



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: October 24, 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; Marshall; Leslie; Gamble
 - b. Leaving Early:
 - c. Not Attending: Allen; Smith; 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 10/16/2024**.

APPROVALS	# of Applics	# of Applics '24
Specific Plans	5	44
PUDs	1	7
UDOs	2	13
Subdivisions	4	117
Mandatory Referrals	25	241
Grand Total	37	422

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)
6/12/2024 9:18	9/18/2024 0:00	PLRECAPP	2007SP-146-003	1420 OLD HICKORY BLVD	A request for final site plan approval on property located at 1420 Old Hickory Boulevard, approximately 680 feet east of the intersection of Brick Church Pike and Old Hickory Boulevard, zoned SP (3.86 acres), to permit community education and school daycare uses, requested by 615 Design Group, applicant; Davidson Academy, owner.	03 (Jennifer Gamble)
2/13/2024 12:26	9/19/2024 0:00	PLRECAPP	2008SP-030-002	ABE'S GARDEN COMMUNITY	A request for final site plan approval for property located at 115 Woodmont Boulevard, approximately 935 feet southwest of Harding Pike, zoned SP (6.81 acres), to permit an assisted care living facility consisting of 20 units, requested by Catalyst Design Group, applicant; Abe's Garden, owner.	23 (Thom Druffel)
1/17/2023 13:14	9/20/2024 0:00	PLRECAPP	2019SP-031-003	4307 CENTRAL PIKE PHASE 2	A request for final site plan approval on a portion of property located at Kemp Drive (unnumbered), north of Central Pike (8.54 acres), zoned SP, to permit 44 single-family lots, requested by Dale & Associates, applicant; Beazer Homes, LLC, owner.	12 (Erin Evans)
1/17/2023 15:24	9/20/2024 0:00	PLRECAPP	2019SP-031-004	4307 CENTRAL PIKE PHASE 3	A request for final site plan approval on a portion of property located at Kent Drive (unnumbered), north of Central Pike (6.86 acres), to permit 14 single-family lots and 8 detached multi-family residential units, requested by Dale and Associates, applicant; The Wise Group, owner.	12 (Erin Evans)
3/29/2023 9:14	10/8/2024 0:00	PLRECAPP	2018SP-057-003	EATON CREEK PHASE 2	A request for final site plan approval on property located at 4269 Ashland City Highway and a portion of property located at Ashland City Highway (unnumbered), southeast of intersection of Hydesdale Lane and Ashland City Highway (11.1 acres), zoned SP, to permit 29 residential units, requested by Land Solutions Company, LLC, applicant; Green Trails, LLC, owner.	01 (Joy Kimbrough)

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)
10/26/2022 12:39	9/19/2024 0:00	PLRECAPP	2021UD-001-036	1703 & 1705 STEWART PLACE	A request for final site plan approval for properties located at 1703 and 1705 Stewart Place; approximately 77 feet southeast of the corner of Southgate Avenue and Stewarts Place, zoned RM20-A-NS and within the Wedgewood Houston – Chestnut Hill Urban Design Overlay District (0.34 acres), to permit seven multi-family residential units, requested by Prosper Engineering, applicant; Kelton Enterprises, LP, Jeremy Kelton, owners.	17 (Terry Vo)
3/13/2024 8:13	10/3/2024 0:00	PLRECAPP	2021UD-001-057	WEDGEWOOD TERRACE	A request for final site plan approval for property located at 1814 Stewart Place, approximately 70 feet north of Wedgewood Ave., zoned RM20-A-NS and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.17 acres), to permit three multi-family residential units, requested by Williams & Associates Engineering Inc., applicant; Justin Carpenter & Jessica Danilczyk, 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)
8/12/2020 11:14	9/23/2024 0:00	PLRECAPP	2005P-023-009	BELLE ARBOR PHASE 7	A request for final site plan approval for property located at 3549 Brick Church Pike, at the current terminus of Solomon Lane, zoned R10 and within a Planned Unit Development Overlay District (11.66 acres), to permit 26 single-family lots, requested by Dale and Associates, applicant; Earthery/Ring Joint Venture, owner.	03 (Jennifer Gamble)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
9/5/2024 8:18	9/20/2024 0:00	PLRECAPP	2024M-114ES-001	NEW NISSAN STADIUM	A request for the abandonment of approximately of 1,753 linear feet of six-inch water main (DIP) and three fire hydrant assemblies and the acceptance of approximately 856 linear feet of 15-inch sanitary sewer main (PVC), approximately 663 linear feet of 18-inch sanitary sewer main (PVC), approximately 53 linear feet of 24-inch sanitary sewer main (DIP), 15 sanitary	19 (Jacob Kupin)

