



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: November 13, 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: Marshall; Leslie; Henley; Smith; Haynes
 - b. Leaving Early: Farr (5:15p)
 - c. Not Attending: Dundon; Adkins; Horton; Allen
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 11/05/2025**.

<u>APPROVALS</u>	<u># of Applics</u>	<u># of Applics '25</u>
Specific Plans	0	42
PUDs	0	8
UDOs	1	19
Subdivisions	5	101
Mandatory Referrals	27	301
<i>Grand Total</i>	33	471

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)
8/7/2025 14:02	10/24/2025 0:00	PLRECAPP	2021UD-001-074	408 MOORE AVENUE	A request for final site plan approval for the properties located at 408 A,B and C Moore Avenue approximately 258 feet west of 4th Avenue South, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay district (0.2 acres), to permit two units, requested by Dale and Associates , applicant; Midtown Realty, LLC and OIC Homes at 408 Moore Avenue 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)
9/15/2025 10:31	10/15/2025 0:00	PLRECAPP	2025M-156ES-001	TCAT NASHVILLE	A request for the abandonment of approximately 1,035 linear feet of eight-inch water main (DIP), two fire hydrant assemblies and the acceptance of approximately 989 linear feet of eight-inch water main (DIP), two fire hydrant assemblies and any associated easements to serve the TCAT Nashville development.	24 (Brenda Gadd)
9/18/2025 14:16	10/27/2025 0:00	PLRECAPP	2025M-004SR-001	ROEHRIG COURT RENAMING TO MAGNOLIA SHORES	A request for the renaming of Roehrig Court to "Magnolia Shores" from Roehrig Court to Jones Circle (see sketch for details).	11 (Jeff Eslick)
9/30/2025 13:08	10/17/2025 0:00	PLRECAPP	2025M-018EN-001	616 EWING AVE	A request to permit aerial and underground encroachment into the public right-of-way to permit an underground NES transformer vault, a projecting sign and bike rack (see sketch for details).	19 (Jacob Kupin)

10/3/2025 14:13	10/27/2025 0:00	PLRECAPPRO	2025M-164ES-001	403 EWING APARTMENTS DEVELOPMENT	A request for the acceptance of approximately 19 linear feet of new six-inch water main (DIP), one fire hydrant assembly, and one sanitary sewer manhole, to serve the 403 Ewing Apartments development. The acceptance of sanitary sewer manhole will be in existing easements, and the water main and fire hydrant assembly will be in the right of way.	03 (Jennifer Gamble)
10/6/2025 9:59	10/16/2025 0:00	PLRECAPPRO	2025M-050AG-001	MILL CREEK EASEMENT AGREEMENT	An ordinance approving a greenway conservation easement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Riverwalk at Mill Creek Homes Association, Inc. for greenway improvements at 700 B Mill Creek Meadow Drive (Parcel No. 095020C90000CO) (Proposal No. 2025M-050AG-001).	15 (Jeff Gregg)
10/6/2025 10:14	10/15/2025 0:00	PLRECAPPRO	2025M-051AG-001	4399 MAXWELL ROAD	An ordinance approving a greenway conservation easement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and D.R. Horton, Inc., for greenway improvements at 4399 Maxwell Road (Parcel No. 176030A90000CO) (Proposal No. 2025M-051AG-001).	08 (Deonté Harrell)
10/6/2025 10:26	10/15/2025 0:00	PLRECAPPRO	2025M-165ES-001	550 GREAT CIRCLE ROAD	A request for the abandonment of stormwater quality drainage easement rights. This pertains to a 10-foot-wide easement as described in Instrument Number 200503030023555, R.O.D.C., TN. We are requesting for those easement rights for this specific area of the parcel to be abandoned. Metro Water Services recently approved revised plans under SWGR 2021056643, which include a new building to be constructed over the existing stormwater easement.	02 (Kyonzté Toombs)
10/6/2025 10:45	10/15/2025 0:00	PLRECAPPRO	2025M-052AG-001	Federal Project No. NH/HSIP-12(65), State Project No. 19S012-F8-003	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 resurfacing and safety on SR-12 from SR-6 to near SR-112; Federal Project No. NH/HSIP-12(65), State Project No. 19S012-F8-003, PIN: 131257.00 (Proposal No. 2025M-052AG-001).	
10/6/2025 11:06	10/15/2025 0:00	PLRECAPPRO	2025M-053AG-001	State Project No. 19S155-M3-013, PIN: 129489.00	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 and Multimodal Infrastructure ("NDOT"), for the resurfacing and safety of SR-155	

