



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: December 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; Farr; Clifton; Allen; Marshall; Gamble; Dundon
 - b. Leaving Early:
 - c. Not Attending: Henley; 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 12/4/2024**.

APPROVALS	# of Applics	# of Applics '24
Specific Plans	11	58
PUDs	1	8
UDOs	2	15
Subdivisions	15	133
Mandatory Referrals	13	269
Grand Total	42	483

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)
4/29/2024 8:17	11/15/2024 0:00	PLRECAPP	2022SP-059-002	CHESTNUT STREET - MIXED USE	A request for final site plan approval on property located at 446 Chestnut Street, approximately 243 feet north of Martin Street, zoned SP (2.5 acres), to permit a mixed-use development, requested by Barge Cauthen & Associates, applicant; Nashville Phase III Property Holder 2 LLC, owner.	17 (Terry Vo)
9/19/2024 10:05	11/15/2024 0:00	PLAPADMIN	2024SP-009-002	928 DELMAS AVE	A request for final site plan approval for property located at 928 Delmas Avenue, approximately 168 feet north of Fairwin Avenue, zoned SP (0.34 acres), to permit two multi-family residential units, requested by Jackson Valley Land Partners LLC, applicant and owner.	05 (Sean Parker)
9/19/2023 13:05	11/18/2024 0:00	PLRECAPP	2015SP-005-024	CHICK-FIL-A CENTURY FARMS	A request for final site plan approval on property located at 4144 William Turner Parkway, approximately 450 feet west of Century Farms Parkway, zoned SP (2.26 acres) to permit a fast food restaurant, requested by Carter Engineering Consultants, Inc., applicant; Century Farms, LLC, owner.	32 (Joy Styles)
11/9/2023 15:30	11/18/2024 0:00	PLRECAPP	2015SP-005-025	CENTURY FARMS J ROAD	A request for final site plan approval on a portion of property located at William Turner Parkway (unnumbered), approximately 450 feet west of Century Farms Parkway, zoned SP (3.4 acres) to permit an internal private drive, requested by Barge Design Solutions, Inc., applicant; Century Farms, LLC, owner.	32 (Joy Styles)
1/12/2022 7:40	11/18/2024 0:00	PLRECAPP	2015SP-068-005	BRINKLEY PROPERTY (FINAL)	A request for final site plan approval for property located at 9287 Barco Drive, at the southwest corner of Lacebark Drive and Barco Drive, zoned SP (0.16 acres), to convert an open space lot to a single family residential lot for a total of 104 single family residential lots, requested by Green Trails LLC, applicant and owner.	31 (John Rutherford)
5/31/2022 7:25	11/18/2024 0:00	PLRECAPP	2007SP-165-006	MYATT DRIVE-ANDERSON LANE SP	A request for final site plan approval on property located at 908 Anderson Lane, at the corner of Anderson Lane and Archwood Drive, zoned SP (0.94 acres), to permit 19 residential units, requested by Williams Engineering, applicant; Marion A. Bagsby, owner.	09 (Tonya Hancock)
6/1/2017 10:16	11/22/2024 0:00	PLRECAPP	2016SP-078-002	HAMLET AT HILLSIDE	A request for final site plan approval on properties located at 3043 and 3045 Hillside Road, approximately 445 feet south of Broadmoor Avenue, zoned SP-R (3.18 acres), to permit 29 multi-family residential units, requested by Warren and Associates Engineering, applicant; Dean Banks, owner.	08 (Deonte Harrell)

