



**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: September 28, 2023  
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: Farr; Tibbs; Johnson; Henley; Smith; Marshall; Leslie
  - b. Leaving Early:
  - c. Not Attending: Adkins
2. Legal Representation: Tara Ladd 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 9/20/2023**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '23</b>
Specific Plans	4	33
PUDs	0	4
UDOs	0	10
Subdivisions	11	73
Mandatory Referrals	14	254
<b>Grand Total</b>	29	374

**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)
10/25/2022 14:49	8/22/2023 0:00	PLRECAPP	2020SP-037-002	THE ASTER FINAL SP	A request for final site plan approval on property located at 1414 3rd Avenue North, approximately 125 feet southeast of the corner Van Buren Street and 3rd Avenue North, zoned SP (0.95 acres), to permit a mixed use development, requested by CSDG, applicant; FFN1414 LLC, owner.	19 (Freddie O'Connell)
8/11/2021 8:28	9/13/2023 0:00	PLRECAPP	2018SP-084-002	WEST TRINITY LANE SP (FINAL)	A request for final site plan approval for properties located at West Trinity Lane (unnumbered), zoned SP, approximately 440 feet west of Brownlo Street (8.72 acres), to permit 111 multi-family residential units, requested by Catalyst Design Group, applicant; Cove Residential Holdings II, LLC, owner.	02 (Kyonzté Toombs)
1/26/2022 12:17	9/13/2023 0:00	PLRECAPP	2015SP-011-004	PLUM ORCHARD PHASE 2	A request for final site plan approval for property located at 5693 Cloverland Drive, at the northwest corner of Cloverland Drive and Church Street East, zoned SP (8.52 acres), to permit 36 single family residential lots, requested by Church Land Development, LLC, applicant; Church Holding Company, LLC, owner.	04 (Robert Swope)
3/13/2023 6:14	9/13/2023 0:00	PLRECAPP	2022SP-061-002	1603 & 1605 HAMPTON STREET	A request for final site plan approval on properties located at 1603 and 1605 Hampton Street, approximately 175 feet west of Brick Church Pike (0.66 acres), zoned SP, to permit 55 multi-family residential units, requested by Dale & Associates, applicant; Hampton Street Property, LLC, owner.	02 (Kyonzté Toombs)

**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)
8/4/2023 8:56	8/18/2023 0:00 PLRECAPPRO	2023M-135ES-001	OLD HICKORY COMMUNITY CENTER	A request for the abandonment of approximately 335 linear feet of 12-inch public water main (DIP) and easements, the acceptance of approximately 335 linear feet of 12- inch public water main (DIP) and easements, and the vertical relocation of two sanitary sewer manholes to serve the Old Hickory Community Center development.	11 (TBD)
8/11/2023 8:32	8/21/2023 0:00 PLRECAPPRO	2023M-137ES-001	936 RIVERSIDE DRIVE	A request for the abandonment of easement rights for a portion of an unnamed street extending between Riverside Drive and CSX Railroad (formerly Waters Avenue) that was closed by Metro Ordinance BL 065-656 with easements retained. Requesting for those easement rights for this parcel to be abandoned.	06 (Clay Capp)
8/14/2023 8:43	8/21/2023 0:00 PLRECAPPRO	2023M-138ES-001	5TH AND SUMMER, PROJECTS 23-SL-136 & 23-WL-59	A request for the acceptance of 125 linear feet of eight inch sanitary sewer main, one sanitary sewer manhole, and the relocation of one fire hydrant assembly to serve the 5th and Summer development.	06 (Clay Capp)
8/14/2023 14:16	8/21/2023 0:00 PLRECAPPRO	2023M-139ES-001	OHB NASHVILLE DEVELOPMENT	A request for the vertical adjustment of one sanitary sewer manhole for the OHB Nashville development.	03 (Jennifer Gamble)
8/17/2023 7:39	8/21/2023 0:00 PLRECAPPRO	2023M-140ES-001	BOSCobel V & VI DEVELOPMENT	A request for the abandonment of approximately 300 linear feet of 6-inch water main (cast iron) and 524 linear feet of 8-inch water main (cast iron) and the acceptance of approximately 827 linear feet of 8-inch water mains (DIP), 605 linear feet of 8-inch sanitary sewer mains (PVC) and five sanitary sewer manholes to serve the Boscobel V & VI development.	06 (Clay Capp)
8/17/2023 7:56	8/21/2023 0:00 PLRECAPPRO	2023M-141ES-001	HOMES AT JONES CIRCLE	A request for the acceptance of approximately 420 linear feet of 2-inch sanitary sewer force main (PVC) to serve the Homes at Jones Circle development.	11 (TBD)
8/3/2023 11:47	8/24/2023 0:00 PLRECAPPRO	2023M-133ES-001	BEN ALLEN RIDGE APARTMENTS	A request for the acceptance of approximately 1,398 linear feet of eight-inch sanitary sewer main (PVC), 113 linear feet of eight-inch sanitary sewer main (DIP), seven sanitary sewer manholes, and any associated easements to serve the Onsite portion of the Ben Allen Ridge Apartments development.	05 (Sean Parker)
8/18/2023 8:40	8/30/2023 0:00 PLRECAPPRO	2023M-142ES-001	AIRPARK COMMERCE	A request for the abandonment of one fire hydrant assembly and the acceptance of one fire hydrant assembly to serve the Airpark Commerce development.	13 (Russ Bradford)

