



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: January 9, 2025  
To: Metropolitan Nashville-Davidson County Planning Commissioners  
From: Lucy Kempf, Executive Director  
Re: Executive Director's Report

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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; Clifton; Smith; Marshall; Dundon; Gamble
  - b. Leaving Early:
  - c. Not Attending:
2. Legal Representation: Lora Fox will be attending.

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**Administrative Approved Items and  
Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission**

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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 1/2/2025**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '25</b>
Specific Plans	13	
PUDs	0	
UDOs	0	
Subdivisions	8	
Mandatory Referrals	18	
<b>Grand Total</b>	39	0

**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)
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)
12/14/2023 15:00	12/5/2024 0:00	PLRECAPP	2023SP-013-002	251 & 253 NESBITT LANE RESIDENTIAL	A request for final site plan approval for property located at 251 and 253 Nesbitt Lane, near the southeast corner of Heritage Glen Drive and Nesbitt Lane, zoned SP (11.16 acres), to permit 180 multi-family residential units, requested by Catalyst Design Group, applicant; Legacy South, LLC, owner.	03 (Jennifer Gamble)
2/21/2024 10:25	12/6/2024 0:00	PLRECAPP	2015SP-048-002	DEMONBREUM HILL	A request for final site plan approval for property located at 118 16th Avenue South, at the southeast corner of 16th Avenue South and McGavock Street, zoned SP and within MDHA Arts Center Redevelopment District Overlay (0.59 acres), to permit a 22-story mixed use development with 333 multi-family residential units, requested by Fulmer Lucas, applicant; HC D Hill Office LLC, owner.	19 (Jacob Kupin)
5/1/2024 6:43	12/10/2024 0:00	PLRECAPP	2021SP-048-002	3754 CENTRAL PIKE	A request for final site plan approval on property located on a portion of property located on Central Pike (unnumbered), approximately 900 feet northwest of Dodson Chapel Road, zoned SP (5.24 acres), to permit a mixed use development, requested	14 (Jordan Huffman)

					by Catalyst Design Group, applicant; V3 Central Pike, owner.	
6/26/2024 9:23	12/10/2024 0:00	PLRECAPP	2016SP-043-006	NORTH LIGHTS SP - BLOCK 3	A request for final site plan approval for property located at Old Matthews Road (unnumbered), approximately 160 feet south of Yokley Road, (10.29 acres), to permit 71 multi-family units and 10 single-family residential lots, requested by Catalyst Design Group, applicant; 4TP Nashville Crossing, LLC, owner.	02 (Kyonzté Toombs)
7/30/2024 11:29	12/10/2024 0:00	PLRECAPP	2017SP-029-004	26TH & CLARKSVILLE PHASE 4	A request for final site plan approval for property located at 2121 26th Avenue N and part of property located at 2611 B Clarksville Pike, approximately 300 feet south of Clarksville Pike (0.97 acres), to permit 18 multi-family residential units, requested by Centric Architecture, applicant; Urban Housing Solutions, Inc. and O.I.C. 26TH & Clarksville Commons, owners.	21 (Brandon Taylor)
5/24/2024 11:32	12/13/2024 0:00	PLRECAPP	2021SP-023-002	NORTH EDGEHILL COMMONS PHASE 1	A request for final site plan approval for properties located at 920 and 1000 Hawkins Street, at the northeast corner of 12th Avenue South and Hawkins Street, zoned SP (3.2 acres), to permit a mixed use development, requested by Thomas & Hutton, applicant; MP Hawkins Nashville LLC, owner.	17 (Terry Vo)
11/28/2023 15:28	12/16/2024 0:00	PLRECAPP	2015SP-005-027	IN-N-OUT BURGERS ANTIOCH	A request for final site plan approval for property located at 4242 Century Farms Terrace, at the southeast corner of Century Farms Terrace and William Turner Parkway, zoned SP (2.25 acres), to permit a restaurant, requested by In-N-Out Burgers, applicant; Century Farms, LLC, owner.	32 (Joy Styles)
8/19/2024 14:25	12/17/2024 0:00	PLRECAPP	2015SP-005-030	DRURY PLAZA HOTEL	A request for final site plan approval for property located at 3001 Century Farms Circle, approximately 460 feet west of Century Farms Parkway, zoned SP (3.02 acres), to permit a hotel, requested by Barge Design Solutions, Inc., applicant; Century Farms, LLC, owner.	32 (Joy Styles)
7/23/2024 6:42	12/19/2024 0:00	PLRECAPP	2022SP-004-002	LAKEWOOD COTTAGE (FINAL)	A request for final site plan approval for property located at 3005 Lakeshore Drive, approximately 85 feet east of 32nd Street, (0.68 acres), to permit a detached two-family residential unit, requested by DL Construction, Inc., applicant; Leland D. & Sally P. Cheney Revocable Living Trust, owner.	11 (Jeff Eslick)
12/21/2023 8:25	12/20/2024 0:00	PLRECAPP	2020SP-038-003	CEDARS OF CANE RIDGE PHASE 2	A request for final site plan approval to permit 66 residential lots on properties located at Pettus Road (unnumbered), approximately 39 feet west of Bison Ct, zoned SP (21.6 acres), requested by Kimley-Horn, applicant; Brookfield Holdings (Cane Ridge), LLC, owner.	33 (Antoinette Lee)

