



**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: August 28, 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: Adkins; Farr; Clifton; Leslie; Gamble; Dundon
  - b. Leaving Early:
  - c. Not Attending: Marshall
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 8/20/2025**.

<b><u>APPROVALS</u></b>	<b># of Applics</b>	<b># of Applics '25</b>
Specific Plans	2	29
PUDs	0	8
UDOs	1	17
Subdivisions	3	72
Mandatory Referrals	17	227
<b><i>Grand Total</i></b>	<b>23</b>	<b>353</b>

**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)
2/14/2025 15:24	8/13/2025 0:00	PLRECAPPRO	2019SP-058-003	GROVES AT MERIDIAN	A request for final site plan approval on properties located at 1705, 1707, 1709 Luton Street, 1706, 1802, and 1804 Meridian Street, approximately 468 feet east of Dickerson Pike, zoned SP (2.03 acres), to permit 52 multi-family residential units, requested by Williams Engineering, LLC, applicant; Mandy Development, LLC, owner.	05 (Sean Parker)
3/25/2025 9:57	8/13/2025 0:00	PLRECAPP	2024SP-046-002	7351 CHARLOTTE PIKE	A request for final site plan approval for property located at 7351 Charlotte Pike, approximately 200 feet east of Old Hickory Blvd, zoned SP (1.43 acres), to permit non-residential uses, requested by Catalyst Design Group, applicant; Charles H. Geny & The 2015 Irrevocable Trust, owners.	35 (Jason Spain)

**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)
2/11/2025 11:54	8/8/2025 0:00	PLRECAPP	2021UD-001-071	TENNESSEE PRISON OUTREACH MINISTRY	A request for final site plan approval for property located at 424 Moore Avenue, approximately 155 feet east of Rains Avenue, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.2 acres), to add an additional residential unit to create an attached two-family residential dwelling, requested by McKenzie Construction, applicant; Tennessee Prison Outreach Ministry, Inc., owner.	17 (Terry Vo)

**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)
3/21/2025 10:58	8/12/2025 0:00	PLRECAPPRO	2025M-003AB-001	UNION BRIDGE RD ABANDONMENT	A request for the abandonment of a portion from Pasquo Road approximately 382 feet east to newly aligned Union Bridge Road. The easements are to be retained.	
7/18/2025 12:14	8/18/2025 0:00	PLRECAPPRO	2025M-033AG-001	2ND AVENUE ENCROACHMENT	An ordinance authorizing the Metropolitan Development and Housing Agency (MDHA) to construct and install, and the Nashville Department of Transportation and Multimodal Infrastructure (NDOT) to maintain, underground and aboveground encroachments along 2nd Avenue North, between Commerce Street and Church Street (Proposal No. 2025M-033AG-001).	
7/23/2025 7:54	8/7/2025 0:00	PLRECAPPRO	2025M-012EN-001	ANDREW JACKSON BUILDING CABLING ISOLATION ENCROACHMENT	A request to permit an underground encroachment into the public right-of-way to allow underground cable conduits, encased in concrete, approximately 434 feet in length. Four (4) conduits will be routed to the Andrew Jackson Building, four (4) conduits will be routed to the Rachel Jackson Building, and four (4) conduits will be routed to the Legislative Plaza (see sketch for details).	19 (Jacob Kupin)
7/23/2025 9:48	8/7/2025 0:00	PLRECAPPRO	2025M-124ES-001	312 STEWARTS FERRY PIKE	A request for the acceptance of approximately 188 linear feet of new eight-inch sanitary sewer main (PVC), one new sanitary sewer manhole, and any associated easements to serve the 312 Stewarts Ferry Pike Development.	15 (Jeff Gregg)
7/25/2025 10:31	8/7/2025 0:00	PLRECAPPRO	2025M-101ES-002	WILDFLOWER PHASE 2 REVISION	A request for the acceptance of approximately 2,635 linear feet of new eight-inch water main (DIP), six fire hydrant assemblies and approximately 2,171 linear feet of new eight-inch sanitary sewer main (PVC), 13 sanitary sewer manholes and any associated easements to serve the Wildflower Phase 2 Development.	01 (Joy Kimbrough)
7/29/2025 13:49	8/7/2025 0:00	PLRECAPPRO	2025M-127ES-001	MLK HIGH SCHOOL PARKING	A request for the abandonment of approximately 10 linear feet of eight-inch sanitary sewer main (VCP) and one sanitary sewer manhole and the acceptance of one sanitary sewer manhole to serve the MLK High School Parking development.	19 (Jacob Kupin)
7/30/2025 10:36	8/7/2025 0:00	PLRECAPPRO	2025M-128ES-001	905 OTTER CREEK RD	A request for the abandonment of easement rights of the 20-foot wide sanitary sewer easement, 10-foot wide sanitary sewer easement, and 10-foot wide temporary construction easement for property described in the Warranty Deed in Plat Book 6900, Page 679, Davidson County Register of Deeds. The easements are described in Deed Book 7993, Page 287. We are requesting for those easement rights to be abandoned	25 (Jeff Preptit)

