



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: July 25, 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: Clifton; Leslie; Allen; Marshall; Gamble; Dundon; Henley
 - b. Leaving Early:
 - c. Not Attending: Farr; Adkins; Smith
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 7/16/2024**.

APPROVALS	# of Applics	# of Applics '24
Specific Plans	6	32
PUDs	0	5
UDOs	0	7
Subdivisions	10	90
Mandatory Referrals	15	175
Grand Total	31	309

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)
12/21/2023 10:27	6/20/2024 0:00	PLRECAPPR	2023SP-036-002	PAWNEE TRAIL RESIDENTIAL	A request for final site plan approval for property located at 1231 Pawnee Trail, approximately 350 feet southeast of Grants Pass, zoned SP (12.8 acres), to permit 36 multi-family residential units, requested by Catalyst Design Group, applicant; Pawnee Trail Developers, LLC, owner.	09 (Tonya Hancock)
1/26/2022 8:29	6/24/2024 0:00	PLRECAPPR	2021SP-018-002	3RD AND MONROE (FINAL)	A request for final site plan approval for property located at 1227 3rd Avenue North, at the southwest corner of Monroe Street and 3rd Avenue North (0.62 acres), zoned SP, to permit 14 multi-family residential units, requested by Barge Cauthen and Associates, applicant; More on Third LLC, owner.	19 (Jacob Kupin)
11/9/2023 15:33	6/25/2024 0:00	PLRECAPPR	2015SP-005-026	CENTURY FARMS POPSTROKE	A request for final site plan approval for property located at Century Farms Parkway (unnumbered), approximately 465 feet west of Cane Ridge Parkway, zoned SP (5.44 acres), to permit commercial uses, requested by Barge Design Solutions, applicant; Century Farms, LLC, owner.	32 (Joy Styles)
11/1/2023 12:08	7/2/2024 0:00	PLRECAPPR	2022SP-041-003	WAWA FINAL SP	A request for final site plan approval for property located at 8033 Highway 100 and a portion of property located at 8045 Highway 100, approximately 95 feet west of Temple Road, and within the Highway 100 Urban Design Overlay, zoned SP (10.28 acres), to permit automobile convenience uses, requested by Fulmer Lucas Engineering, applicant; HWY 100 Investment Partners and Las Palmas Enterprises Partnership, owners.	35 (Jason Spain)
12/15/2023 8:28	7/3/2024 0:00	PLRECAPPR	2015SP-005-028	THE BARN AT CENTURY FARMS	A request for final site plan approval for property located at 4230 Century Farms Terrace, at the southwestern corner of William Turner Parkway and Century Farms Parkway, zoned SP (2.3 acres), to permit retail and restaurant uses, requested by Barge Design Solutions, applicant; Century Farms, LLC, owner.	32 (Joy Styles)
5/1/2024 11:26	7/15/2024 0:00	PLRECAPPR	2022SP-040-002	2635 GALLATIN AVE	A request for final site plan approval on property located at 2635 Gallatin Avenue at the southwest corner of Carolyn Avenue and Gallatin Pike (0.21 acres), and within the Gallatin Pike Urban Design Overlay, to permit a 5,626 square foot bar and restaurant, requested by Fulmer Lucas Engineering, applicant; McQuest Properties, LLC, owner.	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)
2/7/2024 8:44	6/27/2024 0:00 PLRECAPPRO	2024M-002EN-001	623 UNION STREET	A request for approval of an aerial encroachment for one (1) proposed double-faced, blade projecting sign over the public sidewalk.	19 (Jacob Kupin)
6/10/2024 10:06	6/27/2024 0:00 PLRECAPPRO	2024M-084ES-001	5th & MONROE TOWNHOMES	A request for the abandonment of 110 linear feet of 8-inch sanitary sewer main (VCP) and one sanitary sewer manhole and the acceptance of approximately 165 linear feet of 8-inch sanitary sewer mains (PVC) and three sanitary sewer manholes to serve the 5th & Monroe Townhomes development.	19 (Jacob Kupin)
6/13/2024 15:35	6/27/2024 0:00 PLRECAPPRO	2024M-087ES-001	BRANSFORD AVE EASEMENT	A request for provision of two permanent easements and one temporary construction easement for the purposes of a sidewalk along the Bransford Road property line to be installed by Berry Hill. More specifically, these easements commence at the intersection of the northerly right-of-way line of Berry Road and the westerly right-of-way line of Bransford Avenue, as shown in the Easement Exhibit.	26 (Courtney Johnston)
6/20/2024 8:34	6/27/2024 0:00 PLRECAPPR	2024M-090ES-001	SHELBY LURA	A resolution approving a notice of land use restrictions and property assessment and warranty applicable to a portion of Shelby Park in connection with a streambank restoration project. (Proposal No. 2024M-090ES-001)	06 (Clay Capp)
6/24/2024 5:29	7/12/2024 0:00 PLRECAPPRO	2024M-053ES-002	MOTTO HOTEL REVISION 1 (AMENDMENT)	A request to amend Council ordinance BL2024-368 and Proposal No. 2024M-053ES-001 for the purpose of abandoning approximately 54 linear feet of 12-inch water main and accepting approximately 65 linear feet of new 12-inch water main (DIP). Specific infrastructure instead now will be the abandonment of approximately 54	19 (Jacob Kupin)

