



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: September 12, 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: Adkins; Allen; Smith; Marshall; Leslie; Dundon
 - b. Leaving Early: Henley (6p)
 - c. Not Attending: Farr
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 9/5/2024**.

APPROVALS	# of Applics	# of Applics '24
Specific Plans	4	37
PUDs	1	6
UDOs	3	11
Subdivisions	9	110
Mandatory Referrals	13	206
Grand Total	30	370

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)
1/10/2024 12:03	8/21/2024 0:00	PLRECAPPRO	2024SP-007-001	RIVER DRIVE SP	A request for final site plan approval for properties located at 1805 A, B, and C, 1823, 1823 C, and 1825 River Drive, approximately 173 feet southeast of Hailey Ave., zoned SP (0.75 acres), to permit four detached residential units, requested C&H Properties LLC, applicant and owner.	01 (Joy Kimbrough)
1/11/2023 11:13	8/22/2024 0:00	PLRECAPPR	2022SP-060-002	CCB	A request for final site plan approval on properties located at 1401 Church Street and 132 15th Avenue North, southwest of the intersection of Church Street and 14th Avenue North, zoned SP (1.2 acres), to permit Phase 1A (of 3 total phases) of a mixed-use development with residential and nonresidential development, requested by CSDG, applicant; CCB Nashville Developments LP, owner.	19 (Jacob Kupin)
8/14/2023 11:44	8/29/2024 0:00	PLRECAPPR	2023SP-002-002	3013 BATAVIA ST SP	A request for final site plan approval for property located at 3013 Batavia Street, approximately 100 feet east of 31st Avenue North, zoned SP (0.26 acres), to permit three multi-family residential units, requested by Dale & Associates, applicant; Regal Development, LLC, owner.	21 (Brandon Taylor)
1/10/2024 10:29	8/29/2024 0:00	PLRECAPPR	2023SP-074-002	304 OLDHAM SP	A request for final site plan approval for property located at 304 Oldham Street, at the eastern terminus of Oldham Street, zoned SP (1.78 acres), to permit a self-service storage facility, requested by Kimley-Horn and Associates, applicant; BFC 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)
10/20/2023 11:53	8/19/2024 0:00	PLRECAPPR	2005UD-006-060	3137 LONG BOULEVARD	A request for final site plan approval for property located 3137 B Long Blvd and 3137 Long Blvd #1, #2, and #3, approximately 200 feet northeast of Mason Avenue, zoned RM40 and within the 31st Avenue and Long Boulevard Urban Design Overlay District (0.26 acres), to permit two multi-family residential units, requested by Builder Assist, LLC, applicant; O.I.C. Long Boulevard Townhomes and Carbine & Associates, LLC, owners.	21 (Brandon Taylor)

12/19/2022 10:28	8/21/2024 0:00	PLRECAPP	2021UD-001-038	1252 THOMAS STREET	A request for final site plan approval for properties located at 1250, 1250 B, 1252, and 1254 Thomas Street, approximately 200 feet north of Garden Street, zoned RM20-A-NS and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay (0.14 acres), to permit three residential units, requested by Miguel Romero, applicant and owner.	17 (Terry Vo)
8/18/2023 7:40	8/29/2024 0:00	PLRECAPP	2021UD-001-047	16 SHEPARD	A request for final site plan approval for property located at 16 Shepard Street, approximately 190 feet east of 1st Ave. S., zoned RM20-A and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.07 acres), to permit two multi-family residential units, requested by KSR, LLC, applicant; Jacob Keiser and Alexandra Layman, 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)	
2/8/2023 10:20	8/26/2024 0:00	PLRECAPP	123-83P-004	CANYON RIDGE PHASE 4 AND 6	A request for final site plan approval for a portion of a Planned Unit Development Overlay district for property located at Rural Hill Road (unnumbered), south of the intersection of Edge of Lake Drive and Rice Road, to permit 70 multi-family residential units, zoned R10 (8.95 acres), requested by Land Solutions Company, LLC, applicant; Green Trails, LLC, owner.	32 (Joy Styles)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)	
7/31/2024 14:22	8/27/2024 0:00	PLRECAPP	2019M-014PR-006	Sevenmile Creek Flood Risk Management Project	A request to add two (23) flood-prone properties to the 63 properties previously approved on 2019M-014PR-001/RS2019-1802, 2019M-014PR-002/RS2021-775, 2019M-014PR-003/RS2022-1776, 2019M-014PR-004/RS2023-2000 and 2019M-014PR-005/RS2023-90 in the Sevenmile Creek watershed as part of a project modification detailed in the Memorandum for Record and Design Documentation Report (Exhibit 1).	26 (Courtney Johnston); 30 (Sandra Sepulveda)
8/5/2024 11:12	8/27/2024 0:00	PLRECAPP	2024M-034AG-001	INTERLOCAL AGREEMENT WITH CITY OF BELLE MEADE	THIS INTERLOCAL AGREEMENT ("the Agreement") is between the City of Belle Meade ("Belle Meade") and the Metropolitan Government of Nashville and Davidson County ("Metro"), through the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT") (collectively, "the Parties").	
8/5/2024 11:33	8/27/2024 0:00	PLRECAPP	2023M-208ES-004	PEABODY UNION SEWER REVISION	A request the abandonment of 373 linear feet of existing	19 (Jacob Kupin)

