



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: September 25, 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; Allen; Marshall; Dundon; Horton
 - b. Leaving Early: Smith (6p)
 - c. Not Attending: Clifton
2. Legal Representation: Hannah Zeitlin 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 9/17/2025**.

<u>APPROVALS</u>	<u># of Applics</u>	<u># of Applics '25</u>
Specific Plans	2	33
PUDs	0	8
UDOs	1	18
Subdivisions	10	85
Mandatory Referrals	16	249
<i>Grand Total</i>	29	393

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)
10/1/2024 8:09	9/5/2025 0:00	PLRECAPP	2016SP-028-004	WILLIAMS MILL SP	A request for final site plan approval on property located at 6419 Holt Road, at the southern corner of Nolensville Pike and Holt Road, zoned SP and AR2A, and partially located within the Corridor Design Overlay District (34.31 acres), to permit 138 single-family attached residential units, requested by Catalyst Design Group, applicant; Mohammad Nazemi, owner.	04 (Mike Cortese)
3/20/2025 10:57	9/15/2025 0:00	PLRECAPP	2024SP-035-002	3525 CENTRAL PIKE	A request for final site plan approval for property located at 3525 Central Pike, approximately 285 feet west of Stoners Bend Drive, zoned SP (2.12 acres), to permit a self-service storage facility, requested by Dale & Associates, applicant; Donelson Property Group, owner.	14 (Jordan Huffman)

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)
6/6/2025 8:38	9/8/2025 0:00	PLRECAPP	2021UD-001-073	535 MOORE AVE	A request for final site plan approval for properties at 535 A,B and C Moore Avenue, approximately 729 feet east of Martin Street, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (0.17 acres), to permit two residential units, requested by Dale and Associates, applicant; Rebecca Sherrill and Jordan Luckett, owners.	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)
8/6/2025 7:06	9/8/2025 0:00	PLRECAPPRO	2024M-124ES-004	253 NESBITT REVISION 3	<p>A request to revise Proposal No. 2024M-124ES-003 to add phasing to the project and to accept approximately 943 fewer linear feet of new eight-inch sanitary sewer main (PVC), approximately 442 fewer linear feet</p> <p>of new eight-inch sanitary sewer main (DIP) and 8 fewer sanitary sewer manholes. Revision 03 was received prior to changes from Revision 02 being reviewed by Council. There are no other changes.</p> <p>Specific infrastructure instead for now Phase 1 will be the abandonment of approximately 173 linear feet of existing eight-inch sanitary sewer main (VCP) and two sanitary sewer manholes, and the acceptance of approximately 984 linear feet of new eight-inch sanitary sewer main (PVC), approximately 433 linear feet of new eight-inch sanitary sewer main (DIP), approximately 78 linear feet of new 10-inch sanitary sewer main (PVC), approximately 95 linear feet of new 10-inch sanitary sewer main (DIP), 14 new sanitary sewer manholes and easements for property at Nesbitt Lane (unnumbered) (0420</p>	03 (Jennifer Gamble)
8/15/2025 13:27	9/16/2025 0:00	PLRECAPPRO	2025M-017EN-001	450 & 460 JAMES ROBERTSON PKWY	<p>A request to permit aerial and underground encroachment into the public right-of-way to permit two (2) underground electrical vaults for residential and hotel use, and one (1) hotel entry canopy overhang to include hotel brand signage (see sketch for details).</p>	19 (Jacob Kupin)
8/21/2025 11:19	9/9/2025 0:00	PLRECAPPRO	2025M-139ES-001	1245 KENMORE PLACE DEVELOPMENT	<p>A request for the abandonment of one fire hydrant assembly, and to accept approximately 110 linear feet of</p> <p>new eight-inch sanitary sewer main (SDR 35), approximately 108 linear feet of new six-inch</p> <p>water main (DIP), two sanitary sewer manholes, and one fire hydrant assembly, to serve the 1245 Kenmore Place Development. Construction of new sanitary sewer, water</p> <p>mains and fire hydrant assembly will occur inside the public right of way.</p>	07 (Emily Benedict)
8/25/2025 8:20	9/12/2025 0:00	PLRECAPPRO	2025M-140ES-001	912 MATTHEWS AVE	<p>A request for the abandonment of easement rights of the 20-foot wide easement for public utilities parallel and adjacent to the southern boundary for property described in Instrument No. 20200102-0000412 Davidson County Register of Deeds. The property for 912 Matthews Avenue is shown on Lot 3 of the 1951 subdivision plat (see red</p>	07 (Emily Benedict)