					linear feet of 12-inch water main and the acceptance of approximately 65 linear feet of new 12-inch water main, approximately 127 linear feet of new eight-inch public water main (DIP), two new fire hydrant assemblies, and one sanitary sewer manhole to serve the Motto Hotel Revision 1 development.	
7/1/2024 9:18	7/12/2024 0:00	PLRECAPPRO	2024M-091ES-001	BATSON SELMA AVE.	A request for the acceptance of approximately 260 linear feet of eight-inch sanitary sewer main (PVC), three sanitary sewer manholes and 365 linear feet of eight-inch water main to serve the Batson Selma Avenue development.	15 (Jeff Gregg)
7/8/2024 10:09	7/12/2024 0:00	PLRECAPPRO	2024M-092ES-001	601 LAFAYETTE ST	A request for the abandonment of approximately 22 linear feet of eight-inch sanitary sewer main (PVC) and the acceptance of approximately 22 linear feet of 12-inch sanitary sewer main (DIP) and one sanitary sewer manhole to serve the development at 601 Lafayette Street.	19 (Jacob Kupin)
7/10/2024 12:41	7/12/2024 0:00	PLRECAPPRO	2024M-094ES-001	RHINE DRIVE STORMWATER IMPROVEMENT PROJECT	A request for a permanent and temporary easements to construct Project 24-SWC-222, Rhine Drive Stormwater Improvement Project. These easements are to be acquired through negotiations, condemnation, and acceptance in order to complete this project.	03 (Jennifer Gamble)
7/10/2024 12:57	7/12/2024 0:00	PLRECAPPRO	2024M-095ES-001	1300 PENNOCK AVENUE DEVELOPMENT PROJECT	A request for the acceptance of one new sanitary sewer manhole to serve the development at 1300 Pennock Avenue.	05 (Sean Parker)
6/16/2024 9:16	7/12/2024 0:00	PLRECAPPRO	2024M-088ES-001	LAWNDALE SEWER EXTENSION	A request for the acceptance of approximately 93 linear feet of new eight-inch sanitary sewer main (DIP), 192 linear feet of new eight-inch sanitary sewer main (PVC), two new public sanitary sewer manholes, and easement and the adjustment of one existing sanitary sewer manhole to serve the Lawndale Sewer Extension project.	16 (Ginny Welsch)
6/20/2024 7:15	7/12/2024 0:00	PLRECAPPRO	2024M-089ES-001	DONELSON PIKE ABANDONMENT	A request or the abandonment of a portion of public utility easement rights for Lots 137 and 138 of Woodberry Park, as shown on documents recorded in Deed Book 2133, Page 117, and in Deed Book 6226, Page 203, Davidson County Register of Deeds. Requesting for those easement rights for these parcels to be abandoned as marked on the attached sketch, to serve the proposed development by SWA Dream Homes, LLC, and TN Homes, LLC.	15 (Jeff Gregg)
6/7/2024 11:07	7/12/2024 0:00	PLRECAPPRO	2024M-083ES-001	WILLIAM TURNER WATER RELOCATION	A request for the abandonment of approximately 260 linear feet of 12-inch water main (DIP) and its easement and the acceptance of approximately 283 linear feet of 12-inch water main (DIP)	32 (Joy Styles)

					and easement to serve the William Turner Water Relocation project.	
6/10/2024 10:43	7/12/2024 0:00	PLRECAPPRO	2024M-085ES-001	WALNUT HILLS PHASE 1	A request for the acceptance of approximately 2,775 linear feet of 8-inch sanitary sewer mains (PVC), 20 sanitary sewer manholes, and associated easements to serve the Walnut Hills Phase 1 development.	
6/10/2024 14:38	7/12/2024 0:00	PLRECAPPRO	2019M-017ES-002	RICHMOND DRIVE STORMWATER IMPROVEMENT PROJECT (AMENDMENT)	A request to amend Council BL2019-1562 and Proposal No. 2019M-017ES-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.	07 (Emily Benedict)
6/13/2024 6:32	7/12/2024 0:00	PLRECAPPRO	2024M-086ES-001	5705-5707 ROBERTSON AVENUE	A request for the acceptance of approximately 324 linear feet of 8" sanitary sewer main (PVC), and three sanitary sewer manholes; and any associated easements to serve the 5705-5707 Robertson development.	20 (Rollin Horton)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
4/10/2024 9:18	6/20/2024 0:00	PLAPADMIN	2024S-072-001	BURGESS GROVE	A request for final plat approval to create two lots on property located at 1638 Stewarts Ferry Pike, approximately 412 feet west of Smotherman Lane, zoned ARA2 and RS15 (5 acres), requested by Weatherford and Associates LLC, applicant; Miguel & Laticia Burgess, owners.	12 (Erin Evans)
11/28/2023 7:16	6/26/2024 0:00	PLAPADMIN	2024S-006-001	RESUBDIVISION OF ANNA BUSCHER LANDS	A request for final plat approval to create two lots on properties located at 3993 and 3997 Dickerson Pike, at the southeast corner of Nesbitt Drive and Dickerson Pike, zoned CS and RS20 (7.06 acres), requested by Delle Land Surveying, applicant; Rhythm Development 401K and Jeff Kendig, owners.	03 (Jennifer Gamble)
8/1/2023 15:57	6/28/2024 0:00	PLAPADMIN	2023S-142-001	RESUBDIVISION OF LOT 5&7 HARDAWAY HILLHURST ADDITION SEC.2	A request for final plat approval to shift lot lines on properties located at 2924 and 2930 Dickerson Pike, at the southwest corner of Sunset Drive and Dickerson Pike, zoned CS (4.59 acres), requested by Cherry Land Surveying, applicant; William & Sara Bass, Revocable Trust, owners.	02 (Kyonzté Toombs)
11/1/2023 12:07	7/2/2024 0:00	PLAPADMIN	2023S-205-001	MUSIC CITY ROOTS CONSOLIDATION PLAT	A request for final plat approval to consolidate four lots into two lots on properties located at 514 Madison Station Boulevard, 309 and 313 Madison Street, and Madison Street (unnumbered) and partially within the Corridor Design Overlay District, approximately 990 feet west of Gallatin Pike, zoned CS (3.37 acres), requested by TTL USA, applicant; Rodney & Rebecca Jarvis and All	09 (Tonya Hancock)