### 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)
11/8/2024 11:50	12/12/2024 0:00	PLRECAPPRO	2024M-043AG-001	GRACES PLAZA LEASE	A request an ordinance approving a lease agreement between The Metropolitan Government of Nashville and Davidson County, acting by and through the Davidson County Clerk's Office and Grace's Plaza, LTD., for office space at 4009 Hillsboro Pike, Nashville, Tennessee (Parcel No. 11714017000) (Proposal No. 2024M-043AG-001).	25 (Jeff Preptit)
11/13/2024 15:07	12/12/2024 0:00	PLRECAPPRO	2024M-142ES-001	HOMES AT 1820 HERMOSA	A request for the abandonment of approximately 274 linear feet of eight-inch sanitary sewer main (VCP) and one sanitary sewer manhole and the acceptance of approximately 274 linear feet of eight-inch sanitary sewer main (PVC) and three sanitary manholes to serve the Homes at 1820 Hermosa. Construction will occur in existing public right of way and easement.	21 (Brandon Taylor)
11/14/2024 10:50	12/12/2024 0:00	PLRECAPPRO	2024M-046AG-001	PAWNEE TRAIL CONSERVATION GREENWAY EASEMENT	A request for 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 1231 Pawnee Trail, LLC for greenway improvements at 1231 Pawnee Trail, Madison, TN 37115 (Parcel No. 05300001900) (Proposal No.2024M-046AG-001).	09 (Tonya Hancock)
11/14/2024 11:51	12/12/2024 0:00	PLRECAPPRO	2024M-047AG-001	MODERA CONSERVATION GREENWAY EASEMENT	A request for 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 Nations Owner LLC for greenway improvements at 1710 54th Avenue North (Parcel No.	20 (Rollin Horton)

					0800008500) (Proposal No.2024M-047AG-001).	
11/14/2024 12:57	12/12/2024 0:00	PLRECAPPRO	2024M-048AG-001	WAWA CONSERVATION GREENWAY EASEMENT	A request 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 Hwy 100 Investment Partners for greenway improvements at 8033 Highway 100 (Parcel No. 15600003300) (Proposal No.2024M-048AG-001).	35 (Jason Spain)
11/14/2024 15:04	12/12/2024 0:00	PLRECAPPRO	2024M-144ES-001	MARIPOSA PARK	A request for the acceptance of approximately 80 linear feet of new eight-inch sanitary sewer main (DIP) and one new sanitary sewer manhole to serve the development at Mariposa Park. Construction will occur in the public road right of way.	10 (Jennifer Webb); 33 (Antoinette Lee)
11/15/2024 12:31	12/12/2024 0:00	PLRECAPPRO	2024M-145ES-001	NOLENSVILLE FSER	A request for the abandonment of approximately 43 linear feet of eight-inch sanitary sewer main (PVC), one sanitary sewer manhole, and easement to serve the Freestanding Emergency Room facility in Nolensville.	
11/19/2024 8:09	12/12/2024 0:00	PLRECAPPRO	2024M-051AG-001	HILLWOOD CONVEYANCE ORDINANCE	An ordinance approving an exchange of interests in real property adjacent to the site of the former Hillwood High School. (Proposal No. 2024M-051AG-001).	23 (Thom Druffel)
11/19/2024 8:49	12/12/2024 0:00	PLRECAPPRO	2024M-005PR-001	BACK TAX SURPLUS PROPERTY LEGISLATION	A resolution declaring surplus and approving the disposition of certain parcels of real property in accordance with section 2.24.250(G) of the Metropolitan Code of Laws. (Proposal No. 2024M-005PR-001).	03 (Jennifer Gamble); 20 (Rollin Horton); 27 (Robert Nash); 29 (Tasha Ellis)
11/21/2024 8:48	12/12/2024 0:00	PLRECAPPRO	2024M-148ES-001	2409 18TH AVENUE NORTH	A request for the acceptance of approximately 85 linear feet of eight-inch sanitary sewer main (PVC) and one sanitary sewer manhole to serve the development at 2409 18th Avenue North.	02 (Kyonzté Toombs)
11/25/2024 12:50	12/12/2024 0:00	PLRECAPPRO	2024M-053AG-001	LOCK 1 PARK LEASE	A resolution approving a lease agreement by and between the United States of America, Department of Army, and The Metropolitan Government of Nashville and Davidson County, acting by and through the Board of Parks and Recreation for a parcel of property adjacent to the Cheatham Lock and Dam (Proposal number 2024M-053AG-001).	
10/30/2024 9:34	12/12/2024 0:00	PLRECAPPRO	2024M-140ES-001	2122 & 2204 ELLIOTT AVE.	A request for the acceptance of approximately 112 linear feet of eight-inch water main (DIP), 161 linear feet of four-inch water main (DIP), one fire hydrant assembly and approximately 277 linear feet of eight-inch sanitary sewer main (PVC), two sanitary sewer manholes and any associated easements to serve the 2122 and 2204 Elliott Avenue development.	17 (Terry Vo)
11/4/2024 12:38	12/13/2024 0:00	PLRECAPPRO	2024M-141ES-001	LANIER DRIVE EASEMENT	A request to construct Project 24-SWC-052, Lanier Drive Stormwater Improvement Project. These easements are to be acquired through negotiations,	09 (Tonya Hancock)