					sewer manholes, and approximately 4,826 linear feet of 12-inch water main (DIP), 10 fire hydrant assemblies and associated easements to serve the New Nissan Stadium development.	
9/9/2024 14:43	9/20/2024 0:00	PLRECAPPRO	2024M-115ES-001	SHERWOOD HOMES AT PARK PRESERVE	A request for the acceptance of approximately 277 linear feet of four-inch water mains (DIP), 824 linear feet of eight-inch water mains (DIP), and three fire Hydrant Assemblies and approximately 711 linear feet of eight-inch sanitary sewer mains (PVC), 204 linear feet of eight-inch sanitary sewer mains (DIP), six sanitary sewer manholes and any associated easements to serve the Sherwood Homes at Park Preserve development.	02 (Kyonzté Toombs)
9/12/2024 9:02	9/20/2024 0:00	PLRECAPPRO	2024M-116ES-001	MODERA NATIONS OFFSITE	A request for the abandonment and removal of approximately 379 linear feet of 8-inch sanitary sewer main (VCP) inside the public right-of-way of Alley # 1212, the abandonment and removal of approximately 151 linear feet of 10-inch sanitary sewer main (VCP) inside the public right-of-way of 57th Avenue North and the acceptance of approximately 379 linear feet of new 10-inch sanitary sewer main (PVC) and 151 linear feet of new 12-inch sanitary sewer main (PVC) within those same rights-of-way to serve the Modera Nations Offsite development planned at 1701 and 1710 54th Avenue North.	20 (Rollin Horton)
9/13/2024 11:00	9/20/2024 0:00	PLRECAPPRO	2024M-117ES-001	BNA AIRPORT - HCA HANGER & SF AVIATION HANGAR	A request for the abandonment of approximately 325 linear feet of eight-inch water main (DIP), approximately 259 linear feet of 12-inch water main (DIP), and two fire hydrant assemblies and the acceptance of approximately 40 linear feet of 6-inch water main (DIP), 269 linear feet of 8-inch water main (DIP), 349 linear feet of 12-inch water main (DIP), two fire hydrant assemblies and any associated easements to serve the BNA Airport – HCA Hangar and SF Aviation Hangar development.	13 (Russ Bradford)
9/16/2024 10:21	9/27/2024 0:00	PLRECAPPRO	2024M-027EN-001	425 CHURCH ST	A request for approval of an aerial encroachment for one (1) proposed double-faced, blade projecting sign 59 x 75 inches tall over the public sidewalk.	19 (Jacob Kupin)
9/16/2024 10:43	9/27/2024 0:00	PLRECAPPRO	2024M-028EN-001	905 GLEAVES ST	A request for approval of an aerial encroachment for two (2) proposed double-faced, blade projecting signs over the public sidewalk.	19 (Jacob Kupin)
9/16/2024 13:51	9/27/2024 0:00	PLRECAPPRO	2024M-118ES-001	TEMPO BY HILTON	A request or the replacement of approximately 27 linear feet of existing 12-inch water main (DIP) with approximately 27 linear feet of new 12-inch water main (DIP) to serve the Tempo by Hilton development.	19 (Jacob Kupin)
9/16/2024 14:56	9/27/2024 0:00	PLRECAPPRO	2024M-119ES-001	STOKERS VILLAGE PHASE 1	A request for the acceptance of approximately 1395 linear feet of eight-inch water mains (DIP), and two (2) fire hydrant assemblies and approximately 369 linear feet of eight-	02 (Kyonzté Toombs)