8/17/2022 6:33	11/26/2024 0:00	PLRECAPP	2021SP-088-002	TUGGLE AVENUE SP	A request for final site plan approval on property located at Tuggle Avenue (unnumbered), approximately 253 feet north of Morton Avenue, zoned SP (1.64 acres), to permit 8 multi-family residential units, requested by Dale & Associates, applicant; Vulfpeck, GP, owner.	16 (Ginny Welsch)
9/28/2022 9:03	12/4/2024 0:00	PLRECAPP	2022SP-034-002	THE PIKE	A request for final site plan approval on properties located at 1405, 1407, 1409A, 1411 and 1413 Dickerson Pike, 123 Marie Street, 198 and 200 and 204 Gatewood Avenue, approximately 307 feet southeast of corner of Dickerson Pike and Gatewood Avenue, zoned RS5 and SP(11.73cres), to permit a mixed-use development, requested by Fulmer Lucas, applicant; Dickerson Pike 1031, LLC, Dickerson Pike PROPCO 2, LLC, Dickerson Pike Popco, LLC & Dickerson Pike 1031, LLC, Dickerson Pike Propco2, LLC, owners.	05 (Sean Parker)
8/2/2023 11:40	12/4/2024 0:00	PLRECAPP	2022SP-054-002	1622 ROSA L PARKS	A request for final site plan approval for property located at 1622 Rosa L Parks Blvd, at the southeast corner of Garfield Street and Rosa L Parks Blvd, zoned SP (0.71 acres), to permit 95 multi-family residential units and institutional uses, requested by Alfred Benesch & Co., applicant; Inspiritus, Inc., owner.	19 (Jacob Kupin)
5/15/2024 11:54	12/4/2024 0:00	PLRECAPP	2022SP-037-003	2121 CRESTMOOR ROAD	A request for final site plan approval on property located at 2121 Crestmoor Road, approximately 34 feet south of Hoods Hill Road (1.10 acres), zoned SP, to permit a mixed-use development, requested by Barge Civil Associates, applicant; Crestmoor MF LLC, owner.	34 (Sandy Ewing)

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)
3/14/2022 8:28	11/18/2024 0:00	PLRECAPP	2021UD-001-020	16 SHEPARD ST	A request for final site plan approval on property located at 16 Shepard St, approximately 200 feet east of 1st Ave S, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.07 acres), to permit one single-family residential unit, requested by Central Coast Properties, LLC, applicant and owner.	17 (Terry Vo)
9/8/2021 13:20	11/18/2024 0:00	PLRECAPP	2021UD-001-005	RAYMER - CHESTNUT HILL	A request for final site plan approval for properties located at 31 A-C North Hill Street, approximately 70 feet west of Thomas Street, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.15 acres), to permit two residential	17 (Terry Vo)

					units, requested by Terrell Home Builders LLC, applicant; James Raymer and Kenya Raymer owners.
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PLANNED UNIT DEVELOPMENTS (finals and variances only): MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
1/11/2023 11:03	11/19/2024 0:00	PLRECAPPRO	2004P-004-006	CARROLLTON STATION	A request for final site plan approval for property located at 500 Valor Way, northeast of Carlson Place, zoned MUL and RM6 and located within a Planned Unit Development Overlay District (20.96 acres), to permit the construction of a community center/admin building, requested by CSDG, applicant; Men of Valor, owner.	28 (David Benton)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
10/23/2024 10:55	11/6/2024 0:00	PLRECAPPRO	2025M-0010T-001	2024 OFFICIAL MAP & RECORD ACCEPTANCE	A request for streets and alleys as documented in the GIS centerline file to be accepted for maintenance by Nashville Department of Transportation and Multimodal Infrastructure or marked as not maintained for the period of time between October 1, 2023 and September 30, 2024.	
10/24/2024 11:32	11/6/2024 0:00	PLRECAPPRO	2024M-033EN-001	150 2ND AVE. N.	A request for approval of an aerial encroachment for one (1) proposed double-faced, LED illuminated blade projecting sign and one (1) double sided non illuminated shingle sign projecting over the public sidewalk.	19 (Jacob Kupin)
10/24/2024 11:57	11/6/2024 0:00	PLRECAPPRO	2024M-034EN-001	150 2ND AVE. NORTH - PETE'S DUELING PIANO BAR	A request for approval of an aerial encroachment for one (1) proposed double-faced, LED illuminated blade projecting sign and one (1) double sided non illuminated shingle sign projecting over the public sidewalk.	19 (Jacob Kupin)
10/25/2024 15:08	11/6/2024 0:00	PLRECAPPRO	2024M-0040T-001	PHILLIPS-JACKSON STREET REDEVELOPMENT PLAN AMENDMENT	An ordinance approving Amendment No. 7 to the Phillips-Jackson Street Redevelopment Plan pertaining to certain General Business land uses. (Proposal No. 2024M-0040T-001).	19 (Jacob Kupin)
10/28/2024 14:28	11/8/2024 0:00	PLRECAPPRO	2024M-138ES-001	2198 & 2200 BATAVIA STREET	A request for the acceptance of approximately 55 linear feet of six-inch water main (DIP) to serve the development at 2198 and 2200 Batavia Street. Construction will occur inside the public right of way.	21 (Brandon Taylor)
10/28/2024 14:42	11/8/2024 0:00	PLRECAPPRO	2024M-139ES-001	CRESTMoor MULTI USE	A request for the acceptance of one new sanitary sewer manhole to serve the development at 2121 Crestmoor Road. Construction will occur inside the public right of way.	34 (Sandy Ewing)