					from SR-6 to near I-24, and the maintenance of bicycle lanes from I-65. State Project No. 19S155-M3-013, PIN: 129489.00 (Proposal No. 2025M-053AG-001).	
10/8/2025 8:36	10/24/2025 0:00	PLRECAPPRO	2026M-001OT-001	2025 OFFICIAL MAP & RECORD ACCEPTANCE	A request for streets and alleys as documented in the GIS centerline file to be accepted for maintenance by Nashville Department of Transportation and Multimodal Infrastructure or marked as not maintained for the period of time between October 1, 2024 and September 30, 2025.	
10/9/2025 12:07	10/15/2025 0:00	PLRECAPPRO	2025M-167ES-001	14TH AVENUE SEWER RELOCATION	A request for the abandonment of approximately 75 linear feet of existing eight-inch sanitary sewer main, and Easements, and the acceptance of approximately 101 linear feet of new eight-inch sanitary sewer main (PVC), two sanitary sewer manholes and associated easements to serve the 14th Avenue Sewer Relocation Development.	17 (Terry Vo)
10/10/2025 10:10	10/15/2025 0:00	PLRECAPPRO	2025M-168ES-001	ARTIST LOFTS	A request for the acceptance of approximately 914 linear feet of new eight-inch sanitary sewer main (PVC), 11 new sanitary sewer manholes, and any associated easements to serve the Artist Lofts Development.	05 (Sean Parker)
10/10/2025 10:32	10/21/2025 0:00	PLRECAPPRO	2025M-169ES-001	1216 & 1220 ROSA L. PARKS BLVD.	A request for the abandonment of easement rights for a portion of former Alley #213 that was closed by Metro Ordinance 076-312 with the easements retained. We are requesting for those easement rights across these parcels to be abandoned.	19 (Jacob Kupin)
10/10/2025 10:46	10/24/2025 0:00	PLRECAPPRO	2025M-170ES-001	BRICK CHURCH PIKE SEWER EXTENSION	A request for the acceptance of approximately 443 linear feet of three-inch sanitary sewer force main to serve the Brick Church Pike Sewer Extension development.	03 (Jennifer Gamble)
10/14/2025 8:50	10/27/2025 0:00	PLRECAPPRO	2025M-012PR-001	JEFFERSON & CAYCE REDEVELOPMENT PLAN AMENDMENT NO.2	An ordinance approving Amendment No. 1 to the Cayce Place Redevelopment Plan and, Amendment No. 2 to the Jefferson Street Redevelopment Plan. (Proposal No. 2025M-012PR-001).	
10/14/2025 9:15	10/27/2025 0:00	PLRECAPPRO	2025M-002OT-001	CAYCE PLACE REDEVELOPMENT PLAN RESOLUTION	A Resolution approving the activities and improvements eligible for tax increment financing in, the Cayce Place Redevelopment Plan.	
10/14/2025 9:26	11/3/2025 0:00	PLRECAPPRO	2025M-003OT-001	JEFFERSON STREET REDEVELOPMENT PLAN RESOLUTION	A Resolution approving the activities and improvements eligible for tax increment financing in the Jefferson Street Redevelopment Plan.	
10/15/2025 11:13	10/27/2025 0:00	PLRECAPPRO	2025M-054AG-001	BELLE MEADE PLAZA EASEMENT	An ordinance approving greenway conservation easement agreements between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Ingram Industries Inc. for greenway improvements at 4400 Harding Pike (Parcel No. 10315000700) (Proposal No. 2025M-054AG-001).	24 (Brenda Gadd)

10/16/2025 11:36	11/4/2025 0:00	PLRECAPPRO	2025M-171ES-001	MARTIN'S GROVE	<p>A request or the acceptance of approximately 2,220 linear feet of eight-inch water main (DIP), four fire hydrant assemblies and approximately 474 linear feet of three-inch sanitary sewer force main (PVC), 1,515 linear feet of two-inch sanitary sewer force main (PVC) and any associated easements to serve the Martin's Grove development.</p>	08 (Deonté Harrell)
10/17/2025 8:57	11/4/2025 0:00	PLRECAPPRO	2025M-120ES-002	450-460 JAMES ROBERTSON PARKWAY DEVELOPMENT (REVISION 01)	<p>A request to amend Council Ordinance No. BL2025-1013 and Proposal No. 2025M-120ES-001 for the purpose of adding the abandonment of approximately 302 linear feet of 12-inch water main (CL), approximately 206 linear feet of eight-inch sanitary sewer main (VCP) and easements, and the acceptance of approximately 302 linear feet of 12-inch water main (DIP), approximately 206 linear feet of eight-inch sanitary sewer main (PVC) and easements.</p> <p>Specific infrastructure now consists of the abandonment of approximately 63 linear feet of eight-inch sanitary sewer main(PVC), 206 linear feet of eight-inch sanitary sewer main (VCP), two (2) sanitary manholes, 302 linear feet of 12-inch water main (CL), and the acceptance of approximately 206 linear feet of eight-inch sanitary sewer (PVC), two sanitary sewer manholes, one fire hydrant and 302 linear feet of 12-inch water main (DIP) to serve the 450-460 James Robertson Parkway (Revision 1) development.</p>	19 (Jacob Kupin)
10/17/2025 9:23	11/4/2025 0:00	PLRECAPPRO	2025M-113ES-002	RIVERWALK RESERVE RESIDENTIAL (REVISION 01)	<p>A request to amend Proposal No. 2025M-113ES-001 for the purpose of accepting the vertical relocations of sanitary sewer mains and eight (8) sanitary sewer manhole rim elevations to serve the Riverwalk Reserve Residential, Revision 01 development. For the sewer main, changes occurred with the pipe slopes and pipe elevations. There are no changes to the quantities of infrastructure for the project.</p>	09 (Tonya Hancock)
10/20/2025 11:51	10/28/2025 0:00	PLRECAPPRO	2025M-055AG-001	CENTENNIAL LEASE	<p>A request approving a License and Lease Agreement between the Metropolitan Government of Nashville and Davidson County and Powers Management, LLC for use of space located at 222 25th Avenue North, Nashville, Tennessee 37203 (Proposal No.2025M-055AG-001).</p>	21 (Brandon Taylor)
10/20/2025 14:49	11/4/2025 0:00	PLRECAPPRO	2025M-013PR-001	EAST BANK REDEVELOPMENT PLAN EXTENSION	<p>An ordinance approving Amendment No. 2 to the East Bank Redevelopment Plan.</p>	
10/21/2025 9:38	11/4/2025 0:00	PLRECAPPRO	2025M-172ES-001	1702 TEMPLE AVENUE	<p>A request for the acceptance of a 324-square-foot portion of sanitary sewer easement rights described in Instrument No. 202510010078231, R.O.D.C., TN.</p>	25 (Jeff Preptit)
10/23/2025 9:42	11/4/2025 0:00	PLRECAPPRO	2025M-020EN-001	ENCROACHMENT FOR ALLA VITA	<p>A request to permit an aerial encroachment into the public right-of-way for a hanging blade sign (see sketch</p>	17 (Terry Vo)