					<p>rectangle around Lot 3 of Exhibit 1) recorded June 28, 1951, in Book 1835, Page 73, Davidson County Register of Deeds.</p> <p>There is an existing barn approximately 20 feet by 18 feet that encroaches the easement an average of fourteen (14) feet that the owners believe is about fifty (50) years old. The owners desire to add approximately 170 square feet of office space east of the barn within the easement.</p>	
8/25/2025 8:32	9/9/2025 0:00	PLRECAPPRO	2025M-141ES-001	1712 JEFFERSON ST	<p>A request for the acceptance of approximately 10 linear feet of new eight-inch sanitary sewer main (PVC), one sanitary sewer manhole, and any associated easements to serve the 1712 Jefferson Development.</p>	21 (Brandon Taylor)
8/25/2025 10:59	9/9/2025 0:00	PLRECAPPRO	2025M-040AG-001	MONTICELLO OFFSITE WATER PARTICIPATION AGREEMENT	<p>A request for approval for the participation agreement between E3 Construction Services, 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-0062.</p>	02 (Kyonzté Toombs)
8/26/2025 9:25	9/9/2025 0:00	PLRECAPPRO	2025M-143ES-001	12610 BUSINESS PARK	<p>A request for the abandonment of approximately 216 linear feet of six-inch water main (DIP) and the acceptance of approximately 267 linear feet of six-inch water main (DIP), one fire hydrant assembly and any associated easements to serve the 12610 Business Park development.</p>	32 (Joy Styles)
8/27/2025 9:33	9/9/2025 0:00	PLRECAPPRO	2025M-144ES-001	112 RICHMOND STREET DEVELOPMENT	<p>A request for the acceptance of approximately 127 linear feet of new eight-inch water main (DIP), to serve the 112 Richmond Street Development. Construction of new water main will occur inside public right of way.</p>	11 (Jeff Eslick)
8/27/2025 9:44	9/9/2025 0:00	PLRECAPPRO	2025M-145ES-001	865 WEST TRINITY LANE DEVELOPMENT	<p>A request for the abandonment of approximately 492 linear feet of existing eight-inch sanitary sewer main, and 3 sanitary sewer manholes, and the acceptance of approximately 321 linear feet of new eight-inch water main (DIP), approximately 492 linear feet of new eight-inch sanitary sewer main (DIP), one fire hydrant assemblies, six sanitary sewer manholes, and associated easements, to serve the 839 West Trinity Lane Development. Construction of new sewer mains, and sewer manholes will occur inside in existing easements.</p>	02 (Kyonzté Toombs)
8/27/2025 12:40	9/9/2025 0:00	PLRECAPPRO	2025M-146ES-001	GRACE PARK	<p>A request for the acceptance of approximately 603 linear feet of eight-inch sanitary sewer main (PVC), five sanitary sewer manholes and approximately 625 linear feet of eight-inch water main (DIP), one fire hydrant assembly and any associated easements</p>	05 (Sean Parker)

