



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: May 22, 2025

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: Lucy Kempf, Executive Director

Re: Executive Director's Report

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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: Dundon; Clifton; Henley; Gamble; Farr; Marshall; Smith
  - b. Leaving Early:
  - c. Not Attending: Adkins; Leslie
2. Legal Representation: Lora Fox will be attending.

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**Administrative Approved Items and  
Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission**

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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 5/14/2025**.

<b><u>APPROVALS</u></b>	<b><u># of Applics</u></b>	<b><u># of Applics '25</u></b>
Specific Plans	4	16
PUDs	1	7
UDOs	1	12
Subdivisions	6	36
Mandatory Referrals	23	113
<b><i>Grand Total</i></b>	35	184

### 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)
4/30/2024 15:15	5/5/2025 0:00	PLRECAPPR	2023SP-031-002	IRONWORKERS LOCAL 492	A request for final site plan approval for property located at Highway 70 S. (unnumbered), approximately 240 feet west of Harpeth Valley Road (8.42 acres), zoned SP, to permit office and vocational school uses, requested by Gresham Smith, applicant; INTN. Asso. Ironworkers Local Union 492 & (DO), owner.	22 (Sheri Weiner)
9/11/2024 6:55	4/30/2025 0:00	PLRECAPPR	2019SP-066-004	CLARKSVILLE PIKE SP PHASE 2	A request for final site plan approval for properties located at Curtis Street (unnumbered), Clarksville Pike (unnumbered), and Lincoln Avenue (unnumbered), approximately 25 feet north of Bellefield Avenue, zoned SP (7.60 acres), to permit 241 multi-family residential units, requested by Kimley-Horn, applicant; Clarksville Pike, LLC and Curtis Street Development, LLC, owners.	02 (Kyonzté Toombs)
10/2/2024 10:01	5/5/2025 0:00	PLRECAPPR	2019SP-072-003	869 WEST TRINITY LANE	A request for final site plan approval for properties located at 869 West Trinity Lane, West Trinity Lane (unnumbered), Walker Lane (unnumbered), Overall Street (unnumbered), approximately 976 feet east of Old Buena Vista Road (13.29 acres), to permit 184 multi-family residential units, requested by Catalyst Design Group, applicant; Cove Residential Holdings III LLC, owner.	02 (Kyonzté Toombs)
11/1/2024 8:14	4/30/2025 0:00	PLRECAPPR	2021SP-091-002	PIN HOOK RIDGE APARTMENTS	A request for final site plan approval for property located at 3834 Pin Hook Road, approximately 390 feet west of Lakewood Village Drive, zoned SP (10.19 acres), to permit 39 single family residential lots, requested by Kimley-Horn, applicant; Century Communities of Tennessee, LLC, 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)
11/6/2024 14:12	4/30/2025 0:00	PLRECAPPR	2021UD-001-065	15 N HILL UDO	A request for final site plan approval for property located at 15 North Hill Street, approximately 325 feet west of Thomas Street, zoned RM20-A and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.25 acres), to permit five multi-family residential units, requested by Dale & Associates,	17 (Terry Vo)

					applicant; LCS Ventures, LLC, owner.	
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### PLANNED UNIT DEVELOPMENTS (finals and variances only): MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
11/6/2024 14:38	5/5/2025 0:00	PLRECAPP	28-79P-005	AUTUMN LAKE	A request for final site plan approval for a Planned Unit Development Overlay District on property located at 2920 Hamilton Church Road, at the northern corner of Zelida Avenue and Hamilton Church Road, zoned R15 (6.3 acres), to permit 68 multi-family residential units and amenities, requested by Ragan Smith, applicant; Autumn Lake Apartments LP, owner.	32 (Joy Styles)

### MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
2/5/2025 9:19	5/9/2025 0:00	PLRECAPP	2025M-015ES-001	CHICKASAW VILLAGE	A request for the acceptance of approximately 146 linear feet of eight-inch PVC sewer main and one manhole to serve the Chickasaw Village development.	05 (Sean Parker)
2/27/2025 9:14	5/9/2025 0:00	PLRECAPP	2025M-024ES-001	BRENTWOOD CHASE TWO	A request for the acceptance of approximately 336 linear feet of new eight-inch sanitary sewer main (PVC), five new sanitary sewer manholes and any associated easements, to serve the Brentwood Chase Two development.	26 (Courtney Johnston)
3/28/2025 9:23	5/9/2025 0:00	PLRECAPP	2025M-003EN-001	5701 CENTENNIAL BLVD	A request for approval of an encroachment to allow small portion of existing building to remain in right-of-way.	20 (Rollin Horton)
4/18/2025 11:57	5/1/2025 0:00	PLRECAPP	2025M-051ES-001	1109 RIVERSIDE RD	A request for the abandonment of approximately 219 linear feet of one- and one-half inch water main (unknown material) and the acceptance of approximately 221 linear feet of new eight-inch water main (DIP), 202 linear feet of new eight-inch sanitary sewer main (PVC), and three new sanitary sewer manholes, to serve the 1109 Riverside Road development.	11 (Jeff Eslick)
4/18/2025 12:16	5/1/2025 0:00	PLRECAPP	2025M-053ES-001	MISTY CAPE COVE	A request for the abandonment of approximately 320 linear feet of eight-inch sanitary sewer main (UNK),  one sanitary sewer manhole, approximately 383 linear feet of six-inch water main (DIP), and one fire hydrant assembly and the acceptance of approximately 356 linear feet of eight-inch sanitary sewer main (PVC), one sanitary sewer manhole, approximately 340 linear feet of six-inch water main (DIP), 56 linear feet of eight-inch water main (DIP) and one fire hydrant assembly to serve the Misty Cape Cove	12 (Erin Evans)

					development.	
4/18/2025 12:32	5/1/2025 0:00	PLRECAPPRO	2025M-054ES-001	STOKERS VILLAGE PHASE 2	A request for the acceptance of approximately 695 linear feet of eight-inch water main (DIP), two fire hydrant assemblies, approximately 705 linear feet of eight-inch sanitary sewer main (PVC), five sanitary sewer manholes and any associated easements to serve the Stokers Village Phase 2 development.	02 (Kyonzté Toombs)
4/18/2025 12:41	5/1/2025 0:00	PLRECAPPRO	2025M-055ES-001	BELLEFIELD TOWNHOMES	A request for the acceptance of approximately 164 linear feet of four-inch water main (DIP) and approximately 160 linear feet of eight-inch sanitary sewer main (PVC), two sanitary sewer manholes and any associated easements to serve the Bellefield Townhomes development.	02 (Kyonzté Toombs)
4/22/2025 7:58	5/1/2025 0:00	PLRECAPPRO	2025M-056ES-001	3509 CHARLOTTE AVE	A request for the acceptance of one new sanitary sewer manhole, to serve the 3509 Charlotte development.	24 (Brenda Gadd)
4/22/2025 10:29	5/5/2025 0:00	PLRECAPPRO	2025M-015AG-001	1414 COUNTY HOSPITAL RD AGREEMENT	A resolution approving an intergovernmental license agreement between The Metropolitan Government of Nashville and Davidson County and the United States of America to enter certain property located at 1414 County Hospital Road owned by The Metropolitan Government, for limited military training purposes. (Proposal No. 2025M-015AG-001).	01 (Joy Kimbrough)
4/22/2025 11:01	5/1/2025 0:00	PLRECAPPRO	2025M-057ES-001	INGLEWOOD SHELL BUILDING	A request for the abandonment of approximately 99 linear feet of existing eight-inch sanitary sewer main (VCP), and the acceptance of approximately 99 linear feet of new eight-inch sanitary sewer main (PVC), and one new sanitary sewer manhole, to serve the Inglewood Shell Building Development. Construction of new sewer/manholes will occur inside public right of way.	07 (Emily Benedict)
4/22/2025 12:37	5/1/2025 0:00	PLRECAPPRO	2025M-058ES-001	CONNARE DRIVE 220	A request to allow permanent easements to construct Project 25-SWC-249, Connare Drive Improvement Project. These easements are to be acquired through negotiations, condemnation, and acceptance in order to complete this project.	10 (Jennifer Webb)
4/24/2025 10:26	5/1/2025 0:00	PLRECAPPRO	2025M-017AG-001	1414 COUNTY HOSPITAL RD AGREEMENT	A resolution approving an intergovernmental license agreement between The Metropolitan Government of Nashville and Davidson County and the United States of America to enter certain property located at 1414 County Hospital Road owned by The Metropolitan Government, for limited military training purposes. (Proposal No. 2025M-017AG-001).	01 (Joy Kimbrough)
4/24/2025 10:53	5/1/2025 0:00	PLRECAPPRO	2025M-059ES-001	HILLWOOD WILSONIA PUBLIC WATER MAIN IMPROVEMENT PROJECT	A request for permanent and temporary easements to construct Project 24-WG-3, the Hillwood Wilsonia Public Water Main Improvement Project. These easements are to be acquired through negotiation, condemnation, and	20 (Rollin Horton); 23 (Thom Druffel)