					for details).	
10/23/2025 12:25	11/4/2025 0:00	PLRECAPPRO	2025M-021EN-001	ENCROACHMENT FOR "THE TRUTH"	A request to permit an aerial encroachment into the public right-of-way for a blade sign (see sketch for details).	17 (Terry Vo)
10/24/2025 8:55	11/4/2025 0:00	PLRECAPPRO	2025M-014PR-001	METRO FUNDED STORMWATER HOME BUYOUT FOR 3909 TUCKER ROAD	A request to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, 3909 Tucker Road for Metro Water Services. Please see the following page for information on utility removal once MWS acquires the property.	01 (Joy Kimbrough)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
1/14/2025 7:51	10/29/2025 0:00	PLAPADMIN	2025S-025-001	FIRST BAPTIST CHURCH SOUTH INGLEWOOD	A request for final plat approval to create two lots on property located at 1515 Ann Street, at the northern corner of Branch Street and Ann Street, zoned RM6 and R6 (4.36 acres), requested by Daniels & Associates, Inc., applicant; First Baptist South Inglewood Church, owner.	07 (Emily Benedict)
1/31/2025 10:23	10/31/2025 0:00	PLRECAPPR	2024S-116-002	3807-3817 HAMILTON CHURCH RD	A request for final site plan approval to create 129 residential lots, utilizing the compact development standards on properties located at 3807 and 3817 Hamilton Church Road and Hamilton Church Road (unnumbered), at the current terminus of Beachfront Avenue, zoned RS10 (37.10 acres), requested by Wilson & Associates, P.C., applicant; Pardue Family Hamilton Church Road Partners, owner.	08 (Deonté Harrell)
2/25/2025 12:24	10/16/2025 0:00	PLAPADMIN	2025S-061-001	3004 LEBANON PIKE	A request for final plat approval to create three lots on property located at 3004 Lebanon Pike, at the northwest corner of Disspayne Drive and Lebanon Pike, zoned RS10 (1.37 acres), requested by Wamble & Associates, PLLC, applicant; Pampas LLC, owner.	14 (Jordan Huffman)
5/30/2025 8:23	10/21/2025 0:00	PLAPADMIN	2025S-113-001	2300 ALPINE AVE	A request for final plat approval to create two lots on property located at 2300 Alpine Avenue, at the corner of Alpine Avenue and Curtis Street, zoned R8 (0.43 acres), requested by Joshua White, applicant; Kennettra & Annie Golden, owners.	02 (Kyonzté Toombs)
7/28/2025 11:47	10/17/2025 0:00	PLAPADMIN	2025S-148-001	THE MARLOWE	A request for final plat approval to create two lots and dedicate right-of-way on property located at 520 Ewing Drive, approximately 360 feet west of Gwynnwood Drive, zoned SP (3.58 acres); requested by BA Land Professionals LLC, applicant; Legacy South LLC, owner.	02 (Kyonzté Toombs)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
10/23/25	Approve New	2025B-019-001	OVERLOOK AT AARON'S CRESS PHASE 3
11/3/25	Approve Extension	2022B-045-002	CARAWAY
10/23/25	Approve New	2025B-028-001	THE MARLOWE
11/3/25	Approve New	2025B-030-001	ARTIST LOFTS
11/4/25	Approve New	2025B-031-001	RESUBDIVISION OF LOT 45 HYDES LANDING
10/29/25	Approve New	2025B-032-001	SAINT DAVID'S EPISCOPAL CHURCH
10/20/2025	Approved Release	2022B-027-003	HOBSON PIKE TOWNHOMES – PHASE 1
10/20/2025	Approved Release	2022B-044-033	THE HILL PROPERTY PHASE 2

Schedule

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