					to serve the Grace Park development.	
8/28/2025 8:54	9/9/2025 0:00	PLRECAPPRO	2025M-041AG-001	ARTIST LOFTS OFFSITE PARTICIPATION AGREEMENT	A request for approval of a participation agreement between Artist Lofts, LP, and The Metropolitan Government of Nashville and Davidson County acting through the Metropolitan Department of Water and Sewerage Services, for MWS Project No. 25-SL-0060.	03 (Jennifer Gamble)
9/2/2025 13:28	9/11/2025 0:00	PLRECAPPRO	2025M-148ES-001	DODSON CHAPEL TOWNHOUSES DEVELOPMENT	A request for the acceptance of approximately 1,039 linear feet of new eight-inch water main (DIP), approximately 469 linear feet of new eight-inch sanitary sewer main (PVC), approximately 421 linear feet of new eight-inch sanitary sewer main (DIP), two fire hydrant assembly, eight sanitary sewer manholes, and any associated easements to serve the Dodson Chapel Townhouses Development.	14 (Jordan Huffman)
9/8/2025 8:29	9/16/2025 0:00	PLRECAPPRO	2025M-149ES-001	935 BARNES ROAD	A request for the acceptance of approximately 330 linear feet of eight-inch sanitary sewer main (PVC), two sanitary sewer manholes and any associated easements to serve the 935 Barnes Road development.	31 (John Rutherford)
9/8/2025 8:38	9/16/2025 0:00	PLRECAPPRO	2025M-150ES-001	NORTHVIEW SENIOR LIVING DEVELOPMENT	A request for the abandonment of one fire hydrant assembly and the acceptance of one fire hydrant assembly, to serve the Northview Senior Living Development. The new fire hydrant will remain in the right of way.	02 (Kyonzté Toombs)
9/8/2025 8:55	9/16/2025 0:00	PLRECAPPRO	2025M-151ES-001	325 WEST TRINITY MADISON TRINITY DEVELOPMENT	A request for the acceptance of approximately 1,295 linear feet of eight-inch water main (DIP), approximately 458 linear feet of eight-inch sanitary sewer main (DIP), approximately 730 linear feet of eight-inch sanitary sewer main (PVC), one fire hydrant assembly, 9 sanitary sewer manholes and easements to serve the Madison Trinity development. Please note that Project Nos 25-WL-37 and 25-SL-87 replace Project Nos. 23-WL-54 and 23-SL-119 approved by Proposal Nos. 2024M-020ES-001 and 2024M-020ES-002 and by Council Ordinance BL2024-265 as amended by RS2025-997. Infrastructure abandoned or accepted with the previous Project Nos. was not done.	02 (Kyonzté Toombs)
9/8/2025 12:39	9/16/2025 0:00	PLRECAPPRO	2025M-152ES-001	JSMBC FIRE DAMAGE RENOVATION	A request for the acceptance of one fire hydrant assembly to serve the JSMBC Fire Damage Renovation development.	21 (Brandon Taylor)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
3/29/2023 12:27	9/9/2025 0:00	PLRECAPP	2021S-220-002	KINGSLEY PARK	A request for final site plan approval to create 59 cluster lots on properties located at 5047 John Hagar Road and John Hagar Road (unnumbered), approximately 460 feet east of S. New Hope Road, zoned RS15 (24.36 acres), requested by Dale & Associates, applicant; Lux Development Group, LLC, owner.	12 (Erin Evans)
1/28/2025 8:24	9/16/2025 0:00	PLAPADMIN	2025S-037-001	MADELINE DRIVE	A request to amend a previously recorded plat to modify an easement on property located at 5018 Madeline Drive, approximately 96 feet north of Strasser Drive, zoned RS10 (0.35 acres), requested by Soma Ezzadpanah, applicant and owner.	27 (Robert Nash)
2/11/2025 11:17	9/8/2025 0:00	PLAPADMIN	2025S-049-001	4405 GALLATIN PIKE SUBDIVISION	A request for final plat approval to consolidate three lots into one lot on properties located at 4403, 4405 Gallatin Pike and Gallatin Pike (unnumbered), approximately 120 feet north of Maplewood Place, zoned OR20-A (0.68 acres), and within a Neighborhood Landmark Overlay District, requested by Southern Precision, applicant; Patrizio Murdocca, Matt Davis, and Mary Roberts, owners.	07 (Emily Benedict)
4/8/2025 14:24	9/8/2025 0:00	PLAPADMIN	2025S-088-001	STOKERS VILLAGE TOWNHOMES	A request for final plat approval to create five lots and dedicate right-of-way on a portion of property located at 3051 Stokers Lane, at the northern corner of Stokers Lane and Buena Vista Pike, zoned SP (5.54 acres), requested by Kimley Horn, applicant; Century Communities of Tennessee, LLC, owner.	02 (Kyonzté Toombs)
5/8/2025 10:34	9/15/2025 0:00	PLAPADMIN	2025S-106-001	2137 & 2139 B BUENA VISTA PIKE	A request for final plat approval to create two lots on property located at 2137, 2139 and 2139B Buena Vista Pike, approximately 127 feet south of Cliff Drive, zoned RM15-NS (0.31 acres), requested by B2L Land Surveyors, applicant; Aion Properties, LLC, O.I.C 2137 Buena Vista Pike and Adam Will, owners.	02 (Kyonzté Toombs)
6/3/2025 10:18	9/12/2025 0:00	PLAPADMIN	2025S-115-001	RE-SUBDIVISION OF SOUTHERLY LOT #3, AND EAST PART OF LOT 10 OF THE HARDING BOSELEY TRACT	A request for final plat approval to create one lot on property located at 1811 28th Avenue North, approximately 506 feet north of Buchanan Street, zoned RS5 (0.34 acres), requested by Clint Elliott Survey, applicant; KISS, L.P., owner.	21 (Brandon Taylor)
6/25/2025 12:29	9/9/2025 0:00	PLAPADMIN	2025S-130-001	Resubdivision of Lots 6 & 7 Block "P" Tyne Meade Section 4	A request for final plat approval to shift lot lines on properties located at 4518 and 4516 Beacon Drive, approximately 844 feet north of Hemingway Drive, zoned RS40 (3.11), requested by John Hood, applicant; BGC Properties, LLC, Peter Sales and Jeanne Hubert, owners.	34 (Sandy Ewing)
6/26/2025 15:34	9/15/2025 0:00	PLAPADMIN	2025S-133-001	801 & 805 HAMILTON	A request to create three lots on properties located at 801 and 805	32 (Joy Styles)

