



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: March 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: Tibbs; Smith; Gamble; Marshall; Henley; Leslie; Dundon
 - b. Leaving Early: Adkins; Farr
 - c. Not Attending: Clifton
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 3/6/2024**.

APPROVALS	# of Applics	# of Applics '24
Specific Plans	6	12
PUDs	0	4
UDOs	1	1
Subdivisions	6	46
Mandatory Referrals	10	59
Grand Total	23	122

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)
8/16/2023 11:17	2/20/2024 0:00	PLRECAPPR	2019SP-014-004	GOODRICH TOWNHOMES	A request for final site plan approval for properties located at 2145B Goodrich Avenue and 2125 Buena Vista Pike, approximately 290 feet northwest of Buena Vista Pike, zoned SP (0.87 acres), to permit 11 multi-family residential units, requested by Catalyst Design Group, applicant; E3 Construction Services, LLC (D.O.) and O.I.C. Thirtyone Seven Cliff Drive owners.	02 (Kyonzté Toombs)
5/12/2021 11:14	2/20/2024 0:00	PLRECAPPR	2018SP-026-003	THE RESERVOIR	A request for final site plan approval for a portion of property located at 1501 Hillside Avenue, approximately 230 feet north of Wade Avenue, zoned SP (2.08 acres), to permit 32 multi-family residential units, requested by Kimley-Horn, applicant; Park at Hillside LLC, owner.	17 (Terry Vo)
7/14/2021 12:49	2/20/2024 0:00	PLRECAPPR	2018SP-026-004	THE RESERVOIR - ZONE 4A	A request for final site plan approval for property located at 1201 Hillside Avenue, at the southeast corner of Edgehill Avenue and Hillside Avenue, zoned SP (2.49 acres), to permit 269 multi-family residential units, requested by Kimley-Horn and Associates, applicant; Reservoir Zone 4 LLC, owner.	17 (Terry Vo)
4/27/2022 10:32	2/27/2024 0:00	PLRECAPPR	2016SP-074-003	665 & 671 VERNON AVE PHASE 1 (FINAL)	A request for final site plan approval to permit 26 multi-family residential units on properties located at 401 C Morningside Manor, approximately 79 feet east of Nashua Ln, zoned SP, (3.51 acres), requested by Centric Architecture, applicant; MPCD2, LLC and O.I.C Unit 401 Woods at the Annex Phase, owners.	20 (Rollin Horton)
3/30/2022 13:06	2/28/2024 0:00	PLRECAPPR	2021SP-010-002	WEDGEWOOD HOUSTON-PHASE III-MIXED USE	A request for final site plan approval for property located at 448, 447, 449, 451, 441 Humphreys St (unnumbered) and 1214, 1216, 1218, 1220, 1232, 1230 Martin St and 1309 Brown Street, approximately 215 feet west of Pillow Street, zoned SP (6.12 acres), to permit a mixed-use development, requested by Barge Cauthen & Associates, applicant; Nashville Phase III Property Holder LLC, owner.	17 (Terry Vo)
8/31/2022 14:40	2/29/2024 0:00	PLRECAPPR	2018SP-040-002	3156 ANDERSON ROAD	A request for final site plan approval on property located at 3156 Anderson Road, approximately 28 feet south of Loralie Lane, zoned SP (4.88 acres), to permit 22 detached multi-family residential units, requested by Dale & Associates, applicant; John E. Coleman Jr., owner.	29 (Tasha Ellis)

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)
9/13/2023 6:35	2/16/2024 0:00	PLRECAPP	2021UD-001-048	618 SOUTHGATE	A request for final site plan approval for properties located at 618 A, B, and C Southgate Ave, approximately 240 feet west of Martin Street, zoned RM20-A-NS and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.17 acres), to permit two multi-family residential units, requested by Mid State Investments, applicant; Mid State Investments, LLC and O.I.C. 618 Southgate, 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)
NONE						

