



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: May 8, 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: Farr; Allen; Marshall; Leslie; Gamble; Dundon
 - b. Leaving Early:
 - c. Not Attending: Henley
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 4/30/2025**.

<u>APPROVALS</u>	# of Applics	# of Applics '25
Specific Plans	2	12
PUDs	0	6
UDOs	0	11
Subdivisions	8	31
Mandatory Referrals	10	90
<i>Grand Total</i>	20	150

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)
8/27/2024 6:22	4/21/2025 0:00	PLRECAPP	2023SP-067-002	1631 16TH AVENUE N	A request for final site plan approval for property located at 1631 16th Avenue North, at the southwest corner of 16th Avenue North and Wheelless Street, zoned SP and located within the Detached Accessory Dwelling Unit (DADU) Overlay District, (0.21 acres), to permit two detached residential units, requested by 1631 16th Ave. N. LLC, applicant and owner.	21 (Brandon Taylor)
11/14/2024 8:03	4/17/2025 0:00	PLRECAPP	2007SP-165-012	222-232 MYATT DRIVE	A request for final site plan approval on properties located at 222, 224, 226, 226B, 228, 230, and 232 Myatt Drive, approximately 261 feet south of Roosevelt Ave., zoned SP (0.38 acres), to create six multi-family residential units, requested by Dale & Associates, applicant; Bars Hooper Holdings, LLC, Drew Watson Holding, LLC, Darren & Brian Duhnke, and O.I.C Homes at 222 Myatt Drive, owners.	09 (Tonya Hancock)

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)
NONE						

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
12/20/2024 11:20	4/25/2025 0:00	PLRECAPPRO	2024M-156ES-001	730 MAIN STREET ABANDONMENT	A request for the abandonment of easement rights for the closed right-of-way of South 8th Street. It was closed by Metro Substitute Bill O66-855 with easements retained. Requesting for those easement rights for this parcel to be abandoned.	06 (Clay Capp)
4/2/2025 13:29	4/24/2025 0:00	PLRECAPPRO	2025M-002PR-001	METRO FUNDED STORMWATER HOME BUYOUTS FOR 3900 TUCKER AND 3001 HUMMINGBIRD DRIVE	A request for approval to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, 3900 Tucker Road and 3001 Hummingbird Drive for Metro Water Services.	02 (Kyonzté Toombs)
4/7/2025 10:24	4/24/2025 0:00	PLRECAPPRO	2025M-016AG-001	D MATTER AND LTF	A resolution approving an intergovernmental license agreement between the Metropolitan Government of Nashville and Davidson County by and through the Department of General Services and the Department of Safety and Homeland Security for parking spaces located at 5244 Hickory Hollow Parkway, Nashville, TN (Parcel No. 16300022100) (Proposal No. 2025M-016AG-001).	32 (Joy Styles)
4/7/2025 10:43	4/24/2025 0:00	PLRECAPPRO	2025M-045ES-001	278 HAYWOOD LN	A request for the acceptance of approximately 48 linear feet of eight-inch sanitary sewer main (PVC), 125 linear feet of eight-inch sanitary sewer main (DIP), three sanitary sewer manholes and any associated easements to serve the 278 Haywood Lane development.	30 (Sandra Sepulveda)
4/8/2025 8:33	4/25/2025 0:00	PLRECAPPRO	2024M-132ES-002	AMEND BL2024-636 FOR IN-N-OUT BURGER	A request to amend Council Ordinance BL2024-636 and Proposal No. 2024M-132ES-001 for the purpose of accepting 162 fewer linear feet of eight-inch sanitary sewer main (PVC) and two fewer sanitary sewer manholes and easements. Specific infrastructure will now be the acceptance of approximately 246 linear feet of eight-inch sanitary sewer main, two sanitary sewer manholes and easements to serve the In-N-Out Burger.	10 (Jennifer Webb)
4/8/2025 8:54	4/24/2025 0:00	PLRECAPPRO	2025M-046ES-001	5630 VALLEY VIEW RD	A request for permanent and temporary easements to construct Project 25-SWC-242, Valley View Road Stormwater Improvement Project. These easements are to be acquired through negotiations, condemnation, and acceptance in order to complete this project.	04 (Mike Cortese)
4/8/2025 11:04	4/24/2025 0:00	PLRECAPPRO	2025M-049ES-001	DONELSON PIKE INDUSTRIAL WEST (AKA RUNWAY LOGISTICS 1)	A request for the acceptance of approximately 1757 linear feet of eight-inch water main (DIP) and two fire hydrant assemblies to serve the Donelson Pike Industrial West Revision 1	13 (Russ Bradford)

