



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: June 26, 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; Clifton; Dundon
 - b. Leaving Early:
 - c. Not Attending: Farr; Allen; Smith
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 6/18/2025**.

| <u>APPROVALS</u> | # of Applics | # of Applics '25 |
|---------------------------|---------------------|-------------------------|
| Specific Plans | 0 | 19 |
| PUDs | 0 | 8 |
| UDOs | 1 | 39 |
| Subdivisions | 7 | 52 |
| Mandatory Referrals | 22 | 135 |
| <i>Grand Total</i> | 30 | 253 |

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) |
|----------------|---------------------|--|--------|--------------|-----------------|------------------------------|
| 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) |
|-----------------|---------------------|------------|-----------------|--------------------------------|--|----------------------------|
| 3/11/2025 9:21 | 6/12/2025 0:00 | PLRECAPPRO | 2025M-037ES-001 | WILLIAMS MILL | A request for the acceptance of approximately 4,630 linear feet of eight-inch water main (DIP), seven fire hydrant assemblies and approximately 3,657 linear feet of eight-inch sewer main (PVC), 19 sanitary sewer manholes and any associated easements to serve the Williams Mill development. | 04 (Mike Cortese) |
| 4/18/2025 12:06 | 6/12/2025 0:00 | PLRECAPPRO | 2025M-052ES-001 | 400 HAYNIE AVE | A request for the abandonment of approximately 270 linear feet of eight-inch sanitary sewer main (PVC), three sanitary sewer manholes, and any associated easements; and the acceptance of approximately 438 linear feet of new eight-inch sanitary sewer main (PVC) and three sanitary sewer manholes, and any associated easements, to serve the 400 Haynie development. | 02 (Kyonzté Toombs) |
| 5/14/2025 8:44 | 6/5/2025 0:00 | PLRECAPPRO | 2024M-043ES-002 | RUNWAY LOGISTICS 1, REVISION 1 | A request to amend Proposal No. 2024M-043ES-001 for the purpose of accepting approximately 421 linear feet of eight-inch sanitary sewer main (PVC), two sanitary sewer manholes and associated easements to serve the Runway Logistics-1 Revision 1 | 13 (Russ Bradford) |

| | | | | | | |
|--------------------|-------------------|------------|-----------------|--|--|---------------------|
| | | | | | development. There is no change to the previously approved vertical relocation of a sanitary sewer manhole. | |
| 5/22/2025 11:00 | 6/5/2025 0:00 | PLRECAPPRO | 2025M-076ES-001 | EVERGREEN HILLS PHASE 4B | A request for the acceptance of approximately 1,620 linear feet of eight-inch sanitary sewer main (PVC), 15 sanitary sewer manholes and approximately 2,126 linear feet of eight-inch water main (DIP), five fire hydrant assemblies and any associated easements to serve the Evergreen Hills Phase 4B development. | 33 (Antoinette Lee) |
| 5/23/2025 10:36 | 6/5/2025 0:00 | PLRECAPPRO | 2025M-080ES-001 | MARTINS GLEN DEVELOPMENT | A request for the acceptance of approximately 2,045 linear feet of new eight-inch water main (DIP), six fire hydrant assemblies, and approximately 3,499 linear feet of new eight-inch sewer main (PVC), and 20 new sanitary sewer manholes and any associated easements to serve the Martins Glen development. | 08 (Deonté Harrell) |
| 5/29/2025 11:10 | 6/5/2025 0:00 | PLRECAPPRO | 2025M-081ES-001 | PRINCE AVENUE STORMWATER IMPROVEMENT PROJECT 206/208A PRINCE AVENUE | A request where permanent and temporary easements are needed to construct Project 25-SWC-204, Prince Avenue Stormwater Improvement Project. | 05 (Sean Parker) |
| 6/1/2025 18:47 | 6/12/2025 0:00 | PLRECAPPRO | 2025M-020AG-001 | METRO LAW DEPARTMENT LEASE - WASHINGTON SQUARE | A resolution to approve the Eleventh Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and Square Investment Holdings, LLC for office space in the Washington Square Building located at 222 Second Avenue North (Proposal No. 2025M-020AG-001). | 19 (Jacob Kupin) |
| 6/2/2025 9:09 | 6/12/2025 0:00 | PLRECAPPRO | 2025M-082ES-001 | CANEBRAKE PH 4 | A request for the acceptance of approximately 237 linear feet of eight-inch sanitary sewer main PVC (SDR 35), one sanitary sewer manhole and any associated easements to serve the Canebrake Phase 4 development. | |
| 6/2/2025 9:24 | 6/12/2025 0:00 | PLRECAPPRO | 2025M-083ES-001 | EVERGREEN HILLS PHASE 4A | A request for the acceptance of approximately 2,336 linear feet of eight-inch water main (DIP) and four fire hydrant assemblies and approximately 300 linear feet of two-inch force sewer main (PVC), 1,730 linear feet of eight-inch sanitary sewer main (DIP), 310 linear feet of eight inch sanitary sewer main (PVC), 14 sanitary sewer manholes and any associated easements to serve the Evergreen Hills Phase 4A development. | 33 (Antoinette Lee) |
| 6/2/2025 9:35 | 6/12/2025 0:00 | PLRECAPPRO | 2025M-084ES-001 | THE COVE | A request for the abandonment of 720 linear feet of two-inch sanitary sewer main (PVC) and the acceptance of approximately 804 linear feet of three-inch sanitary sewer main (PVC), 832 linear feet of two-inch sanitary sewer main (PVC), 866 linear feet of eight-inch water main | 12 (Erin Evans) |

