



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: November 14, 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; Farr; Allen; Smith; Marshall; Blackshear
 - b. Leaving Early:
 - c. Not Attending: Dundon; Henley
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 11/5/2024**.

APPROVALS	# of Applics	# of Applics '24
Specific Plans	3	47
PUDs	0	7
UDOs	0	13
Subdivisions	1	118
Mandatory Referrals	15	256
Grand Total	19	441

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)
3/16/2022 9:39	10/25/2024 0:00	PLRECAPPR	2021SP-014-002	STOKERS VILLAGE (FINAL)	A request for final site plan approval on property located at 3051 Stokers Ln, approximately 1,200 feet east of Tucker Road, zoned SP (10.74 acres), to permit 96 multi-family residential units, requested by ESP Associates and Kimley-Horn, applicant; Babb, Larry M. & Michael W. et AL owners.	02 (Kyonzté Toombs)
4/8/2024 14:53	10/23/2024 0:00	PLRECAPPR	2023SP-073-002	909 & 917 CHEATHAM	A request for final site plan approval for properties located at 909 and 917 Cheatham Place, at the southeastern corner of Cheatham Place and 10th Ave. N., zoned SP (0.38 acres), to permit eight multi-family residential units, requested by Dale & Associates, applicant; 909 Cheatham LLC, owner.	19 (Jacob Kupin)
4/8/2024 15:19	10/25/2024 0:00	PLRECAPPR	2023SP-024-002	1017 PIERCE ROAD SP	A request for final site plan approval on property located at 1017 Pierce Road, at the southwest corner of Shannon Avenue and Pierce Road, zoned SP (1.72 acres), to permit 33 multi-family residential units, requested by Fulmer Lucas Engineering, applicant; Top Shelf Investments LLC, owner.	09 (Tonya Hancock)

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)
10/3/2024 7:12	10/16/2024 0:00	PLRECAPPRO	2024M-040AG-001	135 KINGSTON STREET 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 Keith A. Monson and Clove Warren Monson for greenway improvements at 135 Kingston Street (Parcel No. 07103011500)(Proposal No. 2024M-040AG-001).	05 (Sean Parker)
10/7/2024 12:00	10/16/2024 0:00	PLRECAPPRO	2024M-129ES-001	1117 BARNES RD LOTS 1 AND 2	A request for the acceptance of approximately 99 linear feet of eight inch sanitary sewer main (PVC), one sanitary sewer manhole and any associated easements to serve the 1117 Barnes Road (Lots 1 and 2) development.	31 (John Rutherford)
10/7/2024 15:41	10/16/2024 0:00	PLRECAPPRO	2024M-042AG-001	PIEDMONT EASEMENT - 0 WEST HAMILTON	An ordinance authorizing the granting of permanent and temporary construction easements to Piedmont Natural Gas Co. on certain property owned by the Metropolitan Government located at 0 West Hamilton Avenue (Parcel No. 07000003600) (Proposal No. 2024M-042AG-001).	01 (Joy Kimbrough)
10/7/2024 16:00	10/16/2024 0:00	PLRECAPPRO	2020M-018AG-004	AMEND 4 FOR AGREEMENT 150066	A resolution approving a Fourth amendment to an intergovernmental agreement between the State of Tennessee, Department of Transportation, and the Metropolitan Government, by and through the Nashville Department of Transportation and Multimodal Infrastructure, for the acceptance of work in connection with the construction of a sidewalk on Lebanon Pike, from McGavock Pike to Old Lebanon Pike. Federal Project No. STP-M-24(60); State Project No.19LPLM-F3-130;PIN121729.00;Prop.No. 2020M-018AG-004.	
10/8/2024 8:53	10/16/2024 0:00	PLRECAPPRO	2024M-130ES-001	THE BORDEAUX COLLABORATION	A request for the abandonment of 105 linear feet of eight-inch sanitary sewer main, one sewer manhole, and easements and the acceptance of approximately 103 linear feet of eight-inch sanitary sewer main (PVC), two sanitary sewer manholes, a sewer easement, 41 linear feet of six-inch water main (DIP), and one fire hydrant assembly to serve the Bordeaux Collaboration development.	01 (Joy Kimbrough)
10/8/2024 9:16	10/16/2024 0:00	PLRECAPPRO	2024M-131ES-001	HAMILTON VILLAGE	A request for the acceptance approximately 1,927 linear feet of eight-inch water main (DIP), four fire hydrant assemblies, and approximately 1,104 linear feet of eight-inch sanitary sewer main (DIP), approximately 204 linear feet of 8-inch sanitary sewer main (PVC)	08 (Deonté Harrell)

