



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: April 24, 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; Leslie; Dundon
 - b. Leaving Early:
 - c. Not Attending: Gamble
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 4/16/2025**.

<u>APPROVALS</u>	<u># of Applics</u>	<u># of Applics '25</u>
Specific Plans	3	10
PUDs	0	6
UDOs	1	11
Subdivisions	2	23
Mandatory Referrals	18	80
<i>Grand Total</i>	24	130

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)
4/29/2024 11:02	4/3/2025 0:00	PLRECAPP	2015SP-005-029	TEXAS ROADHOUSE	A request for final site plan approval for property located at 3017 Century Farms Circle and a portion of property located at 3009 Century Farms Circle, approximately 218 feet north of William Turner Parkway, zoned SP (2.32 acres), to permit a restaurant, requested by Greenberg Farrow, applicant; Century Farms, LLC, owner.	32 (Joy Styles)
9/12/2024 11:22	4/8/2025 0:00	PLRECAPP	2023SP-040-002	MARTINS GLEN RESIDENTIAL	A request for final site plan approval for properties located at 4057 Maxwell Road and Maxwell Road (unnumbered), approximately 760 feet west of Laverne Couchville Pike, zoned SP (20.88 acres), to permit 78 single family units, requested by Catalyst Design Group, applicant; Michael Leon Martin, owner.	08 (Deonté Harrell)
1/10/2025 7:56	4/10/2025 0:00	PLRECAPP	2025SP-012-001	RESURRECTED CHURCH	A request for final site plan approval for property located at 2244 Hobson Pike, approximately 90 feet west of Windcrest Trail, zoned SP (4 acres), to permit religious institution, daycare center, and general office uses, requested by Civil & Environmental Consultants, Inc., applicant; Resurrected Church, owner.	08 (Deonté Harrell)

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)
12/3/2024 8:07	4/4/2025 0:00	PLRECAPP	2021UD-001-068	59 LINCOLN ST	A request for final site plan approval for property located at 59 Lincoln Street, approximately 112 feet north of N. Hill Street, zoned RM20-A and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.05 acres), to permit permeable paver driveway, requested by New Horizon Homes LLC, applicant and owner.	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)
11/19/2024 8:02	4/8/2025 0:00	PLRECAPPRO	2024M-050AG-001	GALLATIN PIKE PHASE 4 PROJECT NO. 3815901	A resolution approving a participation agreement between The Metropolitan Government of Nashville and Davidson County acting through the Nashville Department of Transportation and Gallatin Pike Apartments Owner, LLC to construct a sidewalk located in the vicinity of 1401 Gallatin Pike north to provide enhanced roadway and streetscape improvements for Metro's Complete Streets initiative along Gallatin Pike Project No. 3815901 (Proposal No. 2024M-050AG-001).	10 (Jennifer Webb)
11/19/2024 10:52	4/8/2025 0:00	PLRECAPPRO	2024M-146ES-001	3104 & 3108 ALPINE PARK BLVD	A request for the acceptance of approximately 164 linear feet of new eight-inch sanitary sewer main (DIP), five new sanitary sewer manholes, approximately 184 linear feet of new eight-inch water main (DIP) and the vertical realignment of approximately 32 linear feet of existing eight inch sanitary sewer main (DIP) to serve the development at 3104 and 3108 Alpine Park Boulevard. Construction will occur in the public road right of way.	02 (Kyonzté Toombs)
1/16/2025 12:37	4/8/2025 0:00	PLRECAPPRO	2025M-007ES-001	5705-5707 ROBERTSON	A request for the acceptance of approximately 20 linear feet of six-inch water main (DIP) and one fire hydrant assembly to serve the 5705-5707 Robertson development.	20 (Rollin Horton)
2/4/2025 10:30	4/8/2025 0:00	PLRECAPPRO	2025M-013ES-001	GRUNDY INFRASTRUCTURE	A request for the abandonment of approximately 344 linear feet of four-inch water main and the acceptance of approximately 344 linear feet of new 12-inch water main (DIP) and two new fire hydrant assemblies to serve the Grundy Water Infrastructure development.	19 (Jacob Kupin)
2/27/2025 10:07	4/8/2025 0:00	PLRECAPPRO	2025M-023ES-001	VANDERBILT UNIVERSITY - ROBERTS ACADEMY	A request for the abandonment of approximately 498 linear feet of 12-inch combination sanitary sewer main, three combination sanitary sewer manholes, and associated easements and right-of-way; and the acceptance of approximately 195 linear feet of eight-inch sanitary sewer main, four sanitary sewer manholes, and associated easements and right-of-way; to serve the Vanderbilt University - Roberts Academy development.	17 (Terry Vo)
3/6/2025 13:35	4/8/2025 0:00	PLRECAPPRO	2025M-034ES-001	3506 KENNEDY AVENUE	A request for permanent and temporary easements to construct Project 25-SWC-226, Kennedy Avenue Improvement Project. These easements are to be acquired through negotiations, condemnation, and acceptance in order to complete this project.	07 (Emily Benedict)