10/30/2024 9:51	11/8/2024 0:00	PLRECAPPRO	2023M-145ES-002	WILLIAMS RETREAT PHASE 2 REVISION (AMENDMENT)	<p>A request to amend Council Ordinance BL2023-49 and Proposal No. 2023-145ES-001 for the purpose of</p> <p>accepting approximately 95 linear feet less of new eight-inch sanitary sewer main (DIP) and approximately 95 linear feet more of new eight-inch sanitary sewer main (PVC) for the project. Also, we need to update the Map and Parcel information. Specific infrastructure instead now will be the acceptance of approximately 338 linear feet</p> <p>of eight-inch sanitary sewer main (PVC) and approximately 198 linear feet of new eight inch sanitary sewer main (DIP), three manholes and associated easement to serve the Williams Retreat Phase 2, Revision 1 project.</p>	03 (Jennifer Gamble)
10/30/2024 10:09	11/8/2024 0:00	PLRECAPPRO	2024M-008AB-001	UNNAMED ROW OFF PAWNEE TRL ABANDONMENT	<p>A request to propose the abandonment of an unnamed right-of-way between 1321 & 1327 Pawnee Trail. The easements are to be retained.</p>	09 (Tonya Hancock)
10/25/2024 11:39	11/8/2024 0:00	PLRECAPPRO	2024M-137ES-001	790 BURNETT ROAD ODFL	<p>A request for the acceptance of approximately 1,110 linear feet of eight-inch water main, two fire hydrant assemblies and approximately 1,741 linear feet of two-inch sanitary sewer force main (PVC), 1,604 linear feet of eight-inch sanitary sewer main (PVC), 427 linear feet of eight inch sanitary sewer main (DIP), eight sanitary sewer manholes to serve the ODFL North Nashville development.</p>	11 (Jeff Eslick)
10/17/2024 11:48	11/20/2024 0:00	PLRECAPPRO	2024M-032EN-001	601 LAFAYETTE ST	<p>A request for an underground encroachment into the public right-of-way at 601 Lafayette Street, to permit an underground NES transformer vault to service the 601 Lafayette Street development (see sketch for details).</p>	19 (Jacob Kupin)
11/6/2024 9:07	11/20/2024 0:00	PLRECAPPRO	2024M-045AG-001	RESOLUTION FOR TDOT PROJECT PIN 125526.15	<p>A resolution approving a Proposal of the State of Tennessee, Department of Transportation ("TDOT"), to the Metropolitan Government of Nashville and Davidson County, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT"), for NDOT to agree to maintain traffic control devices in connection TDOT's pedestrian and signal improvement project on State Route 11 (Nolensville Pike), from Haywood Lane to McNally Drive, Federal No. HSIP-11(113); State No. 19028-0252-94, 19028-1252-94, 19028-2252-94, 19028-3252-94; PIN 125526.15 (Proposal No. 2024M-045AG-001).</p>	
11/5/2024 13:42	11/21/2024 0:00	PLRECAPPRO	2024M-020ES-002	325 WEST TRINITY LN REV01, MADISON TRINITY APARTMENTS	<p>A request to amend Council Ordinance BL2024-265 and Proposal No. 2024M-020ES-001 for the purpose of</p> <p>abandoning 104 linear feet less of existing eight-inch water main (DIP) and an additional 9 linear feet more of existing 10-inch sanitary sewer main and accepting 105 fewer linear feet of new</p>	02 (Kyonzté Toombs)

