



**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: February 13, 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: Farr; Clifton; Henley; Marshall; Leslie; Gamble; Dundon; Adkins
  - b. Leaving Early: Smith (7:15p)
  - c. Not Attending: Allen
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 2/5/2025**.

<b><u>APPROVALS</u></b>	<b># of Applics</b>	<b># of Applics '25</b>
Specific Plans	4	4
PUDs	1	1
UDOs	1	1
Subdivisions	7	7
Mandatory Referrals	26	26
<b><i>Grand Total</i></b>	<b>39</b>	<b>39</b>

### 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)
5/11/2022 11:36	1/22/2025 0:00	PLRECAPP	2018SP-072-003	YORKE PLACE (FINAL)	A request for final site plan approval to create 15 multi-family residential units on properties located at 728 B Due West Ave. N. and 728 Due West Ave. N. #1-16, approximately 552 feet south of Port Dr., zoned SP (1.40 acres), requested by Music City Electric, applicant; O.I.C 728 Due West and Due West Avenue GP, owners.	08 (Nancy VanReece)
8/31/2022 9:54	1/8/2025 0:00	PLRECAPP	2016SP-097-002	ROUFAIL PLAZA	A request for final site plan approval on property located at 2525 Gallatin Avenue, at the southwest corner of Gallatin Avenue and Cahal Avenue, zoned SP (0.21 acres), to permit a maximum of eight multi-family residential units and 2,000 square feet of commercial uses, within the Gallatin Pike Urban Design Overlay, requested by Sherif Roufail, applicant and owner.	05 (Sean Parker)
3/26/2024 11:40	1/14/2025 0:00	PLPADADMIN	2023SP-077-002	1520 HAMPTON STREET SP	A request for final site plan approval on properties located at 1520 Hampton Street and Avondale Circle (unnumbered), at the southwest corner of Hampton Street and Avondale Circle, and partially located within a Corridor Design Overlay District, zoned SP (1.81 acres), to permit 51 multi-family residential units, requested by Dale & Associates, applicant; KSSK, LLC, owner.	02 (Kyonzté Toombs)
10/29/2024 6:15	1/30/2025 0:00	PLRECAPP	2024SP-027-002	WALT GRACE VINTAGE FINAL SP	A request for final site plan approval for property located at 701 Ewing Avenue, at the southwest corner of Middleton Street and Ewing Avenue (0.52 acres), to permit used automobile sales, requested by Delta Civil Engineering, PLLC, applicant; Ewing Investments LLC, owner.	19 (Jacob Kupin)

### 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)
6/14/2023 10:19	1/17/2025 0:00	PLRECAPP	2013UD-002-043	MURFREESBORO PIKE UDO	A request for final site plan approval for property located at Murfreesboro Pike (unnumbered), at the southeast corner of Murfreesboro Pike and Pin Hook Road, zoned CS and located within the Murfreesboro Pike Urban Design Overlay District (1.14 acres), to permit a car wash, requested by Pinhook Partners, LLC, applicant and owner.	08 (Deonte Harrell)

## PLANNED UNIT DEVELOPMENTS (finals and variances only): MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
9/3/2024 12:40	1/24/2025 0:00	PLRECAPPR	85-85P-008	RESIDENCE INN	A request for final site plan approval on property located at 760 Old Hickory Boulevard, at the northeast corner of Brentwood Commons and Old Hickory Boulevard (4.28 acres), zoned CL and located within a Planned Unit Development Overlay District, to permit a hotel, requested by Ingram Civil Engineering Group, applicant; Eagle Hospitality, owner.	26 (Courtney Johnston)

## MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
5/21/2024 14:57	1/24/2025 0:00	PLRECAPPRO	2024M-020EN-001	311 3RD AVE SOUTH ENCROACHMENT	A request to permit right-of-way encroachment into the public right-of-way at 311 3rd Avenue South, to permit a utility vault structure (see sketch for details).	19 (Jacob Kupin)
11/19/2024 17:23	1/2/2025 0:00	PLRECAPPRO	2024M-147ES-001	CITY VIEW AT NOBEL HEIGHTS	A request for the acceptance of approximately 1,358 linear feet of eight-inch sanitary sewer mains (PVC),  166 linear feet of eight-inch sanitary sewer main (DIP), 11 sanitary sewer manholes and approximately 2,038 linear feet of eight-inch water mains (DIP), four fire hydrant  assemblies and any associated easements to serve the City View at Noble Heights development.	02 (Kyonzté Toombs)
11/20/2024 17:19	1/13/2025 0:00	PLRECAPPRO	2024M-052AG-001	SOJOURN NOLENSVILLE APARTMENTS	An ordinance approving a participation agreement between the Metropolitan Government of Nashville and Davidson County, acting by and through the Housing Division of the Metropolitan Planning Department, and Sojourn Nolensville Apartments, LP, to provide enhanced pedestrian signaling for Sojourn Nolensville Apartments, LP's proposed development, as well as other existing properties in the area (Proposal No. 2024M-052AG-001).	27 (Robert Nash)
12/9/2024 13:29	1/2/2025 0:00	PLRECAPPRO	2024M-152ES-001	NASHVILLE YOUTH CAMPUS FOR EMPOWERMENT	A request for the acceptance of approximately 1,682 linear feet of eight-inch water mains (DIP), three fire hydrant  assemblies, approximately 821 linear feet of eight-inch sanitary sewer mains (DIP), approximately 189 linear feet of eight-inch sanitary sewer mains (PVC), eight sanitary sewer manholes, and associated easements to serve the Nashville Youth Campus for Empowerment development.	02 (Kyonzté Toombs)

12/9/2024 13:42	1/2/2025 0:00	PLRECAPPRO	2024M-153ES-001	SISKIN STEEL BUILDING EXPANSION	A request for the acceptance of one new fire hydrant assembly to be constructed inside the public right-of-way  to serve the Siskin Steel Building Expansion development.	01 (Joy Kimbrough)
12/11/2024 13:40	1/2/2025 0:00	PLRECAPPRO	2024M-037EN-001	ENCROACHMENT FOR POSTINO	A request to permit aerial encroachment into the public right-of-way at 2317 12th Avenue South for (1) illuminated blade sign for Postino (see sketch for details).	18 (Tom Cash)
12/11/2024 13:59	1/7/2025 0:00	PLRECAPPRO	2024M-038EN-001	ENCROACHMENT FOR VILLA CASTRIOTI	A request to permit aerial encroachment into the public right-of-way at 300 Commerce Street for (2) blade signs 60" x 31.45" (see sketch for details).	19 (Jacob Kupin)
12/13/2024 14:17	1/2/2025 0:00	PLRECAPPRO	2024M-154ES-001	MADISON PLACE	A request for the acceptance of one sanitary sewer manhole to serve the Madison Place development. Construction will occur within the public road right of way.	03 (Jennifer Gamble)
12/16/2024 8:47	1/7/2025 0:00	PLRECAPPRO	2024M-155ES-001	PIN HOOK RIDGE	A request for the acceptance of approximately 100 linear feet of 8-inch sanitary sewer line (DIP), 943 linear feet of 8-inch sanitary sewer line (PVC SDR-26), 1,377 linear feet of 8-inch sanitary sewer line (PVC SDR-36), 13 sanitary sewer manholes, 1,890 LF of 8-inch water main (DIP), and two fire hydrant assemblies; to serve the Pin Hook Ridge development.	08 (Deonté Harrell)
12/16/2024 11:19	1/3/2025 0:00	PLRECAPPRO	2024M-054AG-001	HABITAT FOR HUMANITY - 3028 GWYNWOOD DRIVE	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 Habitat for Humanity of Greater Nashville, Inc. for greenway improvements at 3028 Gwynwood Drive (Parcel No. 059080A90700CO) (Proposal No. 2024M-054AG-001).	02 (Kyonzté Toombs)
12/16/2024 11:37	1/2/2025 0:00	PLRECAPPRO	2024M-055AG-001	1420 ADAMS STREET GREENWAY IMPROVEMENTS	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 Germantown JV, LLC for greenway improvements at 1420 Adams Street (Parcel No. 08205017700) (Proposal No. 2024M-055AG-001).	19 (Jacob Kupin)
12/16/2024 11:51	1/2/2025 0:00	PLRECAPPRO	2024M-056AG-001	0 GYNWOOD DRIVE GREENWAY IMPROVEMENTS	An ordinance approving two greenway conservation easements between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Rogers Group, Inc. for greenway improvements at 0 Gwynwood Drive (Parcel No. 05900022600) (Proposal No. 2024M-056AG-001).	02 (Kyonzté Toombs)
12/16/2024 13:01	1/2/2025 0:00	PLRECAPPRO	2024M-058AG-001	4267 ASHLAND CITY HIGHWAY - WHITES CREEK GREENWAY	An ordinance approving a greenway conservation easement and a participation agreement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Green Trails, LLC for greenway improvements at 4267 Ashland City Highway (Parcel No. 069060C04500CO) (Proposal No.	01 (Joy Kimbrough)