					inch sanitary sewer main (DIP), 969 linear feet of eight-inch sanitary sewer main (PVC), and ten (10) sanitary sewer manholes and any associated easements to serve the Stokers Village Phase 1 development.	
9/19/2024 10:19	9/27/2024 0:00	PLRECAPPRO	2024M-120ES-001	JEWEL STREET STORMWATER IMPROVEMENT PROJECT	A request for approval for permanent and temporary easements to construct Project 24-SWC-117, Jewel Street Stormwater Improvement Project. These easements are to be acquired through negotiations, condemnation, and acceptance in order to complete this project.	05 (Sean Parker)
9/19/2024 10:33	9/27/2024 0:00	PLRECAPPRO	2024M-121ES-001	12TH AND PHILLIPS	A request for the acceptance of one sanitary sewer manhole to serve the 12th and Phillips development. Construction will occur in the public right-of-way of Alley # 572.	21 (Brandon Taylor)
9/19/2024 12:59	9/27/2024 0:00	PLRECAPPRO	2024M-122ES-001	3RD AVENUE TOWNHOMES, 1117 3RD AVE. S.	A request for the rehabilitation (CIPP liner) of approximately 229 linear feet of 12-inch sanitary sewer main pipeline (VCP) in the public-right-of way of Alley # 147 to serve 3rd Ave Townhomes.	17 (Terry Vo)
9/19/2024 13:13	10/10/2024 0:00	PLRECAPPRO	2023M-120ES-002	MARLOWE GALLATIN PIKE (AMENDMENT)	A request to amend Council ordinance BL2023-30 and Proposal No. 2023M-120ES-001 for the purpose of accepting approximately 507 linear feet of new four-inch sanitary sewer force main (DIP), approximately 5 linear feet less of new eight-inch sanitary sewer main (PVC), and one additional new sanitary sewer manhole for the project. Specific infrastructure instead now will be the acceptance of approximately 109 linear feet of eight-inch sanitary sewer main (PVC), approximately 507 linear feet of four-inch sanitary sewer force main (DIP), two sanitary sewer manholes, and associated easement to serve the Marlowe Gallatin Pike, Revision 1 development.	10 (Jennifer Webb)
9/19/2024 14:40	10/10/2024 0:00	PLRECAPPRO	2024M-007AB-001	ALLEY #1089 & 1090 RIGHT-OF- WAY ABANDONMENT	A request to propose the abandonment of Alley #1089 & Alley #1090 between 400 Haynie Avenue, 2720 and 2714 Brick Church Pike. The easements are to be retained.	02 (Kyonzté Toombs)
9/23/2024 16:41	10/10/2024 0:00	PLRECAPPRO	2024M-123ES-001	701 7TH AVENUE SOUTH, EASEMENT ABANDONMENT	A request for the abandonment of easement rights for a portion of former Alley #160 that was closed by Metro Ordinance O70-1093 with easements retained. Requesting for those easement rights across this parcel to be abandoned.	19 (Jacob Kupin)
9/24/2024 9:40	10/10/2024 0:00	PLRECAPPRO	2024M-124ES-001	253 NESBITT LANE DEVELOPMENT	A request for the abandonment of approximately 173 linear feet of eight-inch sanitary sewer mains (VCP) and two sanitary sewer manholes and the acceptance of approximately 2,030 linear feet of eight-inch sanitary sewer mains (PVC), approximately 651 linear feet of eight-inch sanitary sewer mains (DIP), approximately 78 linear feet of 10-inch sanitary sewer mains (PVC),	03 (Jennifer Gamble)