					Aboard Madison Properties, LLC, owners.	
5/1/2024 11:31	7/2/2024 0:00	PLAPADMIN	2023S-034-003	3004 LEBANON PIKE SUBDIVISION	A request for final plat approval to create three lots on property located at 3004 Lebanon Pike, at the northwest corner of Lebanon Pike and Disspayne Drive, zoned RS10 (1.82 acres), requested by Wamble & Associates PLLC, applicant; Pampas LLC, owner.	14 (Jordan Huffman)
5/14/2024 15:20	7/8/2024 0:00	PLAPADMIN	2024S-090-001	401 W HILLWOOD DR	A request for final plat approval to create two lots on property located at 401 West Hillwood Drive, at the southern corner of West Hillwood Drive and Wilsonia Avenue, zoned RS40 (3.55 acres), requested by TWM Inc, applicant; Mary Glynn Williamson Trust, owner.	23 (Thom Druffel)
5/15/2024 11:29	7/15/2024 0:00	PLAPADMIN	2024S-095-001	REVISED PLAT BILLY TURNER PROPERTY	A request for final plat approval to create three lots on property located at 1003 Antioch Pike, approximately 172 feet northeast of Mimosa Drive, zoned RS7.5 (0.67 acres), requested by Colliers Engineering & Design, applicant; Billy Turner ET UX, owners.	16 (Ginny Welsch)
5/6/2024 9:06	7/15/2024 0:00	PLAPADMIN	2024S-086-001	1812 ASHTON AVENUE	A request for final plat approval to create two lots on property located at 1812 Ashton Avenue, approximately 260 feet east of Hydes Ferry Road, zoned R10 (0.46 acres), requested by Clint Elliott Survey, applicant; C&H Properties LLC, owner.	01 (Joy Kimbrough)
5/14/2024 14:47	7/15/2024 0:00	PLAPADMIN	2024S-089-001	912 HOSPITAL DR	A request for final plat approval to create two lots on property located at 912 Hospital Drive, approximately 128 feet west of Center Street, zoned RS10 (0.71 acres), requested by Clint Elliott Survey, applicant; Ali Daher, owner.	09 (Tonya Hancock)
4/14/2023 10:28	7/15/2024 0:00	PLAPADMIN	2023S-077-001	RESUBDIVISION OF PORTIONS OF LOTS 2 & 3 L.M. EZELL'S SUBDIVISION	A request for final plat approval to shift lot lines on properties located at 902 A, B, C, and 904 Douglas Avenue, approximately 375 feet west of Emmett Avenue, zoned R6 (0.34 acres), requested by OHM Advisors, applicant; Boiler Investment Group LLC and O.I.C. Homes at 902 Douglas Avenue, owner.	05 (Sean Parker)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
6/20/2024	Approved Extension/Reduction	2022B-048-002	FINAL PLAT W. TRINITY LANE TOWNHOMES
6/24/2024	Approved Replacement	2023B-036-002	OLIVERI PHASE 1
6/25/2024	Approved Release	2021B-036-003	SECOND REVISION RESUBDIVISION OF LOT 2 OF GREGORY HEIGHTS SECTION THREE
7/1/2024	Approved Release	2022B-049-002	CONSOLIDATION PLAT OF 2309 AND 2315 CLIFTON AVENUE
7/2/2024	Approved Release	2017B-035-008	THE RESERVE AT SEVEN POINTS
7/16/2024	Approved Release	2014B-025-010	VOCE, PHASE 1A
7/16/2024	Approved Release	2014B-039-010	VOCE, PHASE 1B

Schedule

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