



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: June 12, 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; Henley; Marshall; Dundon; Smith
 - b. Leaving Early:
 - c. Not Attending:
2. Legal Representation: Lora Fox 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 6/4/2025**.

<u>APPROVALS</u>	<u># of Applics</u>	<u># of Applics '25</u>
Specific Plans	3	19
PUDs	1	8
UDOs	2	38
Subdivisions	9	45
Mandatory Referrals	21	113
<i>Grand Total</i>	36	244

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)
3/26/2024 12:31	5/19/2025 0:00	PLRECAPP	2023SP-057-002	611 COWAN STREET	A request for final site plan approval for property located at 611 Cowan Street, approximately 245 feet north of River North Blvd and located within the River North Urban Design Overlay, zoned SP (0.41 acres), to permit a hotel and retail uses, requested by Kimley-Horn, applicant; PBS 611 LLC, owner.	19 (Jacob Kupin)
9/11/2024 6:36	6/2/2025 0:00	PLRECAPP	2014SP-050-003	4214 CENTRAL PIKE	A request for final site plan approval for property located at 4214 Central Pike, at the southeast corner of S. New Hope Road and Central Pike, zoned SP (15.4 Acres), to permit 320 multi-family residential units, requested by Kimley-Horn, applicant; NHC/OP, LP, owner.	12 (Erin Evans)
1/21/2025 9:08	5/15/2025 0:00	PLRECAPP	2006SP-181-006	EVERGREEN HILLS PHASE 3	A request for final site plan approval on property located at Katonka Drive (unnumbered), at the terminus of Lechelle Lane, zoned SP (13.71 acres), to permit 42 single family residential lots, requested by Anderson, Delk, Epps, and Associates, applicant; Grandview Eight LLC, owner.	33 (Antoinette Lee)

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)
4/3/2024 13:18	5/30/2025 0:00	PLRECAPP	2013UD-003-003	WHATABURGER RESTAURANT	A request for final site plan approval for a drive-thru restaurant at property located at 1201 Gallatin Avenue, at the northeast corner of Gallatin Avenue and Greenwood Avenue, zoned MUG-A, and within the Gallatin Pike Urban Design Overlay District (0.9 acres), requested by Kimley-Horn, applicant; 1201 Gallatin, LLC, owner.	06 (Clay Capp)
9/25/2024 8:32	5/15/2025 0:00	PLRECAPP	2005UD-008-005	JUAN CASTELANO	A request for final site plan approval on property located at 3215 Hamilton Church Road, approximately 1,322 feet northeast of Murfreesboro Pike, zoned AR2A and within the Hamilton Hills Urban Design Overlay District (1.79 acres), to permit a single-family residential unit, requested by Juan Castelano, applicant and owner.	08 (Deonté Harrell)

PLANNED UNIT DEVELOPMENTS (finals and variances only): MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
8/15/2023 6:16	5/14/2025 0:00	PLRECAPP	2003P-007-004	DONELSON HILLS PUD LOT 4	A request for final site plan approval for property located at 0 Mill Creek Meadow Drive, approximately 1,440 feet west of Lebanon Pike, zoned MUG and located within a Residential Planned Unit Development Overlay (20.7 acres), to permit 32 multi-family residential units, requested by Dale and Associates, applicant; Riverwalk at Mill Creek Homes, LLC, owner.	15 (Jeff Gregg)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
11/14/2024 8:58	5/20/2025 0:00	PLRECAPP	2024M-143ES-001	0 HART LANE	A request for the acceptance of approximately 364 linear feet of new eight-inch sanitary sewer mains (PVC) and two new sanitary sewer manholes to serve the Hart Lane Residential development. Construction will occur inside the public right of way.	07 (Emily Benedict)
2/27/2025 9:37	5/16/2025 0:00	PLRECAPP	2025M-026ES-001	FAIRVIEW MEADOWS	A request for the abandonment of approximately 29 linear feet of eight-inch sanitary sewer main (VCP), and the acceptance of approximately 348 linear feet of eight-inch sanitary sewer main (PVC), 29 linear feet of eight-inch sanitary sewer main (DIP), three sanitary sewer manholes and any associated easements to serve the Fairview Meadows development.	01 (Joy Kimbrough)
3/3/2025 13:15	5/20/2025 0:00	PLRECAPP	2025M-030ES-001	BELLE MEADE PLAZA	A request for the abandonment of approximately 1,250 linear feet of eight-inch water main and two fire hydrant assemblies, and the acceptance of approximately two fire hydrant assemblies and any associated easements to serve the Belle Meade Plaza development.	20 (Rollin Horton); 23 (Thom Druffel)
3/4/2025 9:00	5/16/2025 0:00	PLRECAPP	2025M-032ES-001	MNPD SOUTHEAST PRECINCT EASEMENT ABANDONMENT	A request for the abandonment of approximately 264 linear feet of existing 24-inch stormwater line, approximately 177 linear feet of existing 30-inch stormwater line and drainage easements, and the acceptance of approximately 334 linear feet of new 24-inch to 30-inch stormwater line, approximately 181 linear feet of new 30-inch stormwater line and drainage easements to serve the MNPD Southeast Precinct development.	28 (David Benton)
4/8/2025 9:05	6/1/2025 0:00	PLRECAPP	2025M-047ES-001	EARHART SUBDIVISION PHASE	A request for the acceptance of approximately 714 linear feet of new eight-inch water main (DIP), two fire	12 (Erin Evans)