3/11/2025 8:31	4/8/2025 0:00	PLRECAPPRO	2025M-035ES-001	TRINITY FLATS	A request for the acceptance approximately 1,114 linear feet of new eight-inch water main (DIP), two fire hydrant assemblies, and approximately 1,046 linear feet of new eight-inch sanitary sewer main (PVC), and eight sanitary sewer manholes, and any associated easements to serve the Trinity Flats Development.	02 (Kyonzté Toombs)
3/13/2025 8:49	4/4/2025 0:00	PLRECAPPRO	2025M-007AG-001	BRIDGE REPLACEMENT W DUE WEST 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 bridge replacement over CSXT rail at West Due West Avenue. (Proposal No. 2025M-007AG-001).	07 (Emily Benedict)
3/17/2025 11:24	4/8/2025 0:00	PLRECAPPRO	2025M-040ES-001	CCB PHASE 1A	A request for the abandonment of approximately 189 linear feet of existing eight-inch sanitary sewer main and 589 linear feet of 10-inch sanitary sewer main (unknown material), five sanitary sewer manholes and any associated easements, and the acceptance of approximately 17 linear feet of new eight-inch sanitary sewer main (PVC), 404 linear feet of new 10-inch sanitary sewer main (PVC), and six new sanitary sewer manholes, to serve the CCB Phase 1A Development. Construction of new sewer/manholes will occur inside public right of way.	19 (Jacob Kupin)
3/21/2025 9:07	4/4/2025 0:00	PLRECAPPRO	2025M-009AG-001	GREYSTAR	An ordinance approving a donation of a 1.88 acre parcel, an access and parking easement, and a participation agreement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and GS Rivergate Apartments LLC for park improvements at 300 Connare Drive (Parcel No. 03316028100) (Proposal No. 2025M-009AG-001).	10 (Jennifer Webb)
3/21/2025 13:29	4/4/2025 0:00	PLRECAPPRO	2025M-010AG-001	SURPLUS BACK TAX	A resolution declaring surplus and approving the disposition of certain parcels of real property in accordance with section 2.24.250(G) of the Metropolitan Code of Laws. (Proposal No. 2025M-010AG-001).	01 (Joy Kimbrough); 02 (Kyonzté Toombs); 07 (Emily Benedict); 13 (Russ Bradford); 19 (Jacob Kupin); 21 (Brandon Taylor); 27 (Robert Nash); 34 (Sandy Ewing); 35 (Jason Spain)
3/25/2025 11:55	4/4/2025 0:00	PLRECAPPRO	2025M-041ES-001	AUTUMN LAKE OFFSITE SEWER	A request for the abandonment of approximately 245 linear feet of existing 10-inch sanitary sewer main, (PVC) and the acceptance of approximately 245 linear feet of new 12-inch sanitary sewer main (DIP) to serve the Autumn Lake Offsite Sewer development. All abandonment of	32 (Joy Styles)

