

**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: February 27, 2025

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; Allen; Clifton; Smith; Marshall
 - b. Leaving Early:
 - c. Not Attending:
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 2/19/2025**.

<u>APPROVALS</u>	# of Applics	# of Applics '25
Specific Plans	2	6
PUDs	1	2
UDOs	0	1
Subdivisions	3	10
Mandatory Referrals	9	35
<i>Grand Total</i>	15	54

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)
12/4/2023 13:52	2/12/2025 0:00	PLRECAPPRO	2021SP-068-002	SOUTH STREET NORTH	A request for final site plan approval for property located at 1306 South Street, approximately 200 feet east of 14th Avenue South, zoned SP (0.65 acres), to permit four multi-family residential units, requested by Dale and Associates, applicant; Owen Development LLC, owner.	17 (Terry Vo)
10/25/2024 11:26	2/6/2025 0:00	PLAPADMIN	2024SP-001-002	310-312 DONELSON PIKE	A request for final site plan approval for properties located at 310 and 312 Donelson Pike, approximately 280 feet north of Emery Drive, zoned SP (2.6 acres), to permit 41 multi-family residential units, requested by Dale & Associates, applicant; Haury & Smith Contractors, Inc. and R&S Rental Properties, LLC, owners.	15 (Jeff Gregg)

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)
11/21/2024 12:53	2/7/2025 0:00	PLAPADMIN	116-83P-002	WILLOWBROOK COMMONS	A request for final site plan approval for a portion of Planned Unit Development Overlay District on a portion of property located at 61 East Thompson Lane, at the northeast corner of East Thompson Lane and Briley Parkway, zoned CL (11.49 acres), to permit a commercial amusement - inside use, requested by Marion Yacoub, applicant; Willowbrook Commons Station, LLC Et Al, owner.	16 (Ginny Welsch)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
1/17/2025 13:46	2/14/2025 0:00	PLRECAPPRO	2025M-008ES-001	HILL CENTER BELLE MEADE	A request for the acceptance of approximately 419 linear feet of 10-inch water main (DIP), 33 linear feet of six-inch water main (DIP), two fire hydrant assemblies and any associated easements to serve the Hill Center Belle Meade Access Improvement.	24 (Brenda Gadd)
1/30/2025 10:13	2/13/2025 0:00	PLRECAPPRO	2022M-045ES-002	CHANDLER RESERVE PHASE 4, REVISION 1 (AMENDMENT)	A request to amend Council Ordinance BL2022-1222 and Proposal No. 2022M-045ES-001 for the purpose of abandoning one linear foot less of existing eight-inch sanitary sewer main and accepting approximately 69 linear feet less of new eight-inch sanitary sewer main (DIP), two linear feet less of new eight-inch water main (DIP), one linear foot more of new eight-inch sanitary sewer main (PVC), and one additional new sanitary sewer manhole. Also, parcel 07600002000 is no longer included in the project. Specific infrastructure instead now will be for the abandonment of approximately 132 linear feet of eight-inch sanitary sewer main (PVC) and easement and the acceptance of approximately 535 linear feet of new eight-inch sanitary sewer main (DIP), approximately 245 linear feet of new eight-inch sanitary sewer main (PVC), 10 new sanitary sewer manholes, approximately 1,192 linear feet of new eight-inch water main (DIP), three new fire hydrant assemblies, and associated easements to serve the	11 (Jeff Eslick)
1/30/2025 10:29	2/13/2025 0:00	PLRECAPPRO	2025M-010ES-001	BROOK HOLLOW	A request for the acceptance of one new sanitary sewer main, two new sanitary sewer manholes and any associated easements to serve the Brook Hollow development.	23 (Thom Druffel)
1/30/2025 11:26	2/13/2025 0:00	PLRECAPPRO	2025M-011ES-001	RIVERSIDE RESIDENTIAL	A request for the abandonment of approximately 244 linear feet of eight-inch sewer main, one sanitary sewer manhole and easements, and the acceptance of approximately 430 linear feet of new eight-inch sanitary sewer main (PVC), approximately 526 linear feet of new eight-inch sewer main (DIP), four new sanitary sewer manholes and any associated easements, to serve the Riverside Residential development.	06 (Clay Capp)
2/4/2025 10:05	2/13/2025 0:00	PLRECAPPRO	2025M-012ES-001	HCA EAST NASHVILLE FSER	A request for the abandonment of one fire hydrant to serve the HCA East Nashville freestanding emergency room.	05 (Sean Parker)