				3	<p>eight-inch sanitary sewer main and one sanitary sewer manhole, the replacement of approximately 15 linear feet of existing eight-inch sanitary sewer main, the rehabilitation of two sanitary sewer manholes, and the acceptance of approximately 115 linear feet of new</p> <p>eight-inch sanitary sewer mains (PVC), approximately 709 linear feet of new 12-inch sanitary sewer mains (PVC), and eight new sanitary sewer manholes to serve the Peabody Union development.</p>	
8/9/2024 15:22	9/3/2024 0:00	PLRECAPPRO	2024M-003PR-001	1225 ARDEE AVENUE - METRO FUNDED STORMWATER HOME BUYOUT	A request to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, 1225 Ardee Avenue for Metro Water Services.	07 (Emily Benedict)
8/13/2024 15:39	9/3/2024 0:00	PLRECAPPRO	2024M-023EN-001	THE ARISTON	A request for an aerial encroachment for one (1) proposed double-faced, LED illuminated blade sign projecting over the public sidewalk.	19 (Jacob Kupin)
8/14/2024 7:52	9/3/2024 0:00	PLRECAPPRO	2024M-042ES-002	VILLAGE GREEN AMENDMENT (NOLENSVILLE)	<p>A request of approximately 340 linear feet</p> <p>of 10-inch sanitary sewer mains (DIP), approximately 1,197 linear feet of eight-inch sanitary sewer mains (PVC), seven sanitary sewer manholes, and easements to serve the Village Green development in Nolensville.</p> <p>Approximately 799 linear feet of eight-inch sanitary sewer mains (DIP) will be eliminated from this project.</p>	
8/19/2024 9:47	9/3/2024 0:00	PLRECAPPRO	2023M-043AG-002	AIRWAYS PLAZA AMENDMENT 2	An ordinance approving the Second Amendment to a lease agreement between the Metropolitan Government of Nashville and Davidson County and Nashville Metropolitan LLC for office space at 1281 Murfreesboro Pike. (Proposal No. 2023M-043AG-002).	13 (Russ Bradford)
8/19/2024 9:54	9/3/2024 0:00	PLRECAPPRO	2024M-107ES-001	DONELSON HILLS PUD	<p>A request for the acceptance of approximately 1,218 linear feet of eight-inch water main (DIP), two fire</p> <p>hydrant assemblies, and approximately 657 linear feet of eight-inch sanitary sewer main (PVC), six sanitary sewer manholes and any associated easements to serve the Donelson Hills Lot 4 PUD development.</p>	15 (Jeff Gregg)
8/19/2024 9:59	9/3/2024 0:00	PLRECAPPRO	2023M-215ES-002	CHRIST CHURCH CATHEDRAL, REVISION 1 (AMENDMENT)	<p>A request to to amend Council ordinance BL2024-243 and Proposal No. 2023M-215ES-001 for the purpose of</p> <p>changing the quantities of proposed sanitary sewer mains and sewer manholes to abandon, rehabilitate, and accept along with the associated easements.</p>	19 (Jacob Kupin)
8/19/2024 15:32	9/3/2024 0:00	PLRECAPPRO	2024M-108ES-001	1520 MCKENNIE AVE DEVELOPMENT	<p>A request for the abandonment and removal of 99 linear feet of two-inch galvanized water main and the</p> <p>acceptance of approximately 99 linear feet of new four-inch public water main (DIP) to serve the development at 1520</p>	06 (Clay Capp)

					McKennie Avenue.	
8/21/2024 9:04	9/3/2024 0:00	PLRECAPPRO	2023M-043AG-003	AIRWAYS PLAZA AMENDMENT 1	A resolution to approve the First Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and Nashville Metropolitan LLC for office space at 1281 Murfreesboro Pike, Nashville Tennessee (Parcel No. 12000015500) (Proposal No. 2023M-043AG-003).	13 (Russ Bradford)
8/21/2024 12:43	9/3/2024 0:00	PLRECAPPRO	2024M-024EN-001	TORCHY'S TACO	A request for approval of a Blade sign with restaurant name and logo to overhang above public sidewalk.	19 (Jacob Kupin)
8/1/2024 9:15	9/3/2024 0:00	PLRECAPPRO	2024M-105ES-001	1520 DUGGER DRIVE ABANDONMENT	A request for the abandonment of a portion of public utility easement rights shown on Plat Book 1424, Page 102, Davidson County Register of Deeds. Requesting for those easement rights for these 5-foot wide strips to be abandoned as marked on the attached sketch.	07 (Emily Benedict)

SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
6/10/2024 6:30	8/15/2024 0:00	PLAPADMIN	2024S-105-001	HOMES AT GRAYCROFT	A request to amend a previously recorded plat to modify access easement on properties located at 1102 and 1104 S. Graycroft Avenue, approximately 400 feet north of West Due West Avenue, zoned RS20 (1.38 acres), requested by Build Group LLC, applicant; Steve & Katie Greenwood, owners.	03 (Jennifer Gamble)
12/21/2023 8:01	8/16/2024 0:00	PLAPADMIN	2024S-019-001	2700 TUCKER ROAD	A request for final plat approval to create two lots on properties located at 2700 and 2708 Tucker Road, at the southern corner of Tucker Road and Buena Vista Pike, zoned CL (0.99 acres), requested by Dale & Associates, applicant; XE Development Company, LLC, owner.	02 (Kyonzté Toombs)
6/11/2024 15:12	8/21/2024 0:00	PLAPADMIN	2024S-109-001	2405 CONRAD DR	A request to amend a previously recorded plat to modify setbacks on property located at 2405 Conrad Drive, approximately 150 feet west of Barclay Drive, zoned R10 (0.45 acres), requested by Taylor Johnson, applicant and owner.	06 (Clay Capp)
7/9/2024 8:18	8/21/2024 0:00	PLRECAPP	2024S-121-001	THE TAYLOR	A request for final plat approval to create two lots and dedicate right-of-way on various properties located along Hart Lane, Conviser Drive, Keller Lane, and Garden Way, approximately 515 feet east of Dickerson Pike, zoned SP (8.92 acres), requested by BA Land Properties, applicant; Legacy South, LLC and O.I.C. Taylor, owners.	05 (Sean Parker)
5/15/2024 11:42	8/21/2024 0:00	PLAPADMIN	2024S-096-001	1922 16TH AVE N	A request for final plat approval to create one lot on property located at 1922 16th Avenue North, approximately 106 south of Clay	21 (Brandon Taylor)

					Street, zoned R6 (0.16 acres), requested by WT Smith Survey, applicant; Assurance Restoration & Roofing Inc, owner.	
7/29/2024 6:40	8/26/2024 0:00	PLAPADMIN	2024S-128-001	4840 MANASSAS DRIVE	A request to amend a previously approved plat to reduce the rear setback on property located at address 4840 Manassas Drive, approximately 600 feet south of Fredericksburg Way E, zoned R20 (0.3 acres), requested by Harley Ryan Allen, applicant and owner.	04 (Mike Cortese)
7/3/2024 8:19	8/26/2024 0:00	PLAPADMIN	2024S-114-001	843 BELTON DR	A request to amend a previously recorded plat to modify setbacks on property located at 843 Belton Drive, at the southwest corner of Belton Drive and Clematis Drive, zoned RS40 (1.19 acres), requested by Armand Amritt, applicant; Armand Amritt & Jessica Kinahan, owners.	23 (Thom Druffel)
4/9/2024 12:31	8/29/2024 0:00	PLAPADMIN	2024S-067-001	FALL CREST	A request for final plat approval to create one lot, dedicate right-of-way and easements on property located at 2215 Edge-O-Lake Drive, east of Edge-O-Lake and Pebble Creek Drive intersection, zoned R10 and located within a Planned Unit Development Overlay District (8.95 acres), requested by Green Trails LLC, applicant and owner.	32 (Joy Styles)
12/5/2023 11:23	8/29/2024 0:00	PLAPADMIN	2024S-013-001	5412 ASHBY DRIVE	A request for final plat approval to create one lot on a portion of property located at 574 Bell Road, approximately 376 feet northwest of Hamilton Church Road, zoned IWD, (27.61 acres), requested by Cherry Land Surveying, Inc., applicant; Christian Education, Inc., owner.	32 (Joy Styles)

Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
8/28/24	Approved Extension	2020B-004-003	THE PARK AT WILTSHIRE
8/21/24	Approved Extension	2021B-006-003	HERITAGE LANDING - PHASE 2
8/21/24	Approved Extension/Release	2021B-020-003	PROVIDENCE ARBOURS
8/27/24	Approved Release	2023B-008-002	7-ELEVEN #1054770 HERMITAGE

Schedule

- A. **Thursday, September 12, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- B. **Thursday, September 26, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- C. **Thursday, October 24, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- D. **Thursday, November 14, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
- E. **Thursday, December 12, 2024** - MPC Meeting: 4pm, Sonny West Conference Center