					acceptance in order to complete this project. Per the attached, Easement 1-1 is located within Parcel 11602001100 (Martha Ingram property), and Easement 1-2 is located within Parcel 11603000400 (H.G. Hill Realty Company property).	
4/24/2025 11:15	5/1/2025 0:00	PLRECAPPRO	2025M-060ES-001	2121 CRESTMOOR MIXED USE	A request for the acceptance of approximately 32 linear feet of eight-inch water main (DIP), 12 linear feet of six-inch water main (DIP), and one fire hydrant assembly to serve the 2121 Crestmoor Mixed Use development.	34 (Sandy Ewing)
4/25/2025 12:54	5/1/2025 0:00	PLRECAPPRO	2025M-004EN-001	804 14TH AVE N	A request for approval of an aerial encroachment for one (1) proposed double-faced, LED illuminated blade projecting sign over the public sidewalk for Mint House.	19 (Jacob Kupin)
4/29/2025 13:24	5/6/2025 0:00	PLRECAPPRO	2025M-062ES-001	LEGISLATIVE PLAZA RENOVATION	A request for the abandonment of approximately 79 linear feet of existing 12-inch sanitary sewer main, and associated easements, to serve the Legislative Plaza Renovations Development.	19 (Jacob Kupin)
4/29/2025 13:33	5/6/2025 0:00	PLRECAPPRO	2025M-005EN-001	221 2ND AVE N	A request for approval of an aerial encroachment for three (3) proposed double-faced, blade projecting signs over the public sidewalk.	19 (Jacob Kupin)
5/2/2025 9:50	5/13/2025 0:00	PLRECAPPRO	2025M-063ES-001	AVID HOTEL	A request for the acceptance of approximately 390 linear feet of new eight-inch water main (DIP), approximately 240 linear feet of new eight-inch sanitary sewer main (DIP), approximately 592 linear feet of new 12-inch sanitary sewer main (PVC), approximately 1,871 linear feet of new 15-inch sanitary sewer main (PVC), one fire hydrant assembly and three sanitary sewer manholes and any associated easements to serve the Avid Hotel development.	12 (Erin Evans)
5/2/2025 10:02	5/13/2025 0:00	PLRECAPPRO	2025M-064ES-001	4214 CENTRAL PIKE	A request for the acceptance of approximately 484 linear feet of new eight-inch sewer main (DIP), approximately 588 linear feet of new eight-inch sewer main (PVC), eight new sanitary sewer manholes and any associated easements to serve the 4214 Central Pike development.	12 (Erin Evans)
5/2/2025 10:11	5/13/2025 0:00	PLRECAPPRO	2025M-065ES-001	AUTUMN LAKE	A request for the acceptance of approximately 165 linear feet of eight-inch sanitary sewer main (PVC) and two sanitary sewer manholes to serve the Autumn Lake development.	32 (Joy Styles)
5/2/2025 13:35	5/6/2025 0:00	PLRECAPPRO	2025M-018AG-001	563 VERITAS ST WATER LINE PARTICIPATION AGREEMENT	A request for approval of a participation agreement between 563 Veritas, LLC and The Metropolitan Government of Nashville and Davidson County acting through the Metropolitan Department of Water and Sewerage Services, for MWS Project No. 23-WL-0080.	16 (Ginny Welsch)