8/18/2023 13:37	8/30/2023 0:00	PLRECAPPRO	2023M-143ES-001	2401 AND 2403 GROVER STREET	A request for the acceptance of approximately 123 linear feet of eight inch sanitary sewer main (PVC), two sanitary sewer manholes, and the abandonment/removal of one sanitary sewer manhole for the Grover Street development.	02 (Kyonzté Toombs)
8/21/2023 12:46	8/30/2023 0:00	PLRECAPPRO	2023M-144ES-001	THE EIGHTH	A request for the acceptance of approximately 13 linear feet of eight inch water main (DIP), one fire hydrant assembly, one sanitary sewer manhole, and the vertical relocation of one sanitary sewer manhole and associated easements for the Eighth development.	26 (Courtney Johnston)
8/21/2023 12:56	8/30/2023 0:00	PLRECAPPRO	2023M-145ES-001	WILLIAMS RETREAT PHASE 2	A request for the acceptance of approximately 293 linear feet of eight inch sanitary sewer main (DIP), 243 linear feet of eight inch sanitary sewer main (PVC), 3 sanitary sewer manholes, and easement to serve the Williams Retreat Phase 2 development.	03 (Jennifer Gamble)
8/22/2023 9:12	8/30/2023 0:00	PLRECAPPRO	2023M-146ES-001	BELMONT CALDWELL HALL 2	A request for the abandonment of approximately 197 linear feet of 8-inch sanitary sewer main (VCP) and easements, the abandonment and removal of approximately 217 linear feet of 8-inch sanitary sewer main (VCP), the abandonment of 211 linear feet of 8-inch sanitary sewer main (PVC) and easements, the abandonment and removal of 5 sanitary sewer manholes, and the acceptance of approximately 312 linear feet of 10-inch sanitary sewer main (PVC), 4 sanitary sewer manholes, and associated easements to serve the Belmont Caldwell Hall 2 development.	18 (Tom Cash)
8/23/2023 9:51	8/30/2023 0:00	PLRECAPPRO	2023M-147ES-001	NASHVILLE COLLEGIATE PREP	A request for the horizontal relocation of one fire hydrant for the Nashville Collegiate Prep development.	31 (John Rutherford)
8/30/2023 14:16	9/6/2023 0:00	PLRECAPPRO	2023M-148ES-001	WOODBINE VILLAGE TOWNHOMES	A request for the acceptance of one sanitary sewer manhole to serve the Woodbine Village Townhomes development.	16 (Ginny Welsch)