					as marked with hatching on the attached sketch.  The 10-foot wide public utility easement parallel and adjacent to the western property line shall remain.	
7/30/2025 10:48	8/7/2025 0:00	PLRECAPPRO	2025M-129ES-001	NESBITT LANE RESIDENTIAL PHASE	A request for the acceptance of approximately 897 linear feet of new eight-inch sanitary sewer main (PVC), five new sanitary sewer manholes, and any associated easements to serve the 253 Nesbitt Lane Residential Phase 2 Development. This location was previously reviewed  and Piedmont is working with the developer.	03 (Jennifer Gamble)
7/30/2025 11:04	8/7/2025 0:00	PLRECAPPRO	2025M-130ES-001	NESBITT LANE RESIDENTIAL PHASE 4	A request for the acceptance of approximately 321 linear feet of new eight-inch sanitary sewer main (DIP), approximately 46 linear feet of new eight-inch sanitary sewer main (PVC), two new sanitary sewer manholes, and any associated easements to serve the 253 Nesbitt Lane  Residential Phase 4 Development. This location was previously reviewed, and Piedmont is working with the developer.	03 (Jennifer Gamble)
7/30/2025 11:29	8/7/2025 0:00	PLRECAPPRO	2025M-131ES-001	253 NESBITT LANE RESIDENTIAL PHASE 3	A request for the acceptance of approximately 121 linear feet of eight-inch sanitary sewer main (PVC), one sanitary sewer manhole and any associated easements to serve the 253 Nesbitt Lane Residential Phase 3 development. This location was previously reviewed and Piedmont is working with the developer.	03 (Jennifer Gamble)
7/30/2025 12:02	8/8/2025 0:00	PLRECAPPRO	2025M-013EN-001	142 ROSA L PARKS BLVD	A request for approval of an aerial encroachment for one (1) proposed double-faced, blade projecting signs over the public sidewalk.	19 (Jacob Kupin)
7/31/2025 9:02	8/8/2025 0:00	PLRECAPPRO	2025M-015EN-001	ENCROACHMENT FOR DOWNTOWN PARTNERSHIP	A request for an underground encroachment into the public right-of-way, to permit installation of irrigation piping along south side of KVB from the southwest corner of Guthrie and KVB extending west less than 150 feet. A trench will be made under the sidewalk as shown on map 3. An irrigation mainline will be trenched along sidewalk edge to a proposed water sourced. Objective is to connect new water source to existing line at the less 150 foot junction point (see sketch for details).	
7/31/2025 12:04	8/8/2025 0:00	PLRECAPPRO	2025M-132ES-001	KINGSLEY PARK	A request for the abandonment of one fire hydrant assembly and approximately 75 linear feet of eight-inch  sanitary sewer main (PVC) one sanitary sewer manhole, and the acceptance of approximately 2,473 linear feet of eight-inch water main and five fire hydrants assemblies	12 (Erin Evans)

