



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: March 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: Smith; Clifton; Gamble; Marshall; Adkins; Dundon; Allen
 - b. Leaving Early:
 - c. Not Attending: Henley; Farr
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 3/19/2025**.

<u>APPROVALS</u>	# of Applics	# of Applics '25
Specific Plans	0	6
PUDs	3	6
UDOs	1	9
Subdivisions	4	18
Mandatory Referrals	9	54
<i>Grand Total</i>	17	93

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)
NONE						

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)
3/5/2024 10:52	3/17/2025 0:00	PLRECAPP	2021UD-001-056	612 MOORE AVE.	A request for final site plan approval for properties located at 612 A,B and C Moore Ave., approximately 300 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 three multi-family residential units, requested by James Terry, applicant; O.I.C. 612 Moore Avenue Townhomes and Mohammad Oftadeh & Best Built Construction Inc., 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)
9/4/2024 8:25	3/10/2025 0:00	PLRECAPP	68-79P-003	1660 ANTIOCH PIKE	A request for final site plan approval for property located at 1660 Antioch Pike, approximately 400 feet northeast of Cherokee Place (0.43 acres), zoned OR20 and located within a Planned Unit Development Overlay District, requested by Delta Civil Engineering, applicant; Keyvan Bahnamiri, owner.	28 (David Benton)
10/1/2024 8:35	3/10/2025 0:00	PLRECAPP	109-71P-002	TACO HONDU	A request for final site plan approval on property located at 3600 Anderson Road, at the southwest corner of Smith Springs Road and Anderson Road, zoned SCN (1.51 acres), and within a Planned Unit Development District, to permit a restaurant, take-out use, requested by Taco Hondur Mex, applicant; Kunj LLC, owner.	29 (Tasha Ellis)
10/15/2024 9:09	3/10/2025 0:00	PLRECAPP	145-70P-002	BELLEVUE RETAIL	A request for final site plan approval on properties located at 7071, 7075 and 7087 Old Harding Pike, approximately 587 feet west of Old Hickory Boulevard, zoned SCC (2.11 acres), and within a Planned Unit Development District, to permit mixed-use development, requested	34 (Sandy Ewing)

					by JPD, applicant; 7071 Old Harding Partners, Michael Chilando and Randy Knowles, owners.	
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MANDATORY REFERRALS: MPC Approval						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
2/14/2025 12:49	3/5/2025 0:00	PLRECAPPRO	2025M-001PR-001	3050 BOULDER PARK DRIVE METRO FUNDED STORMWATER HOME BUYOUT	A request for approval to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, 3050 Boulder Park Drive for Metro Water Services.	15 (Jeff Gregg)
2/18/2025 11:17	3/6/2025 0:00	PLRECAPPRO	2025M-005AG-001	BRIDGE REPLACEMENT EASTLAND AVE	A resolution approving a preliminary engineering agreement between CSX Transportation, Inc. ("CSXT"), a Virginia corporation with its principal place of business in Jacksonville, Florida, and the Metropolitan Government of Nashville and Davidson County, to facilitate the replacement of an existing bridge on Eastland Avenue (Proposal No. 2025M-005AG-001).	
2/27/2025 9:45	3/10/2025 0:00	PLRECAPPRO	2025M-027ES-001	STORYVALE PHASE 2	A request for the acceptance of approximately 622 linear feet of eight-inch sanitary sewer main (DIP), 2,752 linear feet of eight-inch sanitary sewer main (PVC), 23 sewer manholes and any associated easements to serve the Storyvale Phase 2 development.	
2/27/2025 9:54	3/10/2025 0:00	PLRECAPPRO	2025M-028ES-001	SAGEBROOK SUBDIVISION	A request for the acceptance approximately 1,613 linear feet of eight-inch sanitary sewer main (PVC), eight sanitary sewer manholes and any associated easements to serve the Sagebrook Subdivision development.	
2/28/2025 11:51	3/10/2025 0:00	PLRECAPPRO	2025M-002EN-001	230 REP JOHN LEWIS WAY N	A request for approval of an aerial encroachment for one (1) proposed double-faced, LED illuminated blade projecting sign over the public sidewalk.	19 (Jacob Kupin)
3/3/2025 10:50	3/10/2025 0:00	PLRECAPPRO	2025M-029ES-001	M.A.L.E.T.A.	A request or the abandonment of approximately 644 linear feet of 16-inch water line (DIP), and easements and the acceptance of approximately 4,623 linear feet of new eight-inch water line (DIP), approximately 8,640 linear feet of new 12-inch water line (DIP), approximately 705 linear feet of new 16-inch water line (DIP), and twenty-one (21) fire hydrant assemblies, and any associated easements to serve the M.A.L.E.T.A. Development.	20 (Rollin Horton)
3/3/2025 13:25	3/17/2025 0:00	PLRECAPPRO	2025M-031ES-001	LYNN LEE DRIVE STORMWATER IMPROVEMENT	A request for permanent and temporary easements to construct Project 25-SWC-205, Lynn Lee Drive Stormwater Improvement Project. These easements are to be acquired through negotiations, condemnation, and acceptance in order to complete this project.	11 (Jeff Eslick)