					existing sanitary sewer main and construction of new sewer main will occur inside existing public easements.	
3/25/2025 12:16	4/4/2025 0:00	PLRECAPPRO	2025M-042ES-001	CLARKSVILLE PIKE PHASE 2 SP	A request for the acceptance of approximately 649 linear feet of eight-inch sanitary sewer main (PVC), three sanitary sewer manholes and approximately 654 linear feet of eight inch water main (DIP) and two fire hydrant assemblies to serve the Clarksville Pike SP – Phase 2 development.	02 (Kyonzté Toombs)
3/25/2025 13:01	4/4/2025 0:00	PLRECAPPRO	2025M-011AG-001	1045 28TH AVE N	A resolution approving an agreement for the purchase of a half-acre parcel of property located at 1045 28th Avenue North for use in connection with construction of a new public library. (Proposal No. 2025M-011AG-001).	21 (Brandon Taylor)
3/27/2025 13:27	4/4/2025 0:00	PLRECAPPRO	2025M-012AG-001	EBDA IGA	A resolution approving an intergovernmental agreement between the Metropolitan Government of Nashville and Davidson County and the East Bank Development Authority (Proposal No. 2025M-012AG-001).	19 (Jacob Kupin)
3/27/2025 13:44	4/4/2025 0:00	PLRECAPPRO	2025M-013AG-001	EAST BANK PROGRAM PE AGREEMENT	A resolution approving a preliminary engineering agreement between CSX Transportation, Inc. ("CSX"), a Virginia corporation with its principal place of business in Jacksonville, Florida, and the Metropolitan Government of Nashville and Davidson County, to facilitate the development of proposed improvements to existing roadway under CSXT rail at First Street (Proposal No. 2025M-013AG-001).	
3/27/2025 13:58	4/4/2025 0:00	PLRECAPPRO	2025M-014AG-001	BYLINE	An ordinance approving the sale of approximately 0.03 acres of remnant property located west of First Avenue North, east of Second Avenue North, and north of Van Buren Street. (Proposal No. 2025M-014AG-001).	
3/28/2025 9:49	4/8/2025 0:00	PLRECAPPRO	2025M-043ES-001	WEST END CIRCLE TOWNHOMES	A request for the abandonment of approximately 254 linear feet of 10-inch water main (DIP) and the acceptance of approximately 248 linear feet of 10-inch water main (DIP) to serve the West End Circle Townhomes development.	24 (Brenda Gadd)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
10/9/2024 10:13	4/2/2025 0:00	PLAPADMIN	2024S-168-001	REVISION OF LOT 2 OF SECTION 3-LARCHWOOD	A request for final plat approval to create 2 lots on property located at 600 Stewarts Ferry Pike, at the southeast corner of Stewarts Ferry Pike and McCrory Creek Road, zoned SP (18.40 acres), requested by Crowe Wheeler and Associates, applicant; VCP Nashville, LLC, owner.	15 (Jeff Gregg)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
4/10/25	Approved Extension	2017B-042-004	PINE RIDGE ESTATES PHASE 2
4/10/25	Approved New	2023B-035-001	WRIGHT LANDING
4/9/25	Approved Extension/Reduction	2023B-024-002	HALLMARK SECTION FIVE
4/9/25	Approved New	2024B-042-001	RAC LAND
4/4/25	Approved Extension/Reduction	2022B-033-003	BRATTONVIEW AT BORDEAUX
4/2/25	Approved Release	2022B-021-002	MAPLE GROVE
4/2/25	Approved Release	2022B-046-002	CAROTHERS CROSSING PHASE 10 SECTION 1A
4/14/25	Approved Release	2022B-015-002	DELVIN DOWNS PHASE 5
4/14/25	Approved Release	2021B-046-003	CAROTHERS CROSSING PHASE 7 - SECTION 2
4/14/25	Approved Release	2021B-017-003	THE SHOPPES AND RESIDENCES AT OLD BURKITT

Schedule

- A. **Thursday, April 24, 2025** – MPC Work Session: Housing & Infrastructure, 2:30pm, Sonny West Conference Center
- B. **Thursday, April 24, 2025** – MPC Meeting, 4pm, Sonny West Conference Center
- C. **Thursday, May 8, 2025** - MPC Meeting: 4pm, Sonny West Conference Center
- D. **Thursday, May 22, 2025** - MPC Work Session: Housing & Infrastructure, 2:30pm, Metro Office Building, 2nd Floor, Davidson Room
- E. **Thursday, May 22, 2025** - MPC Meeting: 4pm, Sonny West Conference Center