat approval to create two lots on property located at 5901 Maxon Avenue, approximately 43 feet south of Elaine Avenue, zoned R8 (1.1 acres), requested by B2L Land Surveyors, applicant; Raymond Phillips ETUX, owner.	20 (Rollin Horton)
11/21/2023 12:14	6/12/2024 0:00	PLAPADMIN	2024S-003-001	PELHAM SUB OF UNIVERSITY	A request for final plat approval to create two lots on property located at 1042 2nd Ave. S., approximately 100 feet southeast of Crenshaw Street, and located in the Wedgewood-Houston Chestnut Hill Urban Design Overlay District, zoned RM40-A (0.77 acres), requested by Clint Elliott Survey, applicant; True Development, LLC, owner.	17 (Terry Vo)
12/18/2023 7:38	6/13/2024 0:00	PLAPADMIN	2022S-032-002	TULIP GROVE ESTATES	A request for final plat approval to create four lots on property located at 1015 Tulip Grove Road, approximately 235 feet south of Old Lebanon Dirt Road, zoned RS15 (1.46 acres), requested by W.T. Smith Surveying, applicant; Tham & Hoa Luu, owners.	12 (Erin Evans)
4/30/2024 8:13	6/13/2024 0:00	PLAPADMIN	2024S-081-001	BRENTVIEW MEADOWS	A request to amend a previously recorded plat to modify setbacks on property located at 5429 Hill Road Circle, approximately 375 feet south of Broadwell Drive, zoned RS15 (0.83 acres), requested by Louis & Mary Jordan, applicant and owners.	26 (Courtney Johnston)
2/21/2024 9:41	6/17/2024 0:00	PLAPADMIN	2024S-041-001	6007 AND 6011 PORT ANADARKO TRL	A request for final plat approval to shift lot lines on properties located on 6007 and 6011 Port Anadarko Trail, approximately 476 feet northwest of Lake Parkway, zoned RS15 (1.03 acres), requested by HFR Design, applicant; Randy & Pamela Barton and Christina English, owners.	12 (Erin Evans)
3/13/2024 11:31	6/18/2024 0:00	PLAPADMIN	2024S-057-001	CITY VISTA	A request for final plat approval to create one lot, establish easements and dedicate right-of-way on property located at Lucile Street (unnumbered), approximately 653 feet west of Dickerson Pike, zoned RM20-A (14.17 acres), requested by Wilson & Associates, applicant; KLLB AIV LLC, owner.	02 (Kyonzté Toombs)

Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
6/5/2024	Approved Extension/Reduction	2022B-016-002	ROLLING ACRES RESUB LOT 4, TRACT C & D
6/13/2024	Approved New	2024B-008-001	PARKS AT CANE RIDGE PHASE 1B
6/5/2024	Approved Release	2019B-057-003	SOUTHGATE STATION II

6/5/2024	Approved Release	2020B-002-003	CENTURY FARMS RESUB OF LOT 2
6/12/2024	Approved Release	2021B-002-003	THE CROSSING AT DRAKES BRANCH - PHASE 1B
6/18/2024	Approved Release	2021B-029-003	BATSON HOMES - PENNINGTON BEND DEVELOPMENT

**Schedule**

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- A. Thursday, June 27, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- B. Thursday, July 25, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- C. Thursday, August 8, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- D. Thursday, August 22, 2024** - MPC Meeting: 4pm, Sonny West Conference Center