					2024M-058AG-001).	
12/16/2024 13:47	1/3/2025 0:00	PLRECAPPRO	2022M-020AG-002	AMENDMENT 3 TO AGREEMENT 150067	A resolution approving Amendment 3 to an Agreement by and between the State of Tennessee, Department of Transportation, and the Metropolitan Government of Nashville & Davidson County, acting by and between the Department of Transportation and Multimodal Infrastructure, for the acceptance of work in connection with the construction of a sidewalk on State Route 11(US-31W, Dickerson Pike) from Douglas Avenue to Trinity Lane, Federal No. STP-M-11(84); State No. 19LPLM-F3-132, PIN 121730.00, Proposal No. 2022M-020AG-002.	
12/18/2024 9:15	1/3/2025 0:00	PLRECAPPRO	2024M-059AG-001	BUZZARD HOLLOW LAND ACQUISITION	An ordinance approving an option agreement between the Metropolitan Government of Nashville and Davidson County and GTLC, LLC for the purchase of property located at 0 Old Hickory Boulevard, Parcel 12800018100, and authorizing the acceptance of a donation of real property via quitclaim deed. (Proposal # 2024M-059AG-001).	22 (Sheri Weiner)
12/20/2024 13:26	1/3/2025 0:00	PLRECAPPRO	2024M-157ES-001	NEELY'S BEND PUMP STATION	<p>A request for the full replacement of the existing 2.4-million gallons per day (MGD) sewer pump station with a new, adjacent 3.53 - MGD rated pump station. This new pump station will include a new building, electrical/instrumentation room, wet/dry well, standby generator, piping, metering and valve vaults, odor control, site work and all associated appurtenances for upgraded capacity for wet weather flows and 500-year flood protection.</p> <p>The site of the new pump station will potentially be located on one of two parcels. The first parcel is a landlocked portion of land to be defined and acquired fee simple, Parcel 05216006800 at 1220 Berwick Trail, northeast of the existing Neely's Bend Pump Station. The second parcel would be located at Parcel 05216006600 (1216A Berwick Trail), northwest of the existing Neely's Bend Pump Station, and would also be defined and acquired fee simple. Condemnation would also be an acquisition method, should the negotiation/fee simple method prove unfeasible</p>	09 (Tonya Hancock)
12/23/2024 11:23	1/17/2025 0:00	PLRECAPPRO	2024M-158ES-001	STRICTLY FX BUILDING EXPANSION	A request for the acceptance of one fire hydrant assembly to serve the Strictly FX Building Expansion development. Construction will occur inside the public right of way.	13 (Russ Bradford)
1/6/2025 11:47	1/17/2025 0:00	PLRECAPPRO	2022M-188ES-003	MODERA SOBRO PHASE 1, REVISION 2 (AMENDMENT)	A request to revise Proposal No. 2022M-188ES-002 to abandon more linear feet of 12-inch sanitary sewer main, more sanitary sewer manholes, and a fire hydrant assembly and to accept new 12-inch sanitary sewer main, another new	19 (Jacob Kupin)