					The abandonment and removal of the public hydrant will occur inside the public road right of way.	
2/5/2025 9:06	2/14/2025 0:00	PLRECAPPRO	2025M-014ES-001	DEMONBREUN HILL	A request for the acceptance of one sanitary manhole to serve the Demonbreun Hill South development. Construction will occur in the public right-of-way of Alley 235.	19 (Jacob Kupin)
2/7/2025 11:37	2/14/2025 0:00	PLRECAPPRO	2025M-016ES-001	CHARLTON SQUARE ABANDONMENT	A request for the abandonment of easement rights for a former unnumbered alley that was closed by Metro Ordinance O86-326 with easements retained. Requesting for those easement rights for these parcels to be abandoned.	18 (Tom Cash)
2/10/2025 10:53	2/14/2025 0:00	PLRECAPPRO	2025M-017ES-001	EVERGREEN HILLS PHASE 3	A request for the acceptance of approximately 2,014 linear feet of eight-inch water mains (DIP), 123 linear feet of four-inch water main (DIP), four fire hydrant assemblies and approximately 1,515 linear feet of eight-inch sewer mains (PVC), 122 linear feet of eight-inch sanitary sewer main (DIP), 13 sanitary sewer manholes, and associated easements to serve the Evergreen Hills Phase 3 development.	33 (Antoinette Lee)
2/10/2025 11:11	2/14/2025 0:00	PLRECAPPRO	2025M-018ES-001	1300 HUNTERS LN	A request for the abandonment of approximately 70 linear feet of eight-inch sanitary sewer main (PVC) and one sanitary sewer manhole, and the acceptance of approximately 896 linear feet of eight-inch sanitary sewer main (PVC), 1486 linear feet of eight-inch sanitary sewer main (DIP), 17 sanitary sewer manholes, and any associated easements to serve the 1300 Hunters Lane development.	03 (Jennifer Gamble)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
8/27/2024 7:14	2/11/2025 0:00	PLAPADMIN	2024S-146-001	HARVEST HANDS	A request for final plat approval to create two lots on property located at 155 Old Hermitage Avenue, approximately 60 feet west of Claiborne Street, zoned CS (1.01 acres), requested by GSE Engineering, applicant; Harvest Hands Community Development Corporation, owner.	17 (Terry Vo)
9/5/2024 13:11	2/11/2025 0:00	PLAPADMIN	2024S-148-001	3113 CLIFF DRIVE	A request for final plat approval to create two lots on property located at 3113 Cliff Drive, at the southeast corner of Alpine Avenue and Cliff Drive, zoned RM9-A-NS (0.55 acres), requested by QSP Land Consultants, Inc., applicant; Michael D Barnes, owner.	02 (Kyonzté Toombs)
12/11/2024 8:54	2/14/2025 0:00	PLAPADMIN	2025S-012-001	8426 MERRYMOUNT DR	A request to amend a previously recorded plat to modify setback on property located at 8426	22 (Sheri Weiner)

					Merrymount Drive, at the northeast corner of Merrymount Drive and Raymond Roberts Drive, zoned R40 (1.01 acres), requested by Robert & Anita DePasquo, applicants and owners.	
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Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
2/5/2025	Approved Release	2021B-020-004	Providence Arbours
2/5/2025	Approved Release	2017B-027-003	R. Manuel Centennial Phase II
2/18/2025	Approved Release	2021B-021-002	West Trinity

Schedule

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