					development.	
4/15/2025 8:55	4/25/2025 0:00	PLRECAPPRO	2025M-004PR-001	WHITES CREEK WATER PUMPING STATION REPLACEMENT PROJECT	<p>A request for the acquisition of property needed to construct Project number 25-WC-0032, Whites Creek Water Pumping Station Replacement Project. This property is to be acquired through negotiations, condemnation, and acceptance in order to complete this project.</p> <p>This parcel is needed to construct a new water pumping station, which will be a full replacement of the existing water pumping station located across the road. The current property owned by Metropolitan Government of Nashville is too small to allow construction of a new station. This project will address aging infrastructure and attain firm capacity based on water master planning goals.</p>	01 (Joy Kimbrough)
4/15/2025 11:11	4/25/2025 0:00	PLRECAPPRO	2025M-003PR-001	PROCESS ADVANCEMENT PROJECT AT OMOHUNDRO WATER TREATMENT PLANT	<p>A request for approving a purchase sale agreement between the Metropolitan Government of Nashville and Davidson County and CSX Transportation, Inc. for a portion of property located adjacent to Tax Map & Parcel 09400002300, that is currently unutilized CSX right-of-way. This area is needed by Metro Water Services for the part of their Omohundro treatment plant expansion known as the Process Improvements Project. This project will address aging infrastructure, reduce flood risk, and attain firm capacity based on water master planning goals. It will also include upgrading capacity from 90 MGD to 150 MGD, a new raw and finished pumping station, new pretreatment, new filtration, converting exiting 1920s filter to GAC contactor, new clearwells, and other improvements.</p> <p>A drawing showing the area of land is attached. A title search determined that CSX is the owner of this 1.37 acres tract of land, which does not contain any tracks or other active CSX infrastructure. This tract is a landlock</p>	15 (Jeff Gregg)
4/18/2025 11:48	4/25/2025 0:00	PLRECAPPRO	2025M-050ES-001	CITY VISTA PH2	<p>A request for the acceptance approximately 1,668 linear feet of new eight-inch water main (DIP), three fire hydrant assemblies, approximately 1472 linear feet of new eight-inch sanitary sewer main (PVC), and seven sanitary sewer manholes, and any associated easements to serve the City Vista Phase 2 Development.</p>	02 (Kyonzté Toombs)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
4/30/2024 9:56	4/25/2025 0:00	PLAPADMIN	2024S-082-001	278 HAYWOOD LANE	A request for final plat approval to create three lots on property located at 278 Haywood Lane, approximately 36 feet west of Locustwood Drive, zoned R10 (2 acres), requested by TTL USA, applicant; Jeffrey Matthews and Tasha Deregis, owners.	30 (Sandra Sepulveda)
10/1/2024 11:07	4/16/2025 0:00	PLAPADMIN	2024S-166-001	1354 BRICK CHURCH PIKE	A request for final plat approval to shift lot lines and dedicate right-of-way on property located at 1354 Brick Church Pike, approximately 336 feet east of Liberia Street, zoned CL and OR20 (13 acres), requested by TTL USA, applicant; Metro Govt' M Misc., owner.	02 (Kyonzté Toombs)
11/26/2024 13:15	4/23/2025 0:00	PLRECAPP	2021S-219-002	SHERWOOD HOMES AT PARK PRESERVE	A request for final site plan approval to create 26 single-family cluster lots on properties located at Brick Church Pike (unnumbered), at the current terminus of Sophie Springs Court, zoned RS7.5 (11.82 acres), requested by Ragan Smith, applicant; Habitat for Humanity of Greater Nashville, owners	02 (Kyonzté Toombs)
12/5/2024 14:45	4/21/2025 0:00	PLAPADMIN	2025S-010-001	0 COOPER LN	A request to amend a previously recorded plat to approval to remove a note and modify an easement on property located at Cooper Lane (unnumbered), approximately 212 feet west of Moss Rose Drive, zoned RS20 (0.37 acres), requested by Southern Precision, applicant; Josephine Colley, owner.	07 (Emily Benedict)
12/30/2024 7:51	4/16/2025 0:00	PLAPADMIN	2025S-016-001	5041 BRICK CHURCH PIKE	A request to amend a previously recorded plat to modify SSDS field areas on property located at 5041 Brick Church Pike, approximately 663 feet southwest of Union Hill Road, zoned AR2A (3.1 acres), requested by Todd Bollinger, applicant; Eric & Lydia Graves, owners.	10 (Jennifer Webb)
12/30/2024 12:34	4/17/2025 0:00	PLAPADMIN	2025S-022-001	RED BUD TERRACE	A request for final plat approval to create one lot on property located at 1029 Red Bud Terrace, approximately 525 feet east of East Palestine Avenue, zoned RS10 (0.33 acres), requested by Clint Elliott Survey, applicant; Black Chandelier Properties, owner.	07 (Emily Benedict)
2/6/2025 10:41	4/16/2025 0:00	PLAPADMIN	2025S-042-001	1520 DUGGER DR	A request to amend a previously recorded plat to modify setbacks on properties located at 1520, 1522 Dugger Drive and 1522C Dugger Drive, approximately 200 feet south of Porter Road, zoned R10 (0.32 acres), requested by Doug Schenkel, applicant; Jackson Valley Land Partners, LLC and O.I.C. Dugger Drive V Townhomes, owners.	07 (Emily Benedict)
2/11/2025 11:34	4/21/2025 0:00	PLAPADMIN	2025S-050-001	FAIR VIEW PARK SUBDIVISION AMENDMENT	A request to amend a previously recorded plat to remove an easement on property located at 510 B Interstate Blvd S, at the corner of	16 (Ginny Welsch)

					Herron Drive and Interstate Blvd S, zoned MUL-A-NS (5.47 acres), requested by Matt Monahan, applicant; O.I.C. Noir Townhomes Amended, owner.	
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Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
4/29/25	Approved Extension	2022B-014-003	RIVERBROOK PHASE 2
4/23/25	Approved Replacement	2020B-004-004	THE PARK AT WILTSHIRE
4/17/25	Approved New	2024B-029-001	RESUB LOTS 41-43, 46-48 & PARTS OF LOTS 44, 45 & 49 ON THE PLAN OF HUMPHREY'S HOUSTON AND MARTIN ADDITION
4/21/25	Approved Extension	2022B-022-002	FOX VALLEY SUBDIVISION
4/25/25	Approved New	2024B-041-001	SKYRIDGE PHASE 6
4/16/25	Approved New	2025B-011-001	ANDREW JACKSON PARKWAY TOWNHOMES
4/21/2025	Approved Release	2020B-035-003	BURKITT RIDGE - PHASE 3A
4/21/2025	Approved Release	2025B-003-001	RESUBDIVISION OF GUILL HEIGHTS
4/21/2025	Approved Release	2020B-016-003	BURKITT RIDGE PHASE 1A

Schedule

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