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
2+A40:G49/ 2/2024 3:59:52 PM	2/21/2024 0:00	PLRECAPP	2024M-028ES-001	2ND AND PEABODY ABANDONMENT	A request for the abandonment of approximately 123 linear feet of six inch sanitary sewer main to serve the 2nd and Peabody Abandonment development.	19 (Jacob Kupin)
2/7/2024 14:51	2/21/2024 0:00	PLRECAPP	2024M-029ES-001	CANYON RIDGE PHASE 4 AND 6	A request for the acceptance of approximately 1,351 linear feet of eight inch water main (DIP), 166 linear feet of four inch water main (DIP), three fire hydrant assemblies and approximately 695 linear feet of eight inch sanitary sewer main (PVC), 1,107 linear feet of eight inch sanitary sewer main (DIP), 14 sanitary sewer manholes and any associated easements to serve the Canyon Ridge Phase 4 and 6 development.	32 (Joy Styles)
2/8/2024 15:14	2/21/2024 0:00	PLRECAPP	2024M-008AG-001	SUPPLEMENT 2 TO TDOT UTILITY RELOCATION CONTRACT #8756 WATER	A resolution approving Supplement #2 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 Water and Sewerage Services, to construct PIN Number 105766.02, SR-11, (Nolensville Pike), from North of Mill Creek to near SR-254, located in Davidson County, Tennessee, (State Project No. 19028-	