					approximately 95 linear feet of 10-inch sanitary sewer mains (DIP), 21 sanitary sewer manholes, and any associated easements to serve the 253 Nesbitt Lane development.	
9/24/2024 10:06	10/10/2024 0:00	PLRECAPPRO	2024M-125ES-001	C & I VILLAGES CONDOS, REVISION 01	A request for the acceptance of approximately 245 linear feet of eight-inch sanitary sewer main (PVC), 128 linear feet of eight-inch sanitary sewer main (DIP), and three sanitary sewer manholes to serve the C & I Village Condos, Revision 1 development.	05 (Sean Parker)
9/27/2024 13:17	10/10/2024 0:00	PLRECAPPRO	2024M-037AG-001	LGA METRO REMNANT LOT PSA	An ordinance approving the sale of approximately 0.04 acres of remnant property located west of First Avenue North, east of Second Avenue North, and north of Van Buren Street. (Proposal No. 2024M-037AG-001).	
9/30/2024 11:27	10/10/2024 0:00	PLRECAPPRO	2024M-126ES-001	TRINITY FLATS	A request for the removal and replacement of approximately 239 linear feet of existing eight-inch sanitary sewer mains (PVC) and two existing sanitary sewer manholes with approximately 239 linear feet of new eight-inch sanitary sewer mains (DIP) and two new sanitary sewer manholes to serve the Trinity Flats development. Construction will occur within existing easements.	05 (Sean Parker)
9/30/2024 11:45	10/10/2024 0:00	PLRECAPPRO	2024M-127ES-001	1525 BROADWAY	A request for the abandonment of approximately 460 linear feet of 10-inch sewer main (VCP), approximately 530 linear feet of 12-inch sewer main (VCP), four manholes, and associated easements to serve the development at 1525 Broadway.	19 (Jacob Kupin)
9/30/2024 12:55	10/10/2024 0:00	PLRECAPPRO	2024M-038AG-001	304 OLDHAM CONSERVATION GREENWAY EASEMENT	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 Oldham PropCo, LLC for greenway improvements at 304 Oldham Street (Parcel No. 08211015000) (Proposal No.2024M-038AG-001).	05 (Sean Parker)
10/3/2024 6:49	10/10/2024 0:00	PLRECAPPRO	2024M-039AG-001	1813 ELIZABETH ROAD CONSERVATION GREENWAY EASEMENT	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 Elizabeth Homes Owners Association for greenway improvements at 1813 Elizabeth Road (Parcel No. 069160590000CO) (Proposal No. 2024M-039AG-001).	01 (Joy Kimbrough)
10/3/2024 7:25	10/10/2024 0:00	PLRECAPPRO	2024M-128ES-001	STOCKYARDS 900 BLOCK	A request for the abandonment of approximately 64 linear feet of six-inch water main and acceptance of approximately 72 linear feet of eight-inch water main (DIP) and 383 linear feet of 12-inch sanitary sewer main (DIP), 476 linear feet of 12-inch sanitary sewer main (PVC), 32 linear feet of eight-inch sanitary sewer main (DIP), eight sanitary sewer manholes to serve the Stockyards 900 Block development.	19 (Jacob Kupin)

					Construction will occur in public rights-of-way of 2nd Avenue North, Stockyard Street, or existing utility easements.	
10/4/2024 8:31	10/10/2024 0:00	PLRECAPPRO	2024M-041AG-001	1811 ELIZABETH ROAD CONSERVATION GREENWAY EASEMENT	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 1811 Elizabeth Road Owners Association for greenway improvements at 1811 Elizabeth Road (Parcel No. 069160R90000CO) (Proposal No.2024M-041AG-001).	01 (Joy Kimbrough)
9/16/2024 7:34	10/10/2024 0:00	PLRECAPPRO	2024M-036AG-001	AMENDMENT 1 TO CONTRACT NO. 210069	A resolution approving Amendment One to 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 Department of Transportation and Multimodal Infrastructure, for the (SR-24_ Charlotte Avenue/Dr. Martin L King, Jr Blvd Transit Headways and Congestion Management Project, State Project No: 19LPLM-F3-189, Federal Project No: ATCM-REG3(206), PIN 131476.00. (Proposal No. 2024M-036AG-001)	
7/26/2024 9:50	10/10/2024 0:00	PLRECAPPRO	2024M-033AG-001	PIN 132524.00, NASHVILLE, DAVIDSON COUNTY	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 SR-6 (Gallatin Pike), From Liberty Lane LM 21.85 to North of Northside Drive LM 22.14, Federal No. HSIP-6(155), State No. 19S006-F3-006, PIN 132524.00, Proposal No. 2024M-033AG-001.	

