



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: August 14, 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; Gamble; Dundon; Henley
 - 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 8/6/2025**.

<u>APPROVALS</u>	# of Applics	# of Applics '25
Specific Plans	5	27
PUDs	0	8
UDOs	1	16
Subdivisions	7	69
Mandatory Referrals	21	210
<i>Grand Total</i>	34	330

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)
8/4/2023 9:32	7/30/2025 0:00	PLRECAPP	2015SP-005-023	CENTURY FARMS HOTELS	A request for final site plan approval for properties located at William Turner Parkway (unnumbered), approximately 645 feet northwest of Century Farms Parkway, zoned SP (6.52 acres), to permit two hotels, requested by M2 Group, LLC, applicant; Century Farms LLC and Milap Hotels, LLC, owners.	32 (Joy Styles)
1/23/2024 6:20	7/31/2025 0:00	PLRECAPP	2015SP-013-006	STEPHENS VALLEY PHASE 1 INFRASTRUCTURE	A request for final site plan (infrastructure only) approval for property located at Pasquo Road (unaddressed), at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (7.19 acres), to permit construction of Phase 1 infrastructure for the Stephens Valley SP, requested by CESO, applicant; Rochford Realty & Construction Co., Inc., owner.	35 (Jason Spain)
8/13/2024 12:22	7/16/2025 0:00	PLRECAPP	2023SP-018-002	BELLE MEADE PLAZA	A request for final site plan approval for property located at 4500 Harding Pike, southwest of the corner of White Bridge Pike and Harding Pike, zoned SP (10.53 acres), to permit a mixed-use development, requested by Barge Civil Associates, LLC, applicant; BMTN Owner, LLC, owner.	20 (Rollin Horton); 23 (Thom Druffel)
12/26/2024 8:30	7/17/2025 0:00	PLRECAPP	2024SP-024-002	THE MARLOWE	A request for final site plan approval on property located at 520 Ewing Drive, approximately 375 feet west of Gwynnwood Drive, zoned SP (3.58 acres), to permit 29 multi-family residential units, requested by Catalyst Design Group, applicant; Legacy South, LLC, owner.	02 (Kyonzté Toombs)
1/6/2025 8:45	7/16/2025 0:00	PLRECAPP	2024SP-033-002	800 DICKERSON PIKE	A request for final site plan approval for property located at 800 Dickerson Pike, approximately 325 feet northwest of Grace Street, zoned SP (1.85 acres), to permit a hospital use, requested by Ingram Civil Engineering Group, applicant; HTI Memorial Hospital Corporation, owner.	05 (Sean Parker)

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)
3/13/2024 15:20	7/31/2025 0:00	PLRECAPP	2021UD-001-058	JOHN HELLMAN	A request for final site plan approval for properties located at 1045, 1047, and 1047B 2nd Ave. South and 204 Cameron Street, at the northwest corner of 2nd Ave. S. and Cameron Street, zoned RM40-A and located	17 (Terry Vo)

					within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.17 acres), to permit three multi-family residential units, requested by Jadore Luxury Homes LLC, applicant; Thymus LLC and O.I.C. Ten-Fortyfive Second Avenue South, owners.	
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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)
NONE						

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
5/2/2025 13:00	7/29/2025 0:00	PLRECAPPRO	2025M-006EN-001	201 1ST AVE S	A request for approval of an aerial encroachment for two (2) proposed double-faced, blade projecting signs over the public sidewalk.	19 (Jacob Kupin)
6/30/2025 13:55	7/18/2025 0:00	PLRECAPPRO	2025M-108ES-001	4TH AND ELM OFFSITE SEWER IMPROVEMENTS	A request for the abandonment and removal of approximately 263 linear feet of existing eight-inch sanitary sewer main inside the public right-of-way, and the acceptance of approximately 229 linear feet of new 10-inch sanitary sewer main (DIP) and approximately 34 linear feet of new 12-inch sanitary sewer main (PVC), for two properties located at 310 Peabody and 813 Lea Avenue, offsite of the project location at 712 4th Avenue South to serve the 4th and Elm Offsite Sewer Improvements. Construction of new sanitary sewer main will occur inside same public right of way.	19 (Jacob Kupin)
7/2/2025 19:12	7/18/2025 0:00	PLRECAPPRO	2025M-113ES-001	RIVERWALK RESERVE RESIDENTIAL DEVELOPMENT	A request for the acceptance of approximately 655 linear feet of new eight-inch sanitary sewer main (PVC), approximately 654 linear feet of new eight-inch sanitary sewer main (DIP), 11 new sanitary sewer manholes, and associated easements, to serve the Riverwalk Reserve Residential Development.	09 (Tonya Hancock)
7/3/2025 10:50	7/18/2025 0:00	PLRECAPPRO	2025M-114ES-001	HERITAGE CREEK PHASE 3 & 4 DEVELOPMENT	A request for the acceptance of approximately 3,454 linear feet of new eight-inch sanitary sewer main (PVC), 16 new sanitary sewer manholes, and any associated easements to serve the Heritage Creek Phase 3 and 4 Development.	03 (Jennifer Gamble)
7/9/2025 8:21	7/24/2025 0:00	PLRECAPPRO	2025M-005AB-001	ABANDON UNNAMED RD	A request for the abandonment of a portion of an unnamed right-of-way. The easements are to also be abandoned.	02 (Kyonzté Toombs)
7/9/2025 9:43	7/18/2025 0:00	PLRECAPPRO	2025M-116ES-001	111-113 W TRINITY LANE	A request for the acceptance of approximately 145 linear feet of eight-	02 (Kyonzté Toombs)