					2245-14, MWS Project No. 16-WG-0060 and Proposal No. 2024M-008AG-001).	
2/8/2024 15:31	2/21/2024 0:00	PLRECAPPRO	2022M-006ES-002	LOFTS AT MARATHON REVISION 1 (AMENDMENT)	A request to amend Council BL2022-1094 and Proposal No. 2022M-006ES-001 for the purpose of accepting an additional 7 linear feet of sanitary sewer main, one additional sanitary sewer manhole, 113 linear feet of steel casing pipe, and to change pipe materials for sanitary sewer mains. Specific infrastructure instead now will be 172 linear feet of 8-inch sanitary sewer main (PVC), 168 linear feet of 8-inch sanitary sewer main (DIP), 113 linear feet of steel casing pipe, and 6 sanitary sewer manholes, to serve the Lofts at Marathon development.	19 (Jacob Kupin)
2/9/2024 14:40	2/21/2024 0:00	PLRECAPPRO	2024M-031ES-001	BRANDYWINE VILLAGE MEDICAL OFFICE	A request for the vertical relocation of four sanitary sewer manholes (raised with base risers) to serve the Brandywine Village Medical Office development.	11 (Jeff Eslick)
2/13/2024 13:46	2/21/2024 0:00	PLRECAPPRO	2024M-032ES-001	VANDERBILT GARLAND HALL	A request for the acceptance of approximately nine linear feet of six inch water main (DIP) and one fire hydrant assembly to serve the Vanderbilt Garland Hall development.	
2/16/2024 15:03	3/1/2024 0:00	PLRECAPPRO	2022M-010ES-002	AMEND BL2022-1096 -804 14TH AVE N	A request to amend Council BL2022-1096 and Proposal No. 2022M-010ES-001 to decrease the linear feet of water main being abandoned and accepted, to remove the acceptance of a fire hydrant assembly, and to accept steel casing pipe.	19 (Jacob Kupin)
2/16/2024 16:06	3/1/2024 0:00	PLRECAPPRO	2023M-216ES-002	BNA CONCOURSE D EXPANSION (REVISION 1)	A request to revise the Proposal No. 2023M-216ES-001 for the purpose of abandoning an additional 495 linear feet of 12-inch water mains, 280 linear feet of 10-inch water mains, and two additional fire hydrant assemblies. Instead, revised infrastructure quantities are now the abandonment of 1,385 linear feet of 12-inch public water mains, the abandonment of 280 linear feet of 10-inch public water mains, and the abandonment of four public fire hydrant assemblies for the revision of the BNA Concourse D Expansion project.	13 (Russ Bradford)
2/20/2024 7:42	3/1/2024 0:00	PLRECAPPRO	2024M-002AB-001	ALLEY #1519 RIGHT-OF-WAY ABANDONMENT	A request for the abandonment of a portion of Alley #1519 right-of-way, starting at Midland Avenue then west to dead end. The easements are to be retained.	
2/12/2024 9:31	3/1/2024 0:00	PLRECAPPRO	2022M-141ES-002	RADNOR STREET STORMWATER IMPROVEMENT PROJECT (AMENDMENT)	A request to amend Council BL2022-1514 and Proposal No. 2022M-141ES-001. Along with negotiation and acceptance, Metro Water Services requests the privilege to also use condemnation to acquire the necessary easement rights for this project.	16 (Ginny Welsch)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
11/20/2020 15:39	2/18/2024 0:00	PLRECAPPR	2020S-105-002	HOBSON PARK	A request for final site plan approval to create 82 cluster lots on property locate at 3631 Pin Hook Road, at the southwest corner of Hobson Pike and Pin Hook Road, zoned RS10 (24.03 acres), requested by Dale and Associates, applicant; Ole South/Craighead J.V., owner.	33 (Antoinette Lee)
11/14/2022 15:16	2/20/2024 0:00	PLAPADMIN	2022S-180-002	STABLE COURT SUBDIVISION	A request for final site plan approval to create seven lots on property located at Stable Court (unnumbered), approximately 200 feet east of Welworth Street, zoned RS7.5 (2.51 acres), requested by Civil Infrastructure Associates, applicant; MCH Development LLC, owner.	09 (Tonya Hancock)
8/28/2023 10:03	2/20/2024 0:00	PLAPADMIN	2023S-162-001	REVISION LOT 21 ASHTON	A request for final plat approval to create two lots on property located at 3408 Hydes Ferry Pike, approximately 215 feet north of Manchester Ave., zoned R10 (0.47 acres), requested by C&H Properties, LLC, applicant; C&H Properties, LLC, owners.	01 (Joy Kimbrough)
11/29/2023 9:20	2/28/2024 0:00	PLAPADMIN	2024S-009-001	GEORGE RUSSELL GREEN	A request for final plat approval to create one lot on properties located at 119 and 121 Myatt Drive, approximately 290 feet south of N. Dupont Ave., zoned SP (0.42 acres), requested by B2L Land Surveyors, applicant; George Green, owner.	09 (Tonya Hancock)
12/19/2022 12:45	2/29/2024 0:00	PLAPADMIN	2023S-020-001	2220 VALLEY AVENUE	A request for final plat approval to create 3 lots on property located at 2220 Valley Avenue, south of the intersection of Valley Avenue and Curtis Street, zoned R10, (1.4 acres), requested by Dale & Associates, Inc., applicant; Nesa Real Estate Inc, owner.	02 (Kyonzté Toombs)
2/8/2023 9:18	3/1/2024 0:00	PLAPADMIN	2023S-048-001	PLAN OF HYNES ADDITION TO NASHVILLE	A request for final plat approval to create one lot on properties located at 125 and 129 11th Avenue North and Church Street (unnumbered), at the southwest corner of Church Street and 11th Avenue North, zoned DTC (0.80 acres), requested by Clint Elliott Survey, applicant; 125 11th Ave Property Owner LLC, owner. (See associated case 2023DTC-010-001).	19 (Jacob Kupin)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
2/26/24	Approved Extension	2020B-047-003	EVERGREEN HILLS PHASE 9
2/28/24	Approved Extension	2020B-036-006	THE CROSSING AT DRAKES BRANCH
3/1/24	Approved New	2023B-038-001	SKYRIDGE PHASE 4
2/27/24	Approved New	2024B-001-001	OVERLOOK AT AARON'S CRESS
3/1/24	Approved New	2024B-005-001	VILLAGE BY THE CREEK SECTION 10B
2/21/24	Approved Release	2022B-003-002	WIMSATT PROPERTY INTERCHANGE CITY

Schedule

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- A. Thursday, March 14, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
 - B. Thursday, March 28, 2024**- MPC Work Session: Housing, 2p, Sonny West Conference Center
 - C. Thursday, March 28, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
 - D. Thursday, April 11, 2024** - MPC Meeting: 4pm, Sonny West Conference Center
 - E. Thursday, April 25, 2024** - MPC Meeting: 4pm, Sonny West Conference Center