					<p>eight-inch water main (DIP), and one less new sanitary sewer manhole.</p> <p>Specific infrastructure instead now will be for the abandonment of approximately 176 linear feet</p> <p>of existing eight-inch water main (DIP) and approximately 189 linear feet of existing 10-inch sanitary sewer and the acceptance of approximately 175 linear feet of new eight-inch water main (DIP), one new fire hydrant assembly and approximately 196 linear feet of new 10-inch</p> <p>sanitary sewer main (DIP), two new sanitary sewer manholes to serve the Madison Trinity Apartments development.</p>	
10/10/2024 15:08	11/21/2024 0:00	PLRECAPPRO	2024M-029EN-001	209 BROADWAY	<p>A request for approval of an aerial encroachment for one (1) proposed double-faced, LED illuminated blade projecting sign over the public sidewalk.</p>	19 (Jacob Kupin)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
9/13/2023 6:45	11/6/2024 0:00	PLAPADMIN	2023S-168-001	MERRYMOUNT ACRES	A request to amend a previously recorded plat to modify setbacks on property located at 8520 Raymond Roberts Drive, approximately 205 feet west of Merrymount Drive, zoned R40 (1.01 acres), requested by Carl Guye, applicant; Carl & Cynthia Guye, owners.	22 (Sheri Weiner)
8/1/2023 7:01	11/18/2024 0:00	PLAPADMIN	2023S-137-001	RAC LAND	A request for final plat approval to create one lot on property located at 1401 Gallatin Pike, south of Old Dry Creek Road, zoned RM40-A-NS (7.34 acres), requested by CEC Inc., applicant; GS Gallatin Pike Apartments Owner, LLC, owner.	10 (Jennifer Webb)
9/13/2024 6:57	11/18/2024 0:00	PLAPADMIN	2024S-155-001	4684 HESSEY RD	A request for final plat approval to create two lots on property located at 4684 Hessey Road, approximately 265 feet east of Alvin Sperry Pass, zoned RS15 (2 acres), requested by BA Land Pros., applicant; Jose Luis Soto Fundora and Elisa Pelaez, owners.	12 (Erin Evans)
9/9/2024 15:30	11/19/2024 0:00	PLAPADMIN	2022S-171-003	WESTBROOK POINTE	A request for final site plan approval to create 69 single-family residential cluster lots on property located at 8840 Highway 70, approximately 1,220 feet east of McCrory Lane, zoned RS15 (32.25 acres), requested by Batson & Associates, applicant; AHV Westbrook BFR Owner, LLC, owner.	35 (Jason Spain)
4/29/2024 9:43	11/19/2024 0:00	PLAPADMIN	2024S-078-001	HILLSIDE VILLAGE	A request for final plat approval to create two lots and dedicate right-of-way on properties located at 3043 and 3045 Hillside Road, approximately 460 feet south of Broadmoor Drive, zoned SP (3.21 acres), requested by H & H Land	05 (Sean Parker)

					Surveying, Inc., applicant; Hillside Property Partners, LLC, owner.	
8/12/2020 14:57	11/19/2024 0:00	PLAPADMIN	2020S-161-001	AMENDMENT TO PART OF LOT 4 OF STEWARTS LANE BUSINESS PARK	A request for final plat approval to create two lots for properties located at 3700 Stewarts Lane and a portion of 3696 Stewarts Lane, at the northeast corner of County Hospital Road and Stewarts Lane, zoned IWD and partially within the Floodplain Overlay District, (6.13 acres), requested by Chandler Surveying, applicant; Charlie B. Mitchell Jr., and JRBR Holding, LLC, owners.	01 (Joy Kimbrough)
10/23/2020 11:38	11/19/2024 0:00	PLAPADMIN	2020S-196-001	FORMOSA SUBDIVISION PLAT AMENDMENT	A request for subdivision amendment to reduce front minimum building setback line to 35 feet on property located at 6012 Clarksville Pike, approximately 200 feet north of Eatons Creek Road, zoned RS40 (0.92 acres), requested by Clinton Doss, applicant; Luis Taboada, owners.	01 (Joy Kimbrough)
2/14/2024 13:17	11/19/2024 0:00	PLAPADMIN	2024S-040-001	HERMITAGE CHICK-FIL-A	A request to amend a previously recorded plat to remove the landscape buffer on property located on 303 Old Lebanon Dirt Road, at the northeast corner of Old Hickory Blvd. and Old Lebanon Dirt Road, zoned CL (1.23 acres), requested by Interplan LLC, applicant; Mr. Hotels, LLC, owner.	14 (Jordan Huffman)
9/13/2023 11:59	11/20/2024 0:00	PLAPADMIN	2023S-171-001	SUMMITT AVENUE TOWNHOMES	A request for final plat approval to create two lots and dedicate right-of-way on properties located at 2111 and 2115 W. Summitt Ave. and 2151 Summitt Ave., approximately 730 feet northeast of Clarksville Pike, zoned SP (14.95 acres), requested by Wilson & Associates, P.C., applicant; Pulte Homes Tennessee Limited Partnership and Pulte Homes Tennessee, LP, owners.	02 (Kyonzté Toombs)
7/11/2024 9:46	11/20/2024 0:00	PLAPADMIN	2024S-125-001	PROVIDENCE PLACE	A request for final plat approval to create 3 lots on property located at 3976 Taylor Road, approximately 62 feet northeast of Goins Road, zoned R6 (0.79 acres), requested by Jesse Walker Engineering, applicant; Bruce Robinson, owner.	27 (Robert Nash)
8/13/2024 10:52	11/22/2024 0:00	PLAPADMIN	2024S-136-001	TEMPLE HEIGHTS	A request for final plat approval to create six lots on property located at Old Charlotte Pike (unnumbered), approximately 800 feet west of Sawyer Brown Road, zoned R15 (4 acres), requested by Dewey Engineering, applicant; Image Brand, owner.	35 (Jason Spain)
9/16/2024 8:42	11/25/2024 0:00	PLAPADMIN	2024S-157-001	4314 LEALAND LN	A request to amend a previously recorded plat to reduce setbacks on property located at 4314 Lealand Lane, at the northeast corner of Lealand Lane and Gary Oaks Drive, zoned R20 (0.52 acres), requested by Daniels Chandler, applicant; William & Natalie Whitmer, owners.	25 (Jeff Preptit)
5/15/2024 7:07	11/26/2024 0:00	PLAPADMIN	2024S-092-001	ROTONI SUBDIVISION	A request for final plat approval to create two lots on property located at 14304 Old Hickory Boulevard,	31 (John Rutherford)