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
7/31/2024 6:37	9/18/2024 0:00	PLAPADMIN	2024S-132-001	T.C. COOKS RESUB LOTS 21, 22 & 23	A request for final plat approval to consolidate and create two lots on properties located at 0 Providence Heights (unnumbered), 0 Providence Heights (unnumbered), and 0 Providence Heights (unnumbered) at the current terminus of Providence Heights, zoned R6 (0.62 acres), requested by Smith Land Surveying, LLC, applicant; G & G Properties, LLC and Urban Place Properties, LLC, owners.	26 (Courtney Johnston)
6/11/2024 6:20	9/25/2024 0:00	PLAPADMIN	2024S-106-001	DALEMONT PROPERTY MAP	A request for final plat approval to create two lots on properties located at 1339 Dickerson Pike, at the western corner of Old Dickerson Pike and Dickerson Pike, zoned CS (4.93 acres), requested by Clint Elliott Survey, applicant; Robert & Suzanne	03 (Jennifer Gamble)

					Warner, owners.	
3/25/2024 9:01	10/3/2024 0:00	PLAPADMIN	2024S-060-001	325 WEST TRINITY LANE	A request for final plat approval to create one lot on property located at 325 West Trinity Lane, at the northeastern corner of Monticello Drive and West Trinity Lane, zoned MUG-A (4.85 acres) and located within a Corridor Design Overlay District, requested by Cherry Land Surveying, applicant; Madison Nashville Trinity, owner.	02 (Kyonzté Toombs)
3/25/2024 14:51	10/4/2024 0:00	PLAPADMIN	2020S-145-002	WILDFLOWER PHASE 1	A request for final site plan approval to permit 29 lots on a portion of property located at 1501 E. Stewarts Lane, approximately 1,575 feet northwest of County Hospital Road, zoned RS10 (12.98 acres), requested by Dale & Associates, applicant; Bordeaux Ventures, LLC, owner.	01 (Joy Kimbrough)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
10/15/24	Approved Extension/Reduction	2021B-060-002	HAGAR PROPERTY SUBDIVISION
9/18/24	Approved Extension	2019B-053-004	CANE RIDGE ESTATES PUD
10/2/24	Approved Extension	2022B-039-002	PARKHAVEN COMMUNITIES PHASE 2 - SECTION 3
9/18/24	Approved Extension	2021B-053-002	COARSEY FARMS
10/2/24	Approved Extension/Reduction	2021B-056-002	HERITAGE LANDING - PHASE 3
10/2/24	Approved Extension/Reduction	2022B-036-002	HERITAGE LANDING - PHASE 4
9/23/24	Approved Extension	2022B-044-002	THE HILL PROPERTY PHASE 2
9/25/24	Approved New	2024B-015-001	PARKS AT CANE RIDGE PHASE 1C
9/23/24	Approved Extension/Reduction	2016B-012-004	EAST GREENWAY PARK
9/25/24	Approved New	2024B-020-001	SKYRIDGE PHASE 5
10/14/24	Approved Extension/Reduction	2023B-020-002	840 OLD LEBANON DIRT ROAD
10/14/24	Approved Extension/Reduction	2011B-018-014	AARONS CRESS, PHASE 1A
10/15/24	Approved Extension/Reduction	2023B-016-002	WEMBLEY PARK
10/4/24	Approved New	2024B-024-001	CAROTHERS CROSSING PHASE 5A
10/15/24	Approved New	2024B-025-001	FALL CREST
9/24/24	Approved Release	2019B-050-004	PARKHAVEN COMMUNITIES
9/25/24	Approved Release	2021B-048-003	OLD FRANKLIN PHASE 1
9/25/24	Approved Release	2022B-028-003	OLD FRANKLIN SUBDIVISION PHASE 2

Schedule

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