					condemnation, and acceptance in order to complete this project.	
12/3/2024 11:29	12/17/2024 0:00	PLRECAPPRO	2024M-009AB-001	ALLEY #1881 ABANDONMENT	A request to propose the abandonment of Alley #1881 right-of-way from Joyner Avenue to Alley #1879. The easements are to be retained.	
12/3/2024 11:55	12/17/2024 0:00	PLRECAPPRO	2024M-150ES-001	ILOLO STREET	A request for the acceptance of approximately 289 linear feet of 8-inch sanitary sewer main (PVC) and two sanitary sewer manholes to serve this residential development at Iloilo Street.	02 (Kyonzté Toombs)
12/5/2024 8:53	12/17/2024 0:00	PLRECAPPRO	2024M-151ES-001	YARDS LANDING	A request for the acceptance of one new sanitary sewer manhole and the vertical adjustment of one existing sanitary sewer manhole, to serve the Yards Landing Development.	19 (Jacob Kupin)
11/21/2024 12:50	12/17/2024 0:00	PLRECAPPRO	2024M-124ES-002	253 NESBITT DEVELOPMENT, REVISION 01 (AMENDMENT)	<p>A request to amend Council Ordinance BL2024-632 and Proposal No. 2024M-124ES-001 for the purpose of accepting approximately an additional 121 linear feet of new eight-inch sanitary sewer main (DIP), and</p> <p>one additional sanitary manhole.</p> <p>Specific infrastructure instead now will be for the abandonment of approximately 173 linear feet</p> <p>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 772 linear feet of eight-inch sanitary sewer mains (DIP), approximately 78 linear feet of 10-inch</p> <p>sanitary sewer mains (PVC), approximately 95 linear feet of 10-inch sanitary sewer mains (DIP), 22 new sanitary sewer manholes, and any associated easements to serve the 253 Nesbitt Lane development.</p>	03 (Jennifer Gamble)
11/15/2024 11:54	12/17/2024 0:00	PLRECAPPRO	2024M-049AG-001	0 PENNINGTON BEND	A request 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 M/I Homes of Nashville, LLC for greenway improvements at 2600 Pennington Bend Road AKA 0 Pennington Bend Road (Parcel No. 06200001200) (Proposal No.2024M-049AG-001).	15 (Jeff Gregg)

## SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
1+E32+A37: G44	12/5/2024 0:00	PLAPADMIN	2024S-182-001	RESUBDIVISION OF LOTS 26 & 28 MONROE SUBDIVISION	A request for final plat approval to shift lot lines on properties located at 1389 Duncanwood Court and 1113 Granny White Court, approximately 506 feet north of Glendale Lane, zoned SP (0.55 acres), requested by Ragan Smith, applicant; Amber Lane Development, LLC and Barlow Builders, LLC, owners.	25 (Jeff Preptit)
3/1/2023 14:48	12/7/2024 0:00	PLAPADMIN	2018S-059-003	ORCHARDS PH3A	A request for final plat approval to create 23 single family cluster lots and one residential lot on property located at 1020 C Old Hickory Boulevard and property located at Old Hickory Boulevard (unnumbered), and New Providence Pass (unnumbered), approximately 270 feet west of Larkin Springs Road, zoned RS10 (8.17 acres), requested by Wilson & Associates, applicant; Larkin Springs (TN) Owner IV LLC, owner.	09 (Tonya Hancock)
7/9/2024 6:14	12/10/2024 0:00	PLAPADMIN	2024S-120-001	UNA CHURCH OF CHRIST SUBDIVISION	A request for final plat approval to create two lots on properties located at 1911 and 1915 Old Murfreesboro Pike, approximately 55 feet north of Murfreesboro Pike, zoned OL (2.45 acres), and within the Murfreesboro Pike at Una Antioch Urban Design Overlay District, requested by Galyon Northcutt, applicant; UNA Church of Christ TRS., owner.	28 (David Benton)
10/29/2024 12:28	12/10/2024 0:00	PLAPADMIN	2024S-189-001	1028 DOZIER PLACE	A request for final plat approval to create two lots on property located at 1028 Dozier Place, approximately 150 feet north of Burchwood Avenue, zoned R6 (0.38 acres), requested by Collier Engineering, applicant; 1028 Dozier 1 LLC, owner.	05 (Sean Parker)
8/19/2024 14:36	12/11/2024 0:00	PLAPADMIN	2024S-140-001	ANDREW JACKSON PARKWAY TOWNHOMES	A request for final plat approval to consolidate three lots into one lot on properties located at 4224, 4226 and 4230 Andrew Jackson Parkway, approximately 600 feet north of Tyler Drive, zoned RM6-NS (3.61 acres), requested by Daniels & Associates, Inc., applicant; Vastland Northcrest Development, LLC, owner.	14 (Jordan Huffman)
9/5/2024 7:59	12/16/2024 0:00	PLAPADMIN	2024S-147-001	AMERICAN BAPTIST THEOLOGICAL SEMINARY	A request for final plat approval to create one lot on a portion of property located at 1800 Baptist World Center Drive and a portion of property located at Baptist World Center Drive (unnumbered), approximately 945 feet southwest of Youngs Lane (3 acres), requested by Crowe-Wheeler & Associates, applicant; The American Baptist Theological Seminary, owner.	02 (Kyonzté Toombs)
8/26/2024 8:38	12/17/2024 0:00	PLAPADMIN	2024S-144-001	2226 VALLEY AVE	A request for final plat approval to create one lot on property located at 2226 Valley Avenue, approximately 375 feet southwest of Curtis Street, zoned R10 (0.78 acres), requested by	02 (Kyonzté Toombs)

					R.L. Montoya Surveying, applicant; Derrick D. Horton & Natalie C. Johnson-Horton, owners.	
9/10/2024 10:38	12/20/2024 0:00	PLAPADMIN	2024S-153-001	LIMESTONE PLACE	A request for final plat approval to shift lot lines on property located at River Pearl Place (unnumbered) and 555 Limestone Place, at the southwest corner of River Pearl Place and Limestone Place, zoned R8 and SP (1.49 acres), requested by Clint Elliott Survey, applicant; Guardian Investments, G.P., and D&M Development, LLC, owners.	02 (Kyonzté Toombs)

Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
12/4/24	Approve Extension	2022B-032-002	SOUTHPOINT SP - PHASE 3
12/5/24	Approve New	2023B-025-001	LC NATIONS, LLC PROPERTY
12/18/24	Approve Extension	2023B-031-002	CHANDLER RESERVE PHASE 1
12/5/24	Approve New	2024B-011-001	KING'S SUB
12/10/24	Approve New	2024B-014-001	PARKS AT CANE RIDGE PHASE 1D
12/4/24	Approve Extension	2021B-057-003	DUKE STREET AND PRINCE AVENUE
12/18/24	Approve New	2024B-037-001	KHALAD AL JAF PROPERTY
12/20/24	Approve New	2024B-038-001	PARKHAVEN COMMUNITIES PHASE 2 - SECTION 2
12/11/24	Approved Release	2022B-023-002	OLIVERI PHASE 2
12/11/24	Approved Release	2022B-005-003	OLIVERI PHASE 3
12/18/24	Approved Release	2016B-045-005	R. MANUEL CENTENNIAL

**Schedule**

- A. Thursday, January 9, 2025 – MPC Work Session re UHS, 3pm, Sonny West Conf Center**
- B. Thursday, January 9, 2025 - MPC Meeting: 4pm, Sonny West Conference Center**
- C. Thursday, February 13, 2025 - MPC Meeting: 4pm, Sonny West Conference Center**
- D. Thursday, February 27, 2025 - MPC Meeting: 4pm, Sonny West Conference Center**
- E. Thursday, March 13, 2025 - MPC Meeting: 4pm, Sonny West Conference Center**
- F. Thursday, March 27, 2025 - MPC Meeting: 4pm, Sonny West Conference Center**