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
7/7/2023 6:30	8/21/2023 0:00	PLAPADMIN	2023S-125-001	GREENVIEW ESTATES	A request to amend a previously recorded plat to reduce the rear setback on property located at 2212 Kayla Drive, east of Bailey View Ct., zoned RS20 and located within a Planned Unit Development Overlay District (0.46 acres), requested by Todd Bollinger, applicant; Christopher Autry, owner.	10 (Zach Young)
5/11/2022 9:21	8/23/2023 0:00	PLAPADMIN	2022S-136-001	JOHN B. COWDEN RESUB LOT 14	A request for final plat approval to create two lots on property located at 222 Marcia Avenue, at the corner of	20 (Mary Carolyn Roberts)

					Marcia Avenue and Hill Circle, zoned R6 (0.43 acres), requested by Clint Elliott Surveying, applicant; Taylormade Contracting LLC, owner.	
4/26/2023 12:34	8/23/2023 0:00	PLAPADMIN	2023S-084-001	PLAN OF MADISON SOUTH CENTRAL	A request to shift lot lines on property located at 530 and 514 Madison Station Boulevard, approximately 500 feet south of Madison Street and within the Corridor Design Overlay District, zoned CS (5.06 acres), requested by Clint Elliott Survey, applicant; Senior Citizens, Inc. and All Aboard Madison, LLC, et al owners.	08 (Nancy VanReece)
4/27/2022 8:46	8/25/2023 0:00	PLAPADMIN	2022S-122-001	MCKENZIE PLACE 3LOT SUB	A request for final plat approval to create 3 lots on property located at 1246 Old Dickerson Pike, approximately 374 feet north of Dickerson Pike, zoned R20 (3.11 acres), requested by Equity Trust Co., applicant and owner.	03 (Jennifer Gamble)
7/12/2023 9:54	8/28/2023 0:00	PLAPADMIN	2023S-134-001	RE-SUB LOT 3 HICKORY	A request for final plat approval to create one lot on property located at Swiss Avenue (unnumbered), on the south side of Old Hickory Boulevard, zoned RM15 and within a Planned Unit Development Overlay district (4.10 acres), requested by JW Land Surveying, applicant; Affordable Housing Resources, Inc. ET AL, owners.	04 (TBD)
5/30/2023 11:37	8/28/2023 0:00	PLAPADMIN	2023S-104-001	109 POSTWOOD PL	A request to amend a previously recorded plat to reduce the rear setback for property located at 109 Postwood Place, approximately 400 feet east of Post Road, zoned R6 and within a Planned Unit Development Overlay District (0.14 acres), requested by Maria Harris, applicant and owner.	24 (Kathleen Murphy)
7/27/2022 6:38	8/30/2023 0:00	PLAPADMIN	2022S-205-001	PEARL STREET APARTMENTS	A request for final plat approval to create two lots on property located at 1701 Pearl Street, at the southwest corner of Pearl Street and 17th Avenue North, zoned SP (1.48 acres), requested by Barge Design Solutions, Inc., applicant; Pearl Street Apartments, LLC, owner.	19 (Freddie O'Connell)
1/17/2023 14:52	9/5/2023 0:00	PLAPADMIN	2023S-040-001	JOCELYN HILLS/ WESTEAMDE FARMS SECTION XI	A request for final plat approval to shift lot lines and abandon easements for properties located at 205 Baskin Drive and 138 Jocelyn Hills Road, south of Baskin Drive, zoned RS40 (11.76 acres), requested by Jesse Walker Engineering, applicant; Adam Beatty Trs., Beatty Living Trust, owner.	23 (Thom Druffel)
6/14/2023 11:02	9/8/2023 0:00	PLAPADMIN	2023S-118-001	ALLOWAY STREET	A request for final plat approval to consolidate two lots into one lot on properties located at 747 and 749 Alloway Street, approximately 70 feet west of Ridley Blvd., zoned OR20-A (0.33 acres), requested by Campbell, McRae & Associates Surveying Inc., applicant; Alloway Opportunity, LLC, and Lynwood Opportunity, Inc., owners.	17 (Colby Sledge)