					inch sanitary sewer main (PVC), three sanitary sewer manholes and any associated easements to serve the 111-113 W Trinity Lane development.	
7/10/2025 10:19	7/24/2025 0:00	PLRECAPPRO	2025M-117ES-001	MWS ENGINEERING TREEMONT PUMP STATION & WATER MAIN	A request for permanent easements to construct Project 24-WC-9, Treemont Pump Station & Water Main. These easements are to be acquired through negotiations, condemnation, and acceptance to complete this project.	25 (Jeff Preptit)
7/10/2025 10:34	7/24/2025 0:00	PLRECAPPRO	2025M-118ES-001	1730 JEFFERSON STREET	A request for the abandonment of approximately 100 linear feet of eight-inch sanitary sewer main (PVC), and one sanitary sewer manhole and the acceptance of one sanitary sewer manhole and any associated easements to serve the 1730 Jefferson Street development.	21 (Brandon Taylor)
7/10/2025 14:51	7/24/2025 0:00	PLRECAPPRO	2025M-119ES-001	517 W TRINITY LN	A request for the abandonment of approximately 24 linear feet of 12-inch water main and the acceptance of approximately 24 linear feet of new 12-inch water main (DIP), to serve the 517 West Trinity Lane Development. Construction of new water main will occur inside existing easements.	02 (Kyonzté Toombs)
7/14/2025 11:46	7/24/2025 0:00	PLRECAPPRO	2025M-031AG-001	0 HIGHWAY 70 SOUTH ACQUISITION FOR MWS	A resolution approving an option agreement between the Metropolitan Government of Nashville and Davidson County and Lynn M. Rocco, John W. Murphree, III, and Janice K. Murphree, authorizing the purchase of certain property located at 0 Highway 70 South (Parcel No. 12908008000); (Proposal No. 2025M-031AG-001).	23 (Thom Druffel)
7/14/2025 12:04	7/24/2025 0:00	PLRECAPPRO	2025M-120ES-001	450-460 JAMES ROBERTSON PARKWAY	A request for the abandonment of approximately 63 linear feet of existing eight-inch sanitary sewer main, two sanitary sewer manholes, and associated easements, and the acceptance of two sanitary sewer manholes, and one fire hydrant assembly, for three properties located at 460 James Robertson Pkwy, and 450 James Robertson Pkwy, 300 Gay Street, to serve the 450-460 James Robertson Parkway Development. Construction of new sanitary sewer manholes and fire hydrant will occur inside public right of way.	19 (Jacob Kupin)
7/14/2025 13:12	7/24/2025 0:00	PLRECAPPRO	2025M-121ES-001	KEMP PARKING LOT	A request for the abandonment of 247 linear feet of eight-inch sanitary sewer main (PVC) and the acceptance of approximately 205 linear feet of eight-inch sanitary sewer main (DIP), one sanitary sewer manhole to serve the Kemp Parking lot development.	03 (Jennifer Gamble)
7/15/2025 8:37	7/24/2025 0:00	PLRECAPPRO	2025M-122ES-001	WILLIAMSON HOMESTEAD	A request for the abandonment of approximately 370 linear feet of eight-inch water main (UKN) and 55 linear feet of six-inch water main (PVC),	12 (Erin Evans)