				CROSSINGS	Hamilton Crossings, at the southern corner of Hamilton Crossings and Murfreesboro Pike, zoned CS (2.42 acres) and within the Murfreesboro Pike Urban Design Overlay, requested by Young Hobbs & Associates, applicant; Embree Capital Markets Group, Inc., owners.	
7/14/2025 15:07	9/9/2025 0:00	PLAPADMIN	2025S-136-001	Hellmer - 3 lot Subdivision	A request for final site plan approval to create three lots on property located at 629 Claridge Drive, approximately 83 feet southwest of Lockwood Drive, zoned R10 (0.91 acres), requested by Doyle Elkins, applicant; Joshua Hellmer, owner.	15 (Jeff Gregg)
8/1/2025 13:45	9/11/2025 0:00	PLAPADMIN	2025S-151-001	No. 80 on the plan of Cloverland Acres Subdivision Section 9	A request for final plat approval to create one lot on property located at 5601 Clovermeade Drive, at the corner of Cloverland Drive and Clovermeade Drive (0.94 acres), zoned R40, requested by Patrick Coode, applicant; Sawhney Revocable Trust, owner.	04 (Mike Cortese)

Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
9/4/25	Approve New	2025B-007-001	HERITAGE CREEK PHASE 5
9/4/25	Approve New	2025B-009-001	HERITAGE CREEK PHASE 6

Schedule

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