1/19/2023 15:41	9/11/2023 0:00	PLAPADMIN	2023S-042-001	ST. LUKE PRESBYTERIAN CHURCH	A request for final plat approval to create three lots on property located at 903 Old Hickory Boulevard, approximately 1,380 feet east of the corner of Dickerson Pike and Old Hickory Boulevard, zoned RS20 (6.3 acres), requested by WT Smith Land Surveying, applicant; St. Luke Cumberland Presbyterian CH., Inc, owner.	08 (Nancy VanReece)
8/1/2023 9:38	9/18/2023 0:00	PLAPADMIN	2023S-138-001	CAPITOL VIEW RESUB LOT 4	A request for final plat approval to create two lots on property located at 500 11th Avenue North, at the northeast corner of 11th Ave. N. and Nelson Merry Street, zoned DTC (4.26 acres), requested by Barge Design Solutions Inc., applicant; Capitol View JV-E, owner.	19 (Jacob Kupin)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
8/28/23	Approved Extension	2018B-015-003	THOMAS H PIERCE SUBDIVISION
9/7/23	Approved Extension	2018B-014-002	KEENELAND DOWNS PHASE 2
8/23/23	Approved Extension	2019B-050-003	PARKHAVEN COMMUNITIES
9/14/23	Approved Extension	2020B-050-002	1321 ADAMS STREET
9/11/23	Approved Extension	2020B-062-003	DAVENPORT DOWNS, PHASE 3, SECTION 1B
9/11/23	Approved Extension	2020B-061-003	DAVENPORT DOWNS, PHASE 3, SECTION 1A
9/11/23	Approved New	2023B-015-001	RIDGECREST AT VISTA
9/11/23	Approved New	2023B-018-001	ALPINE TERRACE
8/29/23	Approved New	2023B-020-001	840 OLD LEBANON DIRT ROAD
9/19/23	Approved Reduction	2022B-037-002	RIVERBROOK PHASE 4
9/18/23	Approved Extension	2017B-038-005	CLOVER GLEN PHASE 1A
9/18/23	Approved Extension/Reduction	2019B-013-004	CLOVER GLEN, PHASE 4
8/28/23	Approved Extension/Reduction	2022B-028-002	OLD FRANKLIN SUBDIVISION PHASE 2
8/22/23	Approved Extension	2020B-029-002	PARK PRESERVE PHASE 2B
8/22/23	Approved Extension	2021B-001-002	NORTH LIGHTS SP FINAL PLAT REVISION OF LOT 1
9/11/23	Approved Extension	2021B-017-002	THE SHOPPES AND RESIDENCES AT OLD BURKITT
8/30/23	Approved Release	2020B-011-004	FINAL PLAT PARKE WEST GBT INVESTMENTS, INC.
8/30/23	Approved Release	2018B-024-004	DAVENPORT DOWNS, PHASE 1
9/11/23	Approved Release	2021B-012-002	FINAL PLAT RESUBDIVISION OF LOT 3 AND 4 ON THE PLAT SHOWING THE DIVISION OF THE JOHN B. COWDEN PROPERTY

#### Schedule

- A. Thursday, September 28, 2023** - MPC Meeting: 4pm, Sonny West Conference Center
- B. Thursday, October 12, 2023** - MPC Meeting: 4pm, Sonny West Conference Center
- C. Thursday, October 26, 2023** - MPC Meeting: 4pm, Sonny West Conference Center
- D. Thursday, November 9, 2023** - MPC Meeting: 4pm, Sonny West Conference Center
- E. Thursday, December 14, 2023** - MPC Meeting: 4pm, Sonny West Conference Center