					hydrant assemblies, and approximately 748 linear feet of new three-inch sanitary sewer force main (PVC), approximately 99 linear feet of new 4-inch sanitary sewer force main (PVC,) and four new epoxy coated sanitary sewer manholes and any associated easements to serve the Earhart Subdivision Phase 1 development.	
4/29/2025 13:14	6/1/2025 0:00	PLRECAPPRO	2025M-061ES-001	GENERAL SHOE	A request for the abandonment of approximately 10 linear feet of six-inch water main (cast unlined) and the acceptance of approximately 10 linear feet of eight-inch water main (DIP) to serve the General Shoe development.	20 (Rollin Horton)
5/6/2025 11:24	5/16/2025 0:00	PLRECAPPRO	2025M-068ES-001	6532 EDINBURGH DRIVE	A request for the acceptance of approximately 43 linear feet of eight-inch water main (DIP), one fire hydrant assembly and approximately 180 linear feet of eight-inch sanitary sewer main (PVC), one sanitary sewer manhole and any associated easements to serve the 6532 Edinburgh Drive development.	
5/7/2025 9:50	5/16/2025 0:00	PLRECAPPRO	2025M-023ES-002	VANDERBILT UNIVERSITY - ROBERTS ACADEMY	<p>A request for the abandonment of approximately 498 linear feet of 12-inch combination sewer main and</p> <p>three combination sewer manholes, the acceptance of approximately 195 linear feet of eight-inch sanitary sewer main and four sanitary sewer manholes, and the acceptance of the vertical relocation of approximately 40 linear feet of existing six-inch water main, the vertical relocation of approximately 34 linear feet of existing eight-inch water main, the vertical relocation of approximately 34 linear feet of existing 12-inch water main, and the</p> <p>vertical relocation of approximately 34 linear feet of existing 24-inch water main, to serve the Vanderbilt University - Roberts Academy development.</p> <p>Additionally, on the previously submitted mandatory Parcel number 91 was incorrectly listed rather than Parcel 191 which is now listed above.</p>	17 (Terry Vo)
5/14/2025 8:08	5/16/2025 0:00	PLRECAPPRO	2023M-168ES-002	CITY VISTA (AMENDMENT)	<p>A request to amend Council BL2023-146 and Proposal No. 2023M-168ES-001 by adding phasing and the</p> <p>abandonment of a fire hydrant, amending the parcel information, and accepting fewer linear feet of water (DIP) and sanitary sewer mains (PVC), fire hydrant assemblies,</p> <p>sanitary sewer manholes and easements. There is no change to the abandonment of water main or the acceptance of sanitary sewer main (DIP).</p> <p>This will now be City Vista Phase 1 and</p>	02 (Kyonzté Toombs)

					<p>the specific infrastructure is the abandonment of approximately 346 linear feet of existing eight-inch water main (CIP), one fire hydrant assembly and easement, and the acceptance of approximately 1,753 linear feet of new eight-inch water main (DIP), approximately 963 linear feet of new eight-inch sanitary sewer main (PVC), approximately 2,525 linear feet of new eight-inch sanitary sewer main (DIP), four fire hydrant assemblies, 19 sanitary sewer manholes and easements.</p>	
5/14/2025 8:24	5/16/2025 0:00	PLRECAPPRO	2025M-069ES-001	NES CENTRAL SUBSTATION - WATER	<p>A request for the abandonment of approximately 14 linear feet of existing fire line, a fire hydrant assembly and easement, and the acceptance of approximately 18 linear feet of new fire line, a fire hydrant assembly and easement to serve the NES Central Substation development.</p>	19 (Jacob Kupin)
5/14/2025 8:33	5/16/2025 0:00	PLRECAPPRO	2025M-070ES-001	813-1230 WATTS SP - PHASE 1	<p>A request for the acceptance of approximately 818 linear feet of new eight-inch water main (DIP), approximately 562 linear feet of new eight-inch sanitary sewer main (PVC), two fire hydrant assembly, five sanitary sewer manholes, the relocation of one fire hydrant assembly, and replacement of one sanitary sewer manhole and any associated easements to serve the 813-1230 Watts SP – Phase 1 development.</p>	20 (Rollin Horton)
5/19/2025 8:55	6/3/2025 0:00	PLRECAPPRO	2025M-071ES-001	PASEO SOUTH GULCH PHASE 2	<p>A request for the abandonment of approximately 1120 linear feet of eight-inch sanitary sewer main and five sanitary sewer manholes, approximately 206 linear feet of six-inch water main, two fire hydrant assemblies, and associated easements, and to accept approximately 116 linear feet of new eight-inch sanitary sewer main(PVC), approximately 1181 linear feet of new 12-inch sanitary sewer main (PVC), approximately 201 linear feet of new eight-inch water main (DIP), 10 sanitary sewer manholes, five fire hydrant assemblies and associated easements, to serve the Paseo South Gulch Phase 2 development.</p>	19 (Jacob Kupin)
5/19/2025 10:47	6/3/2025 0:00	PLRECAPPRO	2025M-072ES-001	BELLA TERRA	<p>A request for the acceptance of approximately 2,205 linear feet of new eight-inch water main (DIP), approximately 1,791 linear feet of new eight-inch sanitary sewer main (DIP), five fire hydrant assemblies, and nine sanitary sewer manholes, to serve the 813-1230 Watts SP – Phase 1 development. Construction of new water and sewer mains, fire hydrant and sewer manholes will occur</p>	28 (David Benton)