					approximately 539 feet north of Old Hickory Boulevard, zoned AR2a and in the Floodplain Overlay District (6.03 acres), requested by Brotherton Land Surveying, applicant; Roger & Anita Rotoni, owners.	
4/15/2024 7:57	12/2/2024 0:00	PLAPADMIN	2024S-076-001	FINAL PLAT OF CREEKSIDE	A request for final plat approval to create two lots on properties located at 304 C W and 306 W Due West Avenue, approximately 1,400 feet south of Barbara Drive, zoned R20 (10.4 acres), requested by LMS Surveying LTD, applicant; Madison Due West Property, LLC., owner.	03 (Jennifer Gamble)
2/13/2024 10:38	12/3/2024 0:00	PLAPADMIN	2024S-038-001	MAPLEWOOD MANOR SUBDIVISION	A request for final plat approval to create two lots on property located on 929 Curdwood Blvd., approximately 200 feet west of Burrus Street, zoned RS7.5 (0.57 acres), requested by Patrick Coode, applicant; Wela Ventures, LLC, owner.	07 (Emily Benedict)

Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
11/7/24	Approve New	2023B-027-001	ORCHARDS PH3A
12/2/24	Approve New	2023B-039-001	THE VILLAGE AT OUR PLACE
11/27/24	Approve New	2024B-012-001	HILLSIDE VILLAGE
11/15/24	Approve Extension / Reduction	2021B-021-002	WEST TRINITY
12/2/24	Approve New	2024B-018-001	TULIP GROVE ESTATES
11/12/24	Approve New	2024B-021-001	CHANDLER RESERVE, PHASE 3
11/25/24	Approve New	2024B-022-001	THE TAYLOR
11/8/24	Approve New	2024B-026-001	CEDARS OF CANE RIDGE PHASE 1
12/2/24	Approve New	2024B-027-001	THORNTON GROVE PUD PHASE 4B
11/20/24	Approve Extension / Reduction	2022B-015-002	DELVIN DOWNS PHASE 5
11/27/24	Approve New	2024B-032-001	ASHTON PARK PHASE 5A
11/27/24	Approve New	2024B-033-001	ASHTON PARK PHASE 5B
11/19/24	Approve Replacement	2022B-018-002	STILL SPRING RIDGE PHASE 1 SECTION 3
11/26/24	Approve New	2024B-035-00	RESUB LOT 3 WEST END PARK CONSOLIDATION
11/6/24	Approved Release	2022B-039-002	PARKHAVEN COMMUNITIES PHASE 2 - SECTION 3

Schedule

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