					and approximately 2,296 linear feet of eight-inch sanitary sewer main (DIP), 1,829 linear feet of eight-inch sanitary sewer main (PVC) and 30 sanitary sewer manholes to serve the Kingsley Park development.	
8/5/2025 9:49	8/12/2025 0:00	PLRECAPPRO	2025M-133ES-001	934 CRESCENT HILL RD	<p>A request to vacate the southern 5 feet of this easement to accommodate the proposed construction of the northern house. Notice there is a 10-foot wide public utility easement on the adjacent property that will remain for a combination of 15-feet width. Our stormwater engineer has approved this request as required by our legal department.</p> <p>The attached drawing illustrates the portion of the northern house's footprint that would occupy the area subject to this vacation request.</p>	06 (Clay Capp)
8/5/2025 11:13	8/12/2025 0:00	PLRECAPPRO	2025M-134ES-001	6309 NOLENSVILLE PIKE	<p>A request for the acceptance of approximately 236 linear feet of new eight-inch sanitary sewer main (DIP), and four new sanitary sewer manholes, to serve the 6309 Nolensville Pike Development.</p> <p>Construction of new sanitary sewer main will occur inside public right of way.</p>	04 (Mike Cortese)
8/5/2025 11:26	8/12/2025 0:00	PLRECAPPRO	2025M-135ES-001	5038 CLARKSVILLE HIGHWAY	<p>A request for the acceptance of approximately 362 linear feet of eight-inch sanitary sewer main (PVC), three sanitary sewer manholes and any associated easements to serve the 5038 Clarksville Highway development.</p>	01 (Joy Kimbrough)
8/8/2025 12:17	8/14/2025 0:00	PLRECAPPRO	2025M-036AG-001	STOCKYARDS 900 BLOCK PARTICIPATION AGREEMENT	<p>A request for approval of a participation agreement between Proffitt Dixon Partners, and The Metropolitan Government of Nashville and Davidson County acting through the Metropolitan Department of Water and Sewerage Services, for MWS Project No. 24-SL-0127.</p>	19 (Jacob Kupin)

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
6/14/2023 11:00	8/8/2025 0:00	PLAPADMIN	2022S-079-003	WILLIAMSON HOMESTEAD	A request for final site plan approval to create 99 residential cluster lots on properties located at 1053 and 1061 Tulip Grove Road, approximately 950 feet south of Old Lebanon Dirt Road, zoned RS15 (46.27 acres), requested by Crawford and Cummings, applicant; Albert Jones ET UX and Schell Brothers Nashville, LLC, owners.	12 (Erin Evans)
3/12/2024 6:18	8/8/2025 0:00	PLRECAPPRO	2023S-180-002	RIVERSIDE TRACE, SECTION TWO	A request for final site plan approval to create ten single-family residential lots and open space on property located at Riverside Drive (unnumbered), approximately 900 feet south of Barclay Drive, zoned R6 (4.51 acres) requested by CSDGTN, applicant; RSDG LLC, owner.	06 (Clay Capp)
6/17/2025 10:26	8/8/2025 0:00	PLAPADMIN	2025S-126-001	2410 MUSIC VALLEY DR	A request for final plat approval to create two lots on property located at 2410 Music Valley Drive, approximately 450 feet north of McGavock Pike, zoned CA (3.83 acres), and within a Planned Unit Development Overlay District, requested by Doyle Elkins, applicant; Sai Sathya LLC and Sai Ram Opryland LLC, owners.	15 (Jeff Gregg)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
8/15/25	Approve New	2024B-017-001	SADDLEBRED PARK
8/13/25	Approve Extension / Reduction	2024B-023-002	PERCY COVE
8/18/2025	Approved Release	2019B-046-006	CAMERON PARK

#### Schedule

- A. Thursday, August 28, 2025** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- B. Thursday, September 11, 2025** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- C. Thursday, September 25, 2025** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- D. Thursday, October 23, 2025** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- E. Thursday, November 13, 2025** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- F. Thursday, December 11, 2025** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center