| | | | | | | |
|-------------------|-------------------|------------|-----------------|---|---|---------------------|
| | | | | | (DIP), and one fire hydrant assembly to serve The Cove development. | |
| 6/2/2025 9:44 | 6/18/2025 0:00 | PLRECAPPRO | 2025M-085ES-001 | MILL RIDGE | A request for the acceptance of approximately 2,330 linear feet of eight-inch water main (DIP), two fire hydrant assemblies and approximately 3,670 linear feet of eight-inch sanitary sewer main (PVC), and 27 sanitary sewer manholes to serve the Mill Ridge development. | 32 (Joy Styles) |
| 6/2/2025 10:05 | 6/12/2025 0:00 | PLRECAPPRO | 2025M-087ES-001 | 5932 MT VIEW RD | A request for the acceptance of approximately 782 linear feet of eight-inch water main (DIP), two fire hydrant assemblies and approximately 837 linear feet of eight-inch sanitary sewer main (PVC), seven sanitary sewer manholes and easements to serve the 5932 Mt. View Road development. | 08 (Deonté Harrell) |
| 6/2/2025 10:24 | 6/12/2025 0:00 | PLRECAPPRO | 2025M-088ES-001 | FRANKLIN LIMESTONE TOWNHOMES DEVELOPMENT | A request for the acceptance of approximately 803 linear feet of new eight-inch water main (DIP), approximately 183 linear feet of new eight-inch sanitary sewer main (DIP), approximately 531 linear feet of new eight-inch sanitary sewer main (PVC), one fire hydrant assembly, seven sanitary sewer manholes, and any associated easements to serve the Franklin Limestone Townhomes Development. | 28 (David Benton) |
| 6/3/2025 11:28 | 6/12/2025 0:00 | PLRECAPPRO | 2025M-089ES-001 | WHATABURGER - 1201 GALLATIN AVENUE | A request for the abandonment of one fire hydrant assembly and the acceptance of approximately 41 linear feet of six-inch water main (DIP) and one fire hydrant assembly to serve the Whataburger- 1201 Gallatin Avenue development. | 06 (Clay Capp) |
| 6/3/2025 12:49 | 6/12/2025 0:00 | PLRECAPPRO | 2025M-021AG-001 | KIPP NASHVILLE, NONPROFIT LLC LEASE AGREEMENT | A request to approve the lease agreement between Metropolitan Government of Nashville and Davidson County by and through the Metropolitan Nashville Board of Public Education and KIPP Nashville for the use of the building located at 1000 Sevier Street. | 06 (Clay Capp) |
| 6/4/2025 11:19 | 6/12/2025 0:00 | PLRECAPPRO | 2025M-022AG-001 | CSX RAILROAD BRIDGE PROPOSED LIGHTING | 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 installation of proposed pedestrian lighting under CSX bridge crossing at 5th Avenue. (Proposal No. 2025M-022AG-001). | |
| 6/5/2025 14:12 | 6/18/2025 0:00 | PLRECAPPRO | 2025M-091ES-001 | WALTON STATION | A request for the abandonment of one fire hydrant assembly and 500 linear feet of eight-inch sanitary sewer main (VCP) and the acceptance of approximately 4,053 linear feet of eight-inch water main (DIP), eight fire hydrant assemblies, and approximately 1,239 | 05 (Sean Parker) |