					inside public right of way and the public utility and drainage easements.	
5/19/2025 10:57	6/3/2025 0:00	PLRECAPPRO	2025M-073ES-001	1425 4TH AVENUE SOUTH MULTIFAMILY DEVELOPMENT	A request for the abandonment of approximately 567 linear feet of existing six-inch water main and one fire hydrant assembly and the acceptance of approximately 553 linear feet of new eight-inch water main (DIP), to serve the 1425 4th Avenue South Multifamily Development. Construction of new water main and fire hydrant will occur inside public right of way.	17 (Terry Vo)
5/19/2025 11:11	6/3/2025 0:00	PLRECAPPRO	2025M-074ES-001	SOJOURNE NOLENSVILLE APARTMENTS	A request for the abandonment of approximately 211 linear feet of existing six-inch water main and, and the acceptance of approximately 261 linear feet of new six-inch water main (DIP), to serve the Sojourne Nolensville Apartments Development. Construction of new water main will occur inside public right of way.	27 (Robert Nash)
5/20/2025 9:59	6/3/2025 0:00	PLRECAPPRO	2025M-075ES-001	BNA TARI 3.1	A request for the acceptance of approximately 490 linear feet of new eight-inch water main (DIP), one new fire hydrant assembly, and any associated easements to serve the BNA TARI 3.1 Development.	13 (Russ Bradford)
5/22/2025 11:21	6/3/2025 0:00	PLRECAPPRO	2025M-077ES-001	GOODRICH TOWNHOMES PHASE 2	A request for the acceptance of one sanitary sewer manhole to serve the Goodrich Townhomes Phase 2 development.	02 (Kyonzté Toombs)
5/22/2025 11:32	6/3/2025 0:00	PLRECAPPRO	2025M-078ES-001	1431 VULTEE BLVD	A request for release of easement rights as described, of record by Book 6157, Page 716 and Book 7850, Page 527, in the Register's Office of Davidson County, Tennessee.	13 (Russ Bradford)
5/22/2025 12:00	6/3/2025 0:00	PLRECAPPRO	2025M-007EN-001	CGMM - 147 4TH AVENUE NORTH	A request for approval of an aerial encroachment for a new canopy with letter signs over the public right-of-way.	19 (Jacob Kupin)
5/23/2025 10:17	6/3/2025 0:00	PLRECAPPRO	2025M-079ES-001	799-801 FAIRWIN AVENUE DEVELOPMENT	A request for the acceptance of approximately 54 linear feet of new eight-inch sanitary sewer main (DIP), one new sanitary sewer manhole, and any associated easements to serve the 799-801 Fairwin Avenue Development.	05 (Sean Parker)
5/27/2025 5:46	6/3/2025 0:00	PLRECAPPRO	2025M-019AG-001	AIRWAYS PLAZA LEASE AGREEMENT	A resolution to approve the Third Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and Nashville Metropolitan LLC for office space at 1281 Murfreesboro Pike, Nashville Tennessee (Parcel No. 12000015500) (Proposal No. 2025M-019AG-001).	13 (Russ Bradford)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
2/14/2025 9:42	6/3/2025 0:00	PLAPADMIN	2025S-052-001	1310 VULTEE BLVD	A request to amend a previously recorded plat to remove a notation of a sewer line and modify the setback on property located at 1310 Vultee Boulevard, approximately 172 feet south of Kermit Drive, zoned RS10 (0.34 acres), requested by Girgis Saber, applicant and owner.	13 (Russ Bradford)
2/25/2025 12:32	5/27/2025 0:00	PLAPADMIN	2025S-062-001	CONSOLIDATION PLAT LOT 119 AND WEST 30 FEET OF LOT 120, RIVERSIDE DRIVE SUBDIVISION	A request for final plat approval to create one lot on properties located at 1715 Litton Avenue, approximately 75 feet west of Tammany Drive, zoned R10 (0.27 acres), requested by Campbell McRae & Associates, applicant; Z1, LLC, and 51st Avenue, LLC, owners.	07 (Emily Benedict)
3/5/2025 8:32	5/14/2025 0:00	PLAPADMIN	2025S-064-001	1700 15TH AVE S	A request to remove previously platted setbacks along 15th Ave. S. and Wade Ave., on properties located at 1700 15th Avenue South, 1700C 15th Avenue South and 1411 Wade Avenue, at the southeast corner of Wade Avenue and 15th Avenue South, zoned R6-A (0.22 acres), requested by DY Construction, Inc., applicant; DY Construction, Inc., O.I.C. 1700 15th Avenue South and 1411 Wade Avenue Townhomes, owners.	17 (Terry Vo)
3/11/2025 7:42	5/28/2025 0:00	PLAPADMIN	2025S-069-001	REPLAT OF THE PARTITION PLAT OF THE POLK PROPERTY HIGHWAY 70S	A request for final plat approval to dedicate easements on properties located at 7740 and 7750 Hwy 70 South, approximately 217 feet west of Harpeth Valley Road, zoned R40 and SP (10.40 acres), requested by TTL USA, applicant; Intn. Asso. Ironworks Local Union 492 & (DO) and Edward Polk Jr. et ux (D.O.), owners.	22 (Sheri Weiner)
3/11/2025 12:05	5/30/2025 0:00	PLAPADMIN	2025S-072-001	Resubdivision of Part of Lot 9 and Part of Lot 10 on the Plat of Robinson's Resubdivision of the Brownsville Addition	A request for final plat approval to create two lots on property located at 1117 Straightway Avenue, approximately 324 feet west of Chapel Avenue, zoned R6 (0.55 acres), requested by Tennessee Survey, applicant; Jeffrey & Mary Hale, owners.	06 (Clay Capp)
3/13/2025 13:01	5/30/2025 0:00	PLAPADMIN	2025S-074-001	RE-SUB OF LOT 86 ON THE PLAN OF SIGLER'S ADDITION	A request for final plat approval to create two lots on property located at 1200 Sigler Street, approximately 192 feet south of Division Street, zoned R6-A (0.3 acres), requested by Clint Elliott Survey, applicant; 1200 Sigler, LLC, owner.	17 (Terry Vo)
3/24/2025 11:25	5/23/2025 0:00	PLAPADMIN	2025S-076-001	4TH AVENUE SOUTH	A request for final plat approval to consolidate four lots into one lot on properties located at 1425 & 1505 4th Avenue South, approximately 24 feet west of Bianca Paige Way, zoned CS (1.12 acres), requested by Ragan Smith, applicant; 1425 4th Avenue S. LP, owner.	17 (Terry Vo)
3/25/2025 10:00	5/16/2025 0:00	PLAPADMIN	2025S-077-001	DEVONSHIRE MANOR	A request to amend a previously recorded plat to remove a septic area	34 (Sandy Ewing)