					<p>sanitary sewer manhole, and another new fire hydrant. There will be no change in the linear feet of existing six-inch water main to be abandoned. Furthermore, there will no change in the linear feet of new six-inch water main (DIP) to be accepted or in the</p> <p>linear feet of new eight-inch sanitary sewer mains (DIP) to be accepted. Specific infrastructure instead now will be the abandonment of 582 linear feet of existing 12-</p> <p>inch sanitary sewer mains, three existing sanitary sewer manholes, 617 linear feet of existing six-inch water mains, and one existing fire hydrant assembly, and the acceptance of 208 linear feet of new 12-inch sanitary sewer mains (DIP), 40 linear feet of new eight-inch sanitary sewer</p> <p>main (DIP), two new sanitary sewer manholes, 19.5 linear fee</p>	
1/9/2025 8:18	1/17/2025 0:00	PLRECAPPRO	2025M-001ES-001	SOUTH TOWNHOMES	A request for the acceptance of one new sanitary sewer manhole to serve the development at 12 South Townhomes. Construction will occur in the public road right of way.	18 (Tom Cash)
1/9/2025 8:31	1/24/2025 0:00	PLRECAPPRO	2025M-002ES-001	TEMPO BY HILTON	A request for the acceptance of one sanitary sewer manhole to serve the Tempo by Hilton development.	19 (Jacob Kupin)
1/9/2025 9:58	1/31/2025 0:00	PLRECAPPRO	2025M-003ES-001	310-312 DONELSON PIKE	<p>A request for the acceptance of approximately 559 linear feet of new eight-inch sanitary sewer main (PVC),</p> <p>four new sanitary sewer manholes, approximately 545 linear feet of new eight-inch water main (DIP), one new fire hydrant and associated easements for the development at 310 and 312 Donelson Pike.</p>	15 (Jeff Gregg)
1/10/2025 9:10	1/17/2025 0:00	PLRECAPPRO	2025M-004ES-001	PARKS AT CANE RIDGE PHASE 2B	<p>A request for the acceptance of approximately 186 linear feet of eight-inch sanitary sewer main (DIP), 1,107 linear feet of eight-inch sanitary sewer mains (PVC), 247 linear feet of two-inch sanitary sewer force main (PVC), six sanitary sewer manholes and approximately 3,000 linear feet of eight-inch water mains (DIP), and six fire hydrant</p> <p>assemblies to serve the Parks at Cane Ridge – Phase 2B development.</p>	33 (Antoinette Lee)
1/10/2025 9:33	1/17/2025 0:00	PLRECAPPRO	2025M-001AG-001	DRY CREEK WRF - CSX CONSTRUCTION AGREEMENT CSXT OP: TN0934	A request for approval authorizing The Metropolitan Government of Nashville and Davidson County, acting by and through Metro Water Services, to enter into a Construction Agreement with CSX TRANSPORTATION, INC. to construct, or cause to be constructed, wastewater treatment plant improvements and expansion, for property at 61 Edenwold Road (Parcel No. 03411002400), adjacent to CSX TRANSPORTATION, INC. interests, in Davidson County.	09 (Tonya Hancock); 10 (Jennifer Webb)

1/13/2025 8:29	1/17/2025 0:00	PLRECAPPRO	2025M-005ES-001	CHICK-FIL-A	A request for the relocation of one fire hydrant to serve the Chick-Fil-A restaurant. Construction will occur inside the public right of way.	32 (Joy Styles)
1/13/2025 12:00	1/24/2025 0:00	PLRECAPPRO	2025M-006ES-001	HOLIDAY INN	A request for the relocation of one fire hydrant assembly to serve the Holiday Inn development.	15 (Jeff Gregg)
1/23/2025 9:54	1/31/2025 0:00	PLRECAPPRO	2025M-002AG-001	1200 2ND AVE S. LEASE AGREEMENT	An ordinance approving a lease agreement between the Metropolitan Nashville Public Schools and Municipal Communications III, LLC for a portion of leased space at 1200 2nd Avenue South, Nashville, Tennessee (Parcel No. 10503029500) (Proposal No. 2025M-002AG-001).	17 (Terry Vo)