| | | | | | | |
|--------------------|-------------------|------------|---------------------|--|--|------------------------|
| | | | | | linear feet of eight-inch sanitary sewer main (DIP), 3,317 linear feet of eight-inch sanitary sewer main (PVC) 30 sanitary sewer manholes and any associated easements to serve the Walton Station development. | |
| 6/5/2025 14:22 | 6/18/2025 0:00 | PLRECAPPRO | 2025M-092ES- 001 | HERMITAGE ROW DEVELOPMENT | A request for the acceptance of approximately 632 linear feet of new eight-inch sanitary sewer main (PVC), and six sanitary sewer manholes, and the relocation of one fire hydrant assembly, and any associated easements to serve the Hermitage Row Development. | 14 (Jordan Huffman) |
| 6/5/2025 20:08 | 6/18/2025 0:00 | PLRECAPPRO | 2025M-095ES- 001 | EAST END UMC | A request for the acceptance of approximately one sanitary sewer manhole to serve the East End UMC development. | 06 (Clay Capp) |
| 6/10/2025 10:26 | 6/18/2025 0:00 | PLRECAPPRO | 2025M-024AG- 001 | 801 ANDERSON LN LEASE AGREEMENT | An ordinance approving a lease agreement between the Metropolitan Government of Nashville and Davidson County by and through the Mayor's Office of Emergency Management and the Department of General Services and the Community Resource Center for use of a warehouse at 801 Anderson Lane, Madison, TN 37115 (Parcel No. 04300002600) (Proposal No. 2025M- 024AG-001). | 09 (Tonya Hancock) |
| 6/10/2025 13:07 | 6/18/2025 0:00 | PLRECAPPRO | 2025M-025AG- 001 | TEMPORARY CONSTRUCTION EASEMENT WITH MNPS | A request to approve a temporary access easement agreement between Metropolitan Government of Nashville and Davidson County by and through the Metropolitan Nashville Board of Public Education and Autum Lake Apartment, L.P. for temporary access easement for parcel 16300032900. | 32 (Joy Styles) |
| 6/11/2025 13:51 | 6/18/2025 0:00 | PLRECAPPRO | 2025M-026AG- 001 | FISK GREEN ROOF PARTICIPATION AGREEMENT | A request for approval of a participation agreement between Fisk University, and The Metropolitan Government of Nashville and Davidson County acting through the Metropolitan Department of Water and Sewerage Services, for MWS Stormwater Grading Permit 2022086190. This participation agreement is for monetary participation and does not address the actual infrastructure of the project. | 21 (Brandon Taylor) |