3/6/2025 13:23	3/17/2025 0:00	PLRECAPPRO	2025M-033ES-001	STORYVALE PHASE 2B	A request for the acceptance of approximately 511 linear feet of new eight-inch sanitary sewer main (PVC), acceptance of approximately 165 linear feet of new eight-inch sanitary sewer main (DIP) and three new sanitary sewer manholes, and any associated easements to serve the Storyvale Phase 2B development.	
3/11/2025 14:09	3/17/2025 0:00	PLRECAPPRO	2020M-009AG-002	AMEND RS2020-381 & 2020M-009AG-001 FOR CSX904278	A request to approve a Supplemental Agreement to a Facility Encroachment Agreement (CSX904278) for a sewer main crossing between CSX Transportation, Inc. and Nashville Metro, acting through the Department of Water and Sewerage Services, previously approved on 2020M-009AG-001/RS2020-381 for MWS project # 11-SC-0116.	32 (Joy Styles)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
5/28/2024 9:24	3/18/2025 0:00	PLAPADMIN	2024S-101-001	REPLAT OF THE CATO ROAD ACRES	A request for final plat approval to create three lots including two duplex lots on properties located at 4315, 4317 and 4321 Cato Road, approximately 705 west of Eatons Creek Road, zoned SP (12.76 acres), requested by OHM Advisors, applicant; 5001 Properties LLC and Cody & Kristin Walker, owners.	01 (Joy Kimbrough)
7/29/2024 15:30	3/10/2025 0:00	PLAPADMIN	2024S-131-001	RESUB LOTS 56-60 ON THE PLAN OF E.T. BROWNS SUBDIVISION	A request for final plat approval to shift lot lines on properties located at 6100 Charlotte Pike and 401 Eastboro Drive, at the northwest corner of Eastboro Drive and Charlotte Pike, zoned CS and R8 (1.785 acres), requested by Clint Elliott Survey, applicant; Westwood Baptist Church and The Board of Trustees of Westwood Baptist Church, owners.	20 (Rollin Horton)
10/31/2024 9:36	3/17/2025 0:00	PLAPADMIN	2025S-001-001	FRIENDS OF LIFE COMMUNITY	A request for final plat approval to create two lots on property located at Granny White Pike (unnumbered), approximately 235 feet north Granny White Court, zoned R20, (1.24 acres), requested by Ragan Smith, applicant; Protestant Orphanage Foundation, owner.	25 (Jeff Preptit)
12/30/2024 12:13	3/7/2025 0:00	PLAPADMIN	2025S-020-001	1808 MANCHESTER AVE	A request for final plat approval to create two lots on property located at 1808 Manchester Avenue, approximately 340 feet east of Hydes Ferry Road, zoned R10 (0.68 acres), requested by Clint Elliott Survey, applicant; C&H PROPERTIES, LLC, owner.	01 (Joy Kimbrough)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
3/6/25	Approved Extension	2023B-032-002	LANE COLLEGE HOUSING
3/5/2025	Approved Release	2011B-018-004	AARONS CRESS PHASE 1A

Schedule

- A. **Thursday, March 27, 2025** - MPC Meeting: 4pm, Sonny West Conference Center
- B. **Thursday, April 10, 2025** - MPC Meeting: 4pm, Sonny West Conference Center
- C. **Thursday, April 24, 2025** - MPC Meeting: 4pm, Sonny West Conference Center