					<p>and the acceptance of approximately 6,799 linear feet of eight-inch water main (DIP), 74 linear feet of six-inch water main (DIP), 15 fire hydrant assemblies, and approximately 795 linear feet of three-inch sanitary sewer force</p> <p>main (PVC), 1,269 linear feet of two-inch sanitary sewer force main (PVC), 3,647 linear feet of 1.5-inch sanitary sewer force main (PVC), one odor control station and any</p> <p>associated easements to serve the Williamson Homestead development.</p>	
7/15/2025 8:51	7/31/2025 0:00	PLRECAPPRO	2025M-009PR-001	SURPLUS BACK TAX LEGISLATION	<p>A resolution declaring surplus and approving the disposition of certain parcels of real property in accordance with section 2.24.250(F) of the Metropolitan Code of Laws. (Proposal No. 2025M-009PR-001).</p>	02 (Kyonzté Toombs); 03 (Jennifer Gamble); 04 (Mike Cortese); 05 (Sean Parker); 11 (Jeff Eslick); 12 (Erin Evans); 21 (Brandon Taylor)
7/15/2025 11:57	7/24/2025 0:00	PLRECAPPRO	2025M-049ES-002	AMEND DONELSON PIKE INDUSTRIAL WEST	<p>A request to amend Council BL2025-859 and Proposal No. 2025M-049ES-001 by adding the abandonment</p> <p>and acceptance of eight-inch water main (DIP), the acceptance of 10-inch water main (DIP) and easement and accepting fewer linear feet of eight-inch water main (DIP) and easement. There is no change to the acceptance of fire hydrant assemblies.</p> <p>The specific infrastructure is the abandonment of approximately 60 linear feet of existing eight-inch water main (DIP), and the acceptance of approximately 1,185 linear feet of new eight-inch water main (DIP), approximately 572 linear feet of new 10-inch water main</p> <p>(DIP) with easements, approximately 60 linear feet of new eight-inch water main (DIP), and two fire hydrant assemblies.</p>	13 (Russ Bradford)
7/18/2025 10:13	7/24/2025 0:00	PLRECAPPRO	2025M-032AG-001	COUNTY HOSPITAL ROAD & BRILEY PARKWAY INTERCHANGE	<p>A resolution supporting a proposed landscaping project by the Metropolitan Department of Water and Sewerage Services, in cooperation with the Tennessee Department of Transportation (TDOT), at the interchange of TN State Highway 155 and County Hospital Road (Proposal No. 2025M-032AG-001).</p>	01 (Joy Kimbrough)
7/18/2025 10:32	7/24/2025 0:00	PLRECAPPRO	2025M-123ES-001	CWN SOUTH 5TH ST. & CAYCE HOMES STORM OUTFALL	<p>A request for the installation of a new, dedicated</p> <p>stormwater outfall to the Cumberland River, along with a dedicated sanitary sewer main. This project will separate the 280-acre Benedict & Crutcher combined sewer basin and the MDHA Cayce Homes community. The scope includes installation of a 12-foot by 5-foot stormwater box culvert, an 18-inch</p>	06 (Clay Capp)

					<p>sanitary sewer line, and all associated appurtenances to provide a fully separated stormwater outfall and upgraded sanitary sewer system.</p> <p>The proposed stormwater and sanitary infrastructure will be located within easements on seven</p> <p>parcels in East Nashville, adjacent to Interstate 24, between Dew Street and the Cumberland River.</p> <p>Measured from the centerline of the proposed stormwater pipe, the permanent easement will generally extend 25 feet to the west and 30 feet to the east, while the temporary construction easement will typically extend 80 feet to the east.</p>	
7/18/2025 12:31	7/24/2025 0:00	PLRECAPPRO	2025M-010PR-001	STORMWATER REPETITIVE FLOOD DAMAGE HOME BUYOUT	<p>A request to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, three properties located at 5340 Buena Vista Pike, 218 Blackman Road and 517 Paragon Mills Road for Metro Water Services.</p> <p>Please see the following page for information on utility termination once MWS acquires the property. 517 Paragon Mills Road is the only property with a gas line.</p>	01 (Joy Kimbrough); 26 (Courtney Johnston); 30 (Sandra Sepulveda)
7/24/2025 12:27	8/4/2025 0:00	PLRECAPPRO	2025M-125ES-001	1107 8TH AVE. S. MULTIFAMILY	<p>A request for the abandonment of approximately 103 linear feet of existing eight-inch sanitary sewer main,</p> <p>2 sanitary sewer manholes, one fire hydrant assembly and associated easements, the acceptance of approximately 119 linear feet of new eight-inch sanitary sewer main (PVC), 3 sanitary sewer manholes, one fire hydrant assembly, and associated easements to serve the 1107 8th Ave S Multifamily Development.</p>	17 (Terry Vo)
7/24/2025 12:39	8/4/2025 0:00	PLRECAPPRO	2025M-126ES-001	GREENWOOD COCKTAIL BAR	<p>A request for the acceptance of approximately 187 linear feet of eight-inch sanitary sewer main (PVC) and</p> <p>two sanitary sewer manholes to serve the Greenwood Cocktail Bar development.</p>	06 (Clay Capp)
7/31/2025 9:24	8/4/2025 0:00	PLRECAPPRO	2025M-035AG-001	NORTH NASHVILLE/JEFFERSON STREET PEL STUDY	<p>A resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation ("TDOT"), and the Metropolitan Government of Nashville and Davidson County, acting by and through the Nashville Department of Transportation ("NDOT"), for the North Nashville Community Engagement/Jefferson Street Corridor Planning and Environmental Linkages (PEL) Study; Federal Project No. HIP-1900(41), State Project No. 19LPLM-F1-211, PIN: 136151.00 (Proposal No. 2025M-035AG-001).</p>	