5/5/2025 11:21	5/13/2025 0:00	PLRECAPPRO	2025M-066ES-001	NOLENSVILLE TOWN SQUARE - PHASE 1	A request for the acceptance of approximately 405 linear feet of new eight-inch sanitary sewer main (DIP), approximately 3,629 linear feet of new eight-inch sanitary sewer main (PVC), 32 sanitary sewer manholes, one new sewer pump station, approximately 2,152 linear feet of new six-inch sanitary sewer force main (DIP) and any associated easements to serve the Nolensville Town Square - Phase 1 Development.	
5/6/2025 11:04	5/13/2025 0:00	PLRECAPPRO	2025M-067ES-001	CHRIST THE KING CATHOLIC CHURCH	A request for the abandonment of an entire existing public stormwater easement, recorded under Davidson County Register of Deeds Instrument # 201009160073569 (see Exhibit 2), to serve development plans for Christ the King Catholic Church.	18 (Tom Cash)

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
12/30/2024 12:27	5/12/2025 0:00	PLAPADMIN	2025S-021-001	1709 RIVER DR	A request for final plat approval to create two lots on property located at 1709 River Drive, at the northern corner of River Drive and River Court, zoned RS10 (0.49 acres), requested by Clint Elliott Survey, applicant; Concrete Investment, owner.	01 (Joy Kimbrough)
1/23/2025 8:59	5/7/2025 0:00	PLAPADMIN	2025S-033-001	731 IDLEWILD DR	A request for final plat approval to create two lots on property located at 731 Idlewild Drive, approximately 566 feet south of Neelys Bend Road, zoned RS10 (0.55 acres), requested by Southern Precision Land Surveying, Inc., applicant; PNI, LLC, owner.	09 (Tonya Hancock)
2/10/2025 13:08	4/30/2025 0:00	PLAPADMIN	2025S-045-001	3740 HYDES FERRY RD	A request for final plat approval to create three lots on property located at 3740 Hydes Ferry Road, approximately 338 feet south of Ashland City Highway, zoned RS7.5 (0.67 acres), requested by JTA Land Surveying, applicant; Proverbs Build Homes LLC, owner.	01 (Joy Kimbrough)
2/12/2025 8:38	4/30/2025 0:00	PLAPADMIN	2025S-051-001	ROGER C. BROWN TESTAMENTARY TRUST SUBDIVISION	A request for final plat approval to create one lot on property located at 8872 McCrory Lane, approximately 220 feet northwest of Spring Ridge Drive, zoned AR2a (4.92 acres), requested by Southern Precision Land Surveying, Inc., applicant; The Roger C. Brown Testamentary Trust, owner.	35 (Jason Spain)
3/6/2025 11:14	5/12/2025 0:00	PLAPADMIN	2025S-065-001	1828 & 1832 STABLE CT	A request for final plat approval to shift lot lines and to create one new lot on properties located at 1828 and 1832 Stable Court, approximately 205 feet north of Snow Avenue, zoned RS7.5 (0.67 acres), requested by JTA Land Surveying, Inc., applicant; Proverbs Build Homes, owner.	09 (Tonya Hancock)
3/10/2025 14:58	5/12/2025 0:00	PLAPADMIN	2025S-068-001	325 W TRINITY LN	A request for final plat approval to dedicate easements on property located at 325 West Trinity Lane, at the northeast corner of West Trinity	02 (Kyonzté Toombs)

					Lane and Monticello Drive, zoned MUG-A and within the Corridor Design Overlay District (4.68 acres), requested by Barge Design Solutions, Inc., applicant; Madison Nashville Trinity Owner, owner.	
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Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
5/7/25	Approved Extension	2020B-060-002	HERITAGE CREEK PHASE 1A
5/7/25	Approved Extension	2022B-012-002	HERITAGE CREEK PHASE 1B
5/5/25	Approved New	2025B-015-001	SHERWOOD HOMES AT PARK PRESERVE
5/9/25	Approved New	2025B-017-001	RESUBDIVISION OF TRACT A-1, RIVERGATE MALL SHOPPING CENTER
4/30/2025	Approved Release	2018B-060-005	DONELSON DOWNS
5/7/2025	Approved Release	2016B-052-006	DEERFIELD POINTE

#### Schedule

- A. **Thursday, May 22, 2025** - MPC Work Session: Housing & Infrastructure, 2:30pm, Sonny West Conference Center
- B. **Thursday, May 22, 2025** - MPC Meeting: 4pm, Sonny West Conference Center
- C. **Thursday, June 12, 2025** - MPC Meeting: 4pm, Sonny West Conference Center
- D. **Thursday, June 26, 2025** - MPC Meeting: 4pm, Sonny West Conference Center