					on property located at 6540 Radcliff Drive, at the northeast corner of Radcliff Drive and Edinburgh Drive zoned R40 (1.29 acres), requested by Keri Ross, applicant and owner.	
4/8/2025 9:52	5/30/2025 0:00	PLAPADMIN	2025S-085-001	311 WALTON LN	A request for final plat approval to create two lots on property located at 311 Walton Lane, approximately 234 feet west of Saunders Avenue, zoned R10 (3.39 acres), requested by Dale & Associates, applicant; Aphasis House Inc., owner.	07 (Emily Benedict)

Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
5/21/25	Approve New	2025B-002-001	CHANDLER RESERVE PHASE 4
5/14/25	Approve Extension / Reduction	2023B-023-002	EATON CREEK COMMONS
5/21/25	Approve Extension	2023B-029-002	ASHTON PARK PHASE 2A
5/14/25	Approve Release	2019B-053-005	CANE RIDGE ESTATES PUD

Schedule

- A. **Thursday, June 12, 2025** - MPC Meeting: 4pm, Sonny West Conference Center
- B. **Thursday, June 26, 2025** - MPC Meeting: 4pm, Sonny West Conference Center
- C. **Thursday, July 24, 2025** - MPC Meeting: 4pm, Metro Nashville Public Schools Administration Building, 2601 Bransford Ave, Board Room
- D. **Thursday, August 14, 2025** - MPC Meeting: 4pm, Metro Nashville Public Schools Administration Building, 2601 Bransford Ave, Board Room