SUBDIVISIONS: Administrative Approval

| Date Submitted | Date Approved | Action | Case # | Project Name | Project Caption | Council District (CM Name) |
|-------------------|------------------|------------|---------------|----------------|---|-------------------------------|
| 8/2/2023 10:54 | 6/5/2025 0:00 | PLRECAPPRO | 2019S-068-003 | HERITAGE CREEK | A request for development plan approval to create 62 cluster lots on properties located at 1269 Hunters Lane and Hunters Lane (unnumbered), approximately 440 feet north of Dalemere Drive, zoned R20 (32.64), requested by Ragan- Smith and Associates, applicant; Clayton Properties Group, Inc., owner. | 03 (Jennifer Gamble) |

| | | | | | | |
|--------------------|-------------------|------------|---------------|--|--|------------------------|
| 5/28/2024 8:49 | 6/12/2025 0:00 | PLAPADMIN | 2024S-100-001 | VANDERBILT UNIVERSITY ROBERT'S ACADEMY | A request for final plat approval to create two lots and dedicate and abandon alley right-of-way on properties located at 1200 18th Avenue South, 1203 and 1207 17th Avenue South, at the southeast corner of Edgehill Avenue and 18th Avenue South, zoned OR20 and ORI (5.185 acres), requested by Cherry Land Surveying Inc., applicant; Vanderbilt University, owner. | 17 (Terry Vo) |
| 10/8/2024 8:54 | 6/16/2025 0:00 | PLRECAPPRO | 2024S-083-002 | HARPETH OVERLOOK | A request for development plan approval to create 35 lots utilizing the conservation development standards on property located at McCrory Lane (unnumbered), approximately 700 feet north of Beautiful Valley Drive, zoned AR2a and RS10 (15.8 acres), requested by Catalyst Design Group, applicant; Harpeth Overlook Partners, LLC, owners. | 35 (Jason Spain) |
| 12/23/2024 9:15 | 6/5/2025 0:00 | PLAPADMIN | 2021S-232-002 | PROVINCETOWN - PHASE 4 | A request for final plat approval to create three lots, open space and dedicate right-of-way and easements for a portion of property located at 2840 Old Franklin Road, at the current terminus of Rosander Lane, zoned RM15 and located within a Planned Unit Development Overlay District (3.78 acres), requested by Wamble and Associates, applicant; Amnon Shreibman, owner. | 32 (Joy Styles) |
| 1/7/2025 8:24 | 6/12/2025 0:00 | PLAPADMIN | 2025S-023-001 | HORTON HEIGHTS | A request for final plat approval to shift lot lines on properties located at 6410 and 6412 Lansing Drive, approximately 146 feet east of Russleo Drive, zoned RS40 (2.07 acres), requested by Campbell, McRae & Associates Surveying, Inc., applicant; Eddie Porter Jr. ET UX and Carol Rogers, owners. | 20 (Rollin Horton) |
| 3/5/2025 14:40 | 6/10/2025 0:00 | PLAPADMIN | 2023S-135-002 | 685 HILL ROAD | A request for final plat on properties located at 671, 675, 679, 679C, 687, 683 and 691 Hill Road, approximately 45 feet south of Overton Road, zoned R40 (7.64 acres), requested by White Pines Building, LLC, applicant; White Pines Building, LLC and O.I.C Homes at 679 and 683 Hill Road, owners. | 26 (Courtney Johnston) |
| 4/18/2025 9:03 | 6/11/2025 0:00 | PLAPADMIN | 2025S-092-001 | AMENDMENT OF PART OF LOT NO. 70 ON THE PLAN OF CHARLOTTE PARK, SECTION I | A request to amend a previously recorded plat to modify the front setback on properties located at 6300 A, B American Court and 6300 C American Court, at the current terminus of American Court, zoned R10 (0.27 acres), requested by Taylor Phillips, applicant; Phillips Builders and O.I.C. Homes at 6300 American Court, owners. | 20 (Rollin Horton) |

Performance Bonds: Administrative Approvals

| Date Approved | Administrative Action | Bond # | Project Name |
|---------------|-------------------------------|---------------|---------------------------|
| 6/11/25 | Approve Extension | 2018B-051-003 | CANE RIDGE ELEMENTARY |
| 6/10/25 | Approve Extension / Reduction | 2023B-020-003 | 840 OLD LEBANON DIRT ROAD |
| 6/5/25 | Approve New | 2025B-012-001 | CLARKSVILLE PIKE PHASE 2 |
| 6/11/2025 | Approved Release | 2022B-042-001 | EAST MADISON ADDITION |
| | | | |
| | | | |

Schedule

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