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
8/11/2021 8:57	2/3/2025 0:00	PLAPADMIN	2021S-173-001	DONELSON - CLOVER BOTTOM SUBDIVISION	A request for final plat approval to create one lot on a portion of property located at 115 Stewarts Ferry Pike and 3001 Lebanon Pike, zoned R10 (18.11 acres), requested by Ragan Smith, applicant; State of Tenn, owner.	14 (Jordan Huffman)
9/10/2024 8:59	2/3/2025 0:00	PLAPADMIN	2024S-150-001	MCLAURINE PROPERTY ON BUENA VISTA PIKE	A request for final plat approval to create two lots on property located at 2616 Buena Vista Pike, approximately 65 feet east of Tucker Road, zoned R8 (0.52 acres), requested by Clint Elliott Survey, applicant; Sheron Omanea McLaurine, owner.	02 (Kyonzté Toombs)
9/13/2024 9:26	1/3/2025 0:00	PLAPADMIN	2024S-156-001	404, 408 & 412 W F RUST CT	A request for final plat approval to consolidate three lots into two lots on properties located at 404, 408 and 412 WF Rust Court, at the current terminus of WF Rust Court, zoned R40 (1.09 acres), and within a Planned Unit Development, requested by Blue Ridge Surveying Services, applicant; William & Marie Wilson and Christopher & Emma Zumpano, owners.	22 (Sheri Weiner)
10/10/2024 11:07	1/24/2025 0:00	PLAPADMIN	2024S-169-001	1801 STOKES LANE	A request for final plat approval to create two lots on property located at 1801 Stokes Lane, at the northern corner of Stokes Lane and Hopkins Street, zoned R20 (1.12 acres), requested by B2L Land Surveyors, applicant; Ryan Hooper, owners.	25 (Jeff Preptit)
10/24/2024 8:21	1/22/2025 0:00	PLAPADMIN	2024S-175-001	HARDING-BOSLEY TRACT	A request for final plat approval to create two lots on property located at 2618 Buchanan Street, approximately 150 feet south of Jenkins Street, zoned RS5 (0.39 acres), and located within a Contextual Overlay District, requested by James Terry, applicant; Jim Attar, owner.	21 (Brandon Taylor)
11/22/2024 14:53	1/22/2025 0:00	PLAPADMIN	2025S-004-001	BAKERS GROVE BAPTIST CHURCH	A request for final plat approval to create two lots on property located at 3562 Earhart Road, approximately 79 feet southwest of Lakeside Meadows Drive, zoned RS15, (6.47 acres), requested by Weatherford &	12 (Erin Evans)

					Associates LLC, applicant; Bakers Grove Baptist Church Trs., owner.	
12/10/2024 9:16	1/16/2025 0:00	PLAPADMIN	2025S-011-001	RESUB LOTS 159-170 ON THE PLAN OF HYNES ADDITION TO NASHVILLE	A request for final plat approval to create two lots on properties located at 1401 Church Street, 112, 116, 118, 120, 124, 128, and 132 15th Avenue North, at the southwest corner of Church Street and 14th Avenue North, zoned SP (4.03 acres), requested by Clint Elliott Survey, applicant; CCB Nashville Developments LP, owner.	19 (Jacob Kupin)

Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
1/24/25	Approve Extension	2018B-022-005	MAGNOLIA FARMS PHASE 1 SECTION 1
1/16/25	Approve Extension	2022B-010-002	ST. CHARLES ESTATES
1/22/25	Approve Extension	2017B-038-006	CLOVER GLEN PHASE 1A
1/22/25	Approve Extension	2019B-031-005	CLOVER GLEN, PHASE 1B
1/22/25	Approve Extension	2019B-001-005	CLOVER GLEN PHASE 2
1/22/25	Approve Extension	2020B-032-003	CLOVER GLEN PHASE 3B
1/22/25	Approve Extension	2019B-013-005	CLOVER GLEN, PHASE 4
1/8/25	Approve Extension	2021B-033-003	SKYRIDGE-PHASE 2
1/7/25	Approve Extension / Reduction	2021B-046-003	CAROTHERS CROSSING PHASE 7 - SECTION 2
1/7/25	Approve Reduction	2024B-008-002	PARKS AT CANE RIDGE PHASE 1B
1/15/25	Approve Extension	2018B-035-007	VOCE PHASE 3
1/22/25	Approve Extension / Reduction	2022B-043-003	TRINITY COVE
1/6/25	Approve Extension / Reduction	2021B-037-003	ASHTON PARK PHASE 1
1/8/25	Approve New	2024B-030-001	ASHTON PARK PHASE 3A
1/22/25	Approve New	2024B-036-001	5978 EDMONDSON PIKE
1/15/25	Approve Release	2021B-050-003	HAMILTON 2 LOT SUBDIVISION

## Schedule

- A. **Thursday, February 13, 2025** - MPC Meeting: 4pm, Sonny West Conference Center
- B. **Thursday, February 27, 2025** - MPC Meeting: 4pm, Sonny West Conference Center
- C. **Thursday, March 13, 2025** - MPC Meeting: 4pm, Sonny West Conference Center
- D. **Thursday, March 27, 2025** - MPC Meeting: 4pm, Sonny West Conference Center