					and 11 sanitary sewer manholes and any associated easements to serve the Hamilton Village development.	
10/8/2024 9:24	10/16/2024 0:00	PLRECAPPRO	2024M-044AG-001	GRANNY WHITE PIKE STATE AID PAVING PROJECT	A resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation (“TDOT”), and the Metropolitan Government of Nashville and Davidson County, acting by and through the Nashville Department of Transportation (“NDOT”), for the repairing of existing pavement failures and resurfacing of 5.26 miles of Granny White Pike; State Project No. 19SAR1-S8-020, PIN: 134658.00. (Prop. No. 2024M-044AG-001).	
10/10/2024 8:19	10/16/2024 0:00	PLRECAPPRO	2024M-132ES-001	IN-N-OUT BURGER	A request for the acceptance of approximately 408 linear feet of eight-inch sanitary sewer mains (PVC), four sanitary sewer manholes and any associated easements to serve the In-N-Out Burger development.	10 (Jennifer Webb)
10/14/2024 13:24	10/25/2024 0:00	PLRECAPPRO	2024M-133ES-001	GRARME DRIVE STORMWATER IMPROVEMENT PROJECT	A request for approval for a permanent and temporary easements to construct Project 25-SWC-144, Graeme Drive Stormwater Improvement Project. These easements are to be acquired through negotiations, condemnation, and acceptance in order to complete this project.	15 (Jeff Gregg)
10/15/2024 10:25	10/30/2024 0:00	PLRECAPPRO	2024M-031EN-001	512 HOUSTON STREET	A request for an right-of-way encroachment into the public right-of-way at 512 Houston Street, to permit two fixed canopies with signage (see sketch for details).	17 (Terry Vo)
10/15/2024 14:23	10/25/2024 0:00	PLRECAPPRO	2024M-004PR-001	0 JAMES AVENUE (UNNUMBERED)	An ordinance approving and authorizing the Director of Public Property Administration, or his designee, to accept a donation of real property consisting of 2.3 acres located at 0 James Avenue (Parcel No. 091010A00900CO) to be used for sanitary sewer access and maintenance (Proposal No. 2024M-004PR-001).	20 (Rollin Horton)
10/18/2024 11:26	10/25/2024 0:00	PLRECAPPRO	2023M-196ES-002	RIVER CHASE APARTMENTS, REV. 1	The request for approval for modification to 2023M-196ES-001. Updating map and parcel information to reflect changes in ownership and abandoning approximately 39 linear feet less of 12-inch sanitary sewer main and one less sanitary sewer manhole and accepting approximately 109 linear feet less of new 12-inch sanitary sewer main (PVC), approximately 177 linear feet of new 12-inch sanitary sewer main (DIP), and one less new sanitary sewer manhole and easements. Specific infrastructure instead now will be the abandonment of approximately 254 linear feet of 12-inch sanitary sewer main, one sanitary sewer manhole, approximately 530 linear feet of 6-inch water main, one fire hydrant assembly, and easements, and the acceptance of approximately 155 linear feet of new 12-	05 (Sean Parker)

					inch sanitary sewer main (PVC) and easements and the previously approved approximately 532 linear feet of new eight-inch water main, three fire hydrant assemblies and easements.	
10/21/2024 13:56	10/25/2024 0:00	PLRECAPPRO	2024M-134ES-001	CHESTNUT STREET	A request for the abandonment of approximately 619 linear feet of 8-inch sanitary sewer mains (PVC), approximately 140 linear feet of 15-inch combined sewer main (VCP), approximately 514 linear feet of 18-inch combined sewer mains (brick), two combined sewer manholes, three sanitary sewer manholes, and a public utility easement, and the acceptance of approximately 1,086 linear feet of eight-inch sanitary sewer mains (PVC), 165 linear feet of 12-inch sanitary sewer main (PVC), seven sanitary sewer manholes, and the relocation of two fire hydrant assemblies to serve the Chestnut Street development.	17 (Terry Vo)
10/21/2024 15:27	10/30/2024 0:00	PLRECAPPRO	2024M-135ES-001	CANE RIDGE PARK PHASE 2A	A request for the acceptance of approximately 411 linear feet of eight-inch water main (DIP), 356 linear feet of two-inch sanitary sewer force main (PVC), one fire hydrant assembly, and any associated easements, to serve the Parks at Cane Ridge Phase 2A development.	33 (Antoinette Lee)
10/23/2024 15:09	10/25/2024 0:00	PLRECAPPRO	2024M-136ES-001	1110-1112 CALDWELL LANE	A request for the acceptance of approximately 147 linear feet of eight-inch sanitary sewer mains (PVC), 3 sewer manholes, & easements to the serve 1110 and 1112 Caldwell Lane development.	25 (Jeff Preptit)

SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
7/23/2024 9:51	11/4/2024 0:00	PLAPADMIN	2024S-127-001	CUMBERLAND AVENUE HOMES	A request for final plat approval to create two lots on property located at 553 Delaware Avenue, at the northwest corner of Delaware Avenue and Cumberland Avenue, zoned RS7.5 (0.34 acres), requested by QM Land Surveying LLC, applicant; PNI LLC, owner.	09 (Tonya Hancock)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
10/24/24	Approve Extension	2019B-022-003	ABBINGTON PARK, PHASE THREE
10/23/24	Approve Extension	2021B-030-002	THORNTON GROVE PUD - PHASE 2A
10/23/24	Approve Extension	2020B-034-003	THORNTON GROVE PUD PHASE 1B AND 1C
10/25/24	Approve New	2024B-004-001	SYCAMORE ESTATES
10/24/24	Approve New	2024B-007-001	EMERSON HILLS PHASE 2
10/23/24	Approve Extension	2019B-018-004	HIDDEN SPRINGS PHASE 3
10/23/24	Approve Extension / Reduction	2019B-046-005	CAMERON PARK
11/4/24	Approve New	2024B-013-001	SUMMITT AVENUE TOWNHOMES
10/23/24	Approve Extension	2016B-009-009	VOCE PHASE 2B
10/23/24	Approve Extension / Reduction	2014B-010-007	HERMITAGE CREEK
10/24/24	Approve New	2024B-023-001	PERCY COVE
10/24/24	Approve Replacement	2024B-002-002	CREATIVE WAY AND INSPIRATION BLVD

Schedule

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