



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: January 8, 2026
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; Dang; Henley; Smith; Marshall; Leslie; Dundon
 - b. Leaving Early:
 - c. Not Attending: 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 1/02/2026**.

APPROVALS	# of Applics	# of Applics '26
Specific Plans	7	0
PUDs	0	0
UDOs	0	0
Subdivisions	6	0
Mandatory Referrals	27	0
Grand Total	40	0

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)
7/27/2022 10:51	12/12/2025 0:00	PLRECAPPRO	2021SP-029-002	WEST TRINITY LANE	A request for final site plan approval on property located at 1107 W Trinity Lane, approximately 750 feet west of Old Buena Vista Pike, zoned SP (13.08 acres), to permit 81 multi-family residential units, requested by CSDG applicant; D&M Development, LLC, owner.	02 (Kyonzté Toombs)
11/15/2023 6:54	12/4/2025 0:00	PLRECAPPR	2006SP-174-001	NEWSOME STATION	A request for final site plan approval for property located at McCrory Lane (unnumbered), at the southeast corner of Highway 70 and McCrory Lane, zoned SP (30 acres), to permit 162 multi-family residential units, requested by Thomas & Hutton, applicant; AHV Newsome BFR Owner, LLC, owner.	35 (Jason Spain)
4/8/2025 11:36	12/5/2025 0:00	PLRECAPPR	2024SP-050-002	361 HERRON DR	A request for final site plan approval for property located at 361 Herron Drive, approximately 172 feet east of Nolensville Pike, zoned SP (4.09 acres), to permit 328 multi-family residential units, requested by Kimley-Horn, applicant; Mohammad & Zary Rahimi, owners.	16 (Ginny Welsh)
4/22/2025 10:43	12/5/2025 0:00	PLRECAPPR	2023SP-023-002	SPRINGBOARD LANDINGS	A request for final site plan approval for property located at 7986 Coley Davis Rd, at the southeast corner of Scenic River Lane and Coley Davis Road, zoned SP (1.27 acres), to permit a 24 multi-family residential units, requested by CSDG, applicant; Springboard Landings, Inc., owner.	22 (Sheri Weiner)
6/10/2025 7:58	12/4/2025 0:00	PLRECAPPRO	2024SP-013-002	3124 MURFREESBORO PIKE	A request for final site plan approval for properties located at 3201 Hamilton Church Road and 3124 Murfreesboro Pike, approximately 1310 feet northwest of Mt. View Road (19.11 acres), within the Murfreesboro Pike Urban Design Overlay, to permit 169 multi-family residential units, requested by Kimley-Horn, applicant; Ammon & Ruth Shreibman and NIR Homes Inc., owners.	08 (Deonté Harrell)
7/1/2025 15:26	12/18/2025 0:00	PLRECAPPR	2021SP-009-002	NOVEL RICHLAND CREEK	A request for final site plan approval for a portion of property located at 40 White Bridge Pike, approximately 548 feet northwest of Post Place, zoned SP (3.67 acres), to permit mixed-use development, requested by Barge Civil Associates, LLC, applicant; SCG Lion's Head, LLC, owner.	24 (Brenda Gadd)
7/15/2025 12:29	12/17/2025 0:00	PLRECAPPR	2019SP-071-002	MARTIN & GRAY SP	A request for final site plan approval for properties located at 476 Gray Street, 1229 and 1231 Martin Street, and Gray Street (unnumbered), at the northwest corner of Gray Street and Martin Street, zoned SP (1.38 acres), to permit 37 multi-family residential	17 (Terry Vo)

					units, requested by Kimley-Horn, applicant; HCD Wedgewood, owners.
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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)
9/29/2025 8:38	12/5/2025 0:00 PLRECAPPRO	2025M-161ES-001	VANDERBILT UNIVERSITY - CUI PHASE A & B	A request for the abandonment of approximately 630 linear feet of six-inch water main, 61 linear feet of 20-inch water main and approximately 495 linear feet of eight-inch sanitary sewer main (VCP) and the acceptance of approximately 650 linear feet of eight-inch water main (DIP), 61 linear feet of 20-inch water main (DIP), and approximately 281 linear feet of eight-inch sanitary sewer main (DIP), 214 linear feet of eