



**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; Allen; Henley (might be late); Smith; Marshall; Leslie; Gamble; Dundon
 - b. Leaving Early:
 - c. Not Attending: Farr; 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 3/5/2025**.

<u>APPROVALS</u>	<u># of Applys</u>	<u># of Applys '25</u>
Specific Plans	0	6
PUDs	1	3
UDOs	7	8
Subdivisions	4	14
Mandatory Referrals	10	45
<i>Grand Total</i>	22	76

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)
11/28/2023 9:20	2/25/2025 0:00	PLRECAPP	2021UD-001-053	130 LIGHTSTONE DADU	A request for final site plan approval for property located at 1321B and 1321C Little Hamilton Ave., approximately 86 feet north of Merritt Ave., zoned RM20-A-NS and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.21 acres), to permit two multi-family residential units, requested by MLS Construction, applicant; Elisabeth Ashley and O.I.C. Winterhead Townhomes, owners.	17 (Terry Vo)
4/2/2024 10:12	2/26/2025 0:00	PLRECAPP	2021UD-001-059	27 TRIMBLE ST.	A request for final site plan approval for property located at 27 Trimble Street, approximately 62 feet west of Lincoln Street, zoned RM20-A and within the Wedgewood-Houston Chestnut Hill Design Overlay District (0.18 acres), to permit two multi-family residential units, requested by Skymont Building Group LLC, applicant; Seminary Street LLC, owner.	17 (Terry Vo)
7/9/2024 12:01	2/25/2025 0:00	PLRECAPP	2021UD-001-060	WEDGEWOOD HOUSTON	A request for final site plan approval for property located at 602 Southgate Avenue, approximately 199 feet east of Martin Street, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.34 acres), to permit six multi-family residential units, requested by Dewey Engineering, applicant; The Cumberland Holdings Company LLC, owner.	17 (Terry Vo)
8/6/2024 15:08	2/26/2025 0:00	PLRECAPP	2021UD-001-062	1208 1ST AVE SOUTH	A request for final site plan approval for properties located at 1208 A, B, C, and D 1st Avenue South, approximately 165 feet south of Chestnut Street, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.29 acres), to permit three multi-family residential units, requested by Dale & Associates, applicant; Katie Tausch and Bars Hooper Holdings, LLC, owners.	17 (Terry Vo)

8/12/2024 7:58	2/25/2025 0:00	PLRECAPP	2021UD-001-063	1702 ALLISON PLACE	A request for final site plan approval for properties located at 1702 A, B, C, and D Allison Place, approximately 56 feet south of Southgate Avenue, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.16 acres), to permit three multi-family residential units, requested by Bluegrass Building Group, LLC, applicant; 1702 Allison Place QOZB, LLC, owner.	17 (Terry Vo)
10/15/2024 7:48	2/25/2025 0:00	PLRECAPP	2021UD-001-064	405B-407A MOORE AVENUE UDO	A request for final site plan approval for properties located at 100, 102, 104, 106, 108 Fairview Court and 100 B Moore Avenue, approximately 150 feet north of Wingrove Street, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.22 acres), to permit five multi-family residential units, requested by Building Ideas, applicant; GMAT Holding GP and O.I.C. Fourhundredfive Moore Ave., owners.	17 (Terry Vo)
12/6/2024 8:30	3/3/2025 0:00	PLRECAPP	2021UD-001-069	547 A&B MOORE AVE.	A request for final site plan approval for properties located at 547 A,B,C Moore Avenue, approximately 450 feet east of Martin Street, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.17 acres), to permit two residential units, requested by Blue Chip Investments, applicant; Square 1 Construction LLC and O.I.C Homes at 547 Moore Avenue, 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)
10/10/2024 15:20	3/3/2025 0:00	PLRECAPP	2024M-030EN-001	118 12TH AVE S	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)
1/24/2025 8:40	3/4/2025 0:00	PLRECAPP	2025M-001SR-001	ALLEY # 1892 RENAMING	A request to rename Alley # 1892 between Meade Avenue and Alley #1917 to be renamed to Frankie Alley, requested by Councilmember Ginny Welsch (see sketch for details).	
1/30/2025 10:46	3/4/2025 0:00	PLRECAPP	2025M-002SR-001	TONEY RD RENAMING	A request to rename a portion of Toney Road to Lillard Lane (see sketch for details).	02 (Kyonzté Toombs)

2/3/2025 13:41	3/3/2025 0:00	PLRECAPPRO	2025M-003AG-001	RESOLUTION FOR CSX PRELIM ENGINEERING AGREEMENT SECRET SIDEWALK (PROJECT MET008)	A resolution approving a preliminary engineering agreement between the Metropolitan Government of Nashville and Davidson County and CSX Transportation, Inc. ("CSX"), a Virginia corporation with its principal place of business in Jacksonville, Florida, to facilitate the development of sidewalk improvements adjacent to CSX rail at Alabama Avenue. (Proposal No. 2025M-003AG-001).	
2/13/2025 13:33	3/3/2025 0:00	PLRECAPPRO	2025M-019ES-001	408 AMERICAN ROAD	A request for the acceptance of one public sanitary sewer manhole, to serve the 408 American Road development.	20 (Rollin Horton)
2/13/2025 13:43	3/3/2025 0:00	PLRECAPPRO	2025M-020ES-001	108 GLENROSE	A request for the acceptance of approximately 40 linear feet of eight-inch sanitary sewer main (PVC) and one sanitary sewer manhole to serve the 108 Glenrose development.	16 (Ginny Welsch)
2/13/2025 13:56	3/3/2025 0:00	PLRECAPPRO	2025M-021ES-001	PADEL HAUS	A request for the abandonment of approximately 223 linear feet of eight-inch sanitary sewer and two sanitary sewer manholes, and any associated easements, to serve the Padel Haus development.	16 (Ginny Welsch)
2/13/2025 14:05	3/3/2025 0:00	PLRECAPPRO	2025M-022ES-001	BOUNTY CLUB PHASE 1B	A request for the acceptance of approximately 300 linear feet of new eight-inch sanitary sewer main (DIP), 221 linear feet of new eight-inch sanitary sewer main (PVC), two new sanitary sewer manholes and any associated easements, to serve the Bounty Club Phase 1B development.	01 (Joy Kimbrough)
2/14/2025 11:29	3/3/2025 0:00	PLRECAPPRO	2025M-004AG-001	10TH AND FATHERLAND SEWER LINE PARTICIPATION AGREEMENT	A request for approval authorizing a participation agreement between Richland Building Partners, and The Metropolitan Government of Nashville and Davidson County acting through the Metropolitan Department of Water and Sewerage Services, for MWS Project No. 23-SL-0228.	06 (Clay Capp)
2/27/2025 9:27	3/3/2025 0:00	PLRECAPPRO	2025M-025ES-001	2183 KIDD ROAD PHASE 1A (WILLIAMSON COUNTY)	A request for the acceptance of approximately 904 linear feet of new eight-inch sanitary sewer main (PVC), three new sanitary sewer manholes, and any associated easements to serve the 2183 Kidd Road Phase 1A Development.	

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
2/28/2024 8:42	2/20/2025 0:00	PLAPADMIN	2024S-048-001	226 CAPITOL VIEW AVE	A request for final plat approval to create two lots on property located at 226 Capitol View Ave., approximately 422 feet west of Jones Ave., zoned RS10 (0.87 acres), requested by Rocky L Montoya Surveyor, applicant; Marcus & Angela M. Ridley, owners.	05 (Sean Parker)
10/8/2024 15:20	3/3/2025 0:00	PLAPADMIN	2024S-167-001	RE-SUB. LOTS 31 & 32 E.C. SCRUGGS-AVONDALE 1ST ADDITION	A request for final plat approval to create one lot on property located at 1236 North Avondale Circle, approximately 169 feet north of Avondale Circle, zoned R10 (0.28 acres), requested by Wold Architects and Engineers, applicant; Christopher Eubank and Stonegate Acquisition, LLC, owners.	02 (Kyonzté Toombs)
12/16/2024 15:07	3/3/2025 0:00	PLAPADMIN	2025S-013-001	3230 CLARKSVILLE PIKE	A request for final plat approval to create one lot on property located at 3230 Clarksville Pike, approximately 164 feet south of Resha Lane, zoned CL (0.43 acres), and within the Corridor Design Overlay, requested by Q&M Land Surveying, applicant; Ave Nashville LLC, owner.	02 (Kyonzté Toombs)
12/30/2024 8:19	2/24/2025 0:00	PLAPADMIN	2025S-017-001	640 ROCHELLE DR	A request to amend a previously recorded plat to modify setback on property located at 640 Rochelle Drive, approximately 201 feet east of Devon Drive, zoned RS20 (0.65 acres), requested by Taylor & Brooke Shomaker, applicants and owners.	26 (Courtney Johnston)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
2/25/25	Approved Extension	2021B-023-004	EVANS HILL SUBDIVISION - PHASE 1B
2/25/25	Approved Extension	2021B-022-003	EVANS HILL SUBDIVISION - PHASE 1A
3/4/25	Approved New	2024B-039-001	PENNINGTON MILLS
2/24/25	Approved New	2024B-040-001	RIVERVIEW AT CUMBERLAND HILLS
2/20/25	Approved New	2025B-001-001	RESUB LOTS 159-170 ON THE PLAN OF HYNES ADDITION TO NASHVILLE

Schedule

- A. Thursday, March 13, 2025** - MPC Meeting: 4pm, Sonny West Conference Center
- B. Thursday, March 27, 2025** - MPC Meeting: 4pm, Sonny West Conference Center
- C. Thursday, April 10, 2025** - MPC Meeting: 4pm, Sonny West Conference Center
- D. Thursday, April 24, 2025** - MPC Meeting: 4pm, Sonny West Conference Center