



**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: September 11, 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: Farr; Clifton; Henley; Smith; Marshall; Leslie; Dundon; Horton
  - b. Leaving Early:
  - c. Not Attending: Allen
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 9/4/2025**.

<b><u>APPROVALS</u></b>	<b><u># of Applics</u></b>	<b><u># of Applics '25</u></b>
Specific Plans	2	31
PUDs	0	8
UDOs	0	17
Subdivisions	3	75
Mandatory Referrals	6	233
<b><i>Grand Total</i></b>	<b>11</b>	<b>364</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)
7/19/2021 14:36	8/27/2025 0:00	PLRECAPP	2021SP-056-001	THE NEW CUMBERLAND - LOT D (FINAL SP)	A request for final site plan approval for a portion of property located at West Trinity Lane (unnumbered), northwest of the terminus of Alice Street (0.77 acres), to permit 12 multi-family residential units, requested by D&M Development, LLC, applicant and owner.	02 (Kyonzté Toombs)
4/29/2025 11:57	8/27/2025 0:00	PLRECAPP	2023SP-007-002	12782 OLD HICKORY BLVD RESIDENCES	A request for final site plan approval on properties located at 12782 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the southwest corner of Old Hickory Boulevard and Preserve Boulevard, (13.37 acres), zoned SP, to permit 80 multi-family residential units, requested by Catalyst Design Group, applicant; Pierce Land Group, owner.	32 (Joy Styles)

### 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)
7/21/2025 13:37	8/27/2025 0:00	PLRECAPP	2025M-034AG-001	CHIP PROJECT AT 900 DICKERSON PIKE	An ordinance approving a participation agreement between the Metropolitan Government of Nashville and Davidson County, acting by and through the Housing Division of the Metropolitan Planning Department, and Nashville Leased Housing Associates III, Limited Partnership, to provide enhanced pedestrian signaling for Nashville Leased Housing Associates III's proposed development, as well as other existing properties in the area (Proposal No. 2025M-034AG-001).	05 (Sean Parker)

8/13/2025 8:02	8/21/2025 0:00	PLRECAPPRO	2025M-037AG-001	UNITED WAY OF MIDDLE TENNESSEE LEASE WITH MNPS	A request for approval of a lease agreement between The Metropolitan Government of Nashville and Davidson County by and through The Metropolitan Board of Public Education and United Way of Middle Tennessee dba United Way of Greater Nashville to lease parcel 08106023500.	21 (Brandon Taylor)
8/15/2025 13:48	8/28/2025 0:00	PLRECAPPRO	2025M-137ES-001	GUJARAT CULTURAL ASSOCIATION DEVELOPMENT	A request for the acceptance of approximately 241 linear feet of new eight-inch sanitary sewer main (PVC), two new sanitary sewer manhole, and any associated easements to serve the Gujarat Cultural Association Development.	12 (Erin Evans)
8/18/2025 8:27	8/28/2025 0:00	PLRECAPPRO	2025M-038AG-001	LEASE AMENDMENT 150 2ND AVENUE	An ordinance approving the First Amendment to a lease agreement between the Metropolitan Government of Nashville and Davidson County and Little Big Properties, LLC for office space at 150 2nd Avenue North (Proposal No. 2025M-038AG-001).	19 (Jacob Kupin)
8/19/2025 9:15	8/28/2025 0:00	PLRECAPPRO	2025M-039AG-001	COMMERCE CENTER PARK	An ordinance approving a transaction involving two lease agreements between the Metropolitan Government of Nashville and Davidson County and PNH Properties, LLC for use of space located at 120 Third Avenue North and 211 Commerce Street (Parcel Nos. 09306203700 and 09306203400) (Proposal No. 2025M-039AG-001).	19 (Jacob Kupin)
8/20/2025 11:06	9/2/2025 0:00	PLRECAPPRO	2025M-138ES-001	ROSEBROOKE SOUTH SECTION 1	A request for the acceptance of approximately 180 linear feet of eight-inch sanitary sewer main (PVC), one sanitary sewer manhole and any associated easements to serve the Rosebrooke South Section 1 development.	

SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
4/29/2025 9:15	9/2/2025 0:00	PLAPADMIN	2025S-098-001	3941 & 3955 NOLENSVILLE PIKE	A request for final plat approval to shift lot lines and create one lot on properties located at 3941 and 3955 Nolensville Pike, approximately 307 feet south of Elysian Fields Road, zoned OR20, RM20, SCC and SP (10.91 acres), and within a Planned Unit Development District and Corridor Design Overlay, requested by Crawford & Cummings, PC, applicant; Plaza Mariachi, LLC, owner.	26 (Courtney Johnston)
4/29/2025 11:51	8/28/2025 0:00	PLRECAPPR	2025S-102-001	FESSLERS PARK	A request for final plat approval to shift lot lines on properties located at 720 Calhoun Avenue and 319 Fessler Lane, at the northwest corner of Calhoun Avenue and Fessler Lane, zoned IWD (11.3 acres), requested by Barge Design Solutions, Inc., applicant; Coble Properties, LLC and Valley Enterprises, owners.	15 (Jeff Gregg)

6/23/2025 13:16	9/2/2025 0:00	PLAPADMIN	2025S-128-001	1601 A 16TH AVE N	A request for final plat to create one lot on property located at 1601 A 16th Avenue North, located approximately 37 feet north of Cockrill Street, zoned RS5 (0.14 acres) and within a Detached Accessory Dwelling Unit Overlay district, requested by Chandler Surveying, applicant; Red Rock Safeguard Fund, LP, owner.	21 (Brandon Taylor)
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Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
9/3/25	Approve Extension	2021B-049-003	PLUMB ORCHARD PHASE 1
8/26/25	Approve New	2025B-020-001	STOKERS VILLAGE TOWNHOMES
9/3/25	Approve Reduction	2025B-010-002	OVERLOOK AT AARON'S CRESS PHASE 2
8/20/2025	Approved Release	2011B-019-014	AARONS CRESS, PHASE 1B
8/20/2025	Approved Release	2020B-021-004	THE RESERVE AARONS CRESS - LOTS 201-204, AND 217
8/21/2025	Approved Release	2022B-048-003	FINAL PLAT W. TRINITY LANE TOWNHOMES
8/21/2025	Approved Release	2020B-022-004	THE RESERVE AARONS CRESS - LOTS 205-216
8/21/2025	Approved Release	2020B-023-004	THE RESERVE AARONS CRESS - LOTS 301-310

### Schedule

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