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
12/9/2024 13:19	7/29/2025 0:00	PLAPADMIN	2020S-145-003	WILDFLOWER PHASE 2	A request for final site plan approval to permit 69 residential cluster lots for a portion of property located at 1501 E Stewarts Lane, approximately 1,575 feet northwest of County Hospital Road, zoned RS10 (15.45 acres), requested by Dale & Associates, applicant; Bordeaux Ventures, LLC, owner.	01 (Joy Kimbrough)
1/16/2025 11:00	7/29/2025 0:00	PLAPADMIN	2025S-030-001	BRIGHTWORK'S ADDITION TO HERMITAGE PLAT NO.1	A request for final plat approval to create three lots on property located at 4000 Andrew Jackson Parkway, at the northern corner of Andrew Jackson Parkway and Old Hickory Boulevard, zoned AR2a and CS (13.06 acres), requested by Gonzalez-Strength & Associates, Inc., applicant; Susan Basham, owner.	14 (Jordan Huffman)
1/16/2025 15:23	7/30/2025 0:00	PLAPADMIN	2025S-031-001	1702 UNDERWOOD ST	A request for final plat approval to create two lots on properties located at 1702 and 1704 Underwood Street, approximately 28 feet west of 17th Avenue North, zoned RS5 (0.24 acres) and within the Detached Accessory Dwelling Unit Overlay District, requested by Clint Elliott Survey, applicant; Arafat Abuqayas & Ahmed Fares, owners.	21 (Brandon Taylor)
2/11/2025 12:10	7/29/2025 0:00	PLAPADMIN	2022S-185-002	THE COVE	A request for final site plan approval to create 21 residential cluster lots on property located at Stewarts Ferry Pike (unnumbered), approximately 1,325 feet southeast of Smotherman Lane, zoned RS15 (8.7 acres), requested by Dale & Associates, applicant; Larry Hagar, owner.	12 (Erin Evans)
2/25/2025 9:17	7/21/2025 0:00	PLAPADMIN	2025S-057-001	THORNBY PLACE REVISION 1	A request for final plat approval to shift lot lines and create three lots on properties located at 891 and 895 Carter Street, approximately 157 feet south of West Sharpe Avenue, zoned RS5 (0.43 acres), requested by JW Land Surveying, LLC, applicant; Sam Davis Patterson, Four Lions Land Development, LLC and Donati Development, LLC, owners.	05 (Sean Parker)
4/8/2025 11:21	7/31/2025 0:00	PLAPADMIN	2025S-087-001	1444 & 1448 JANIE AVE	A request for final plat approval to create two lots on properties located at 1444 & 1448 Janie Avenue, approximately 528 feet north of McGavock Pike, zoned RS7.5 (0.8 acres), requested by Loren Michael Ward, applicant; Dylan & Rufus Alldredge, owners.	07 (Emily Benedict)
6/10/2025 9:37	7/22/2025 0:00	PLAPADMIN	2025S-121-001	2640 DELK AVE	A request to amend a previously approved plat to reduce the front setback on property at 2640 Delk Avenue, at the corner of Delk Avenue and Buchanan Street, zoned RS5 (0.21 acres), requested by Laws Nelson Architecture, applicant; Elizabeth Cannon, owner.	21 (Brandon Taylor)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
7/17/25	Approve New	2024B-031-001	ASHTON PARK PHASE 3B
7/23/25	Approve New	2025B-005-001	FOX VALLEY SUBDIVISION PHASE 2
7/23/25	Approve New	2025B-006-001	CHANDLER RESERVE PHASE 5
7/29/25	Approve New	2025B-014-001	4214 CENTRAL PIKE
7/16/2025	Approved Release	2025B-024-001	ANTIOCH WOODS SECTION TWO
7/23/2025	Approved Release	2022B-030-003	HAYS HILLS TOWNHOMES SUBDIVISION
7/23/2025	Approved Release	2023B-020-003	840 OLD LEBANON DIRTY ROAD

Schedule

- A. Thursday, August 14, 2025** - MPC Meeting: 4pm, Metro Nashville Public Schools Administration Building, 2601 Bransford Ave, Board Room
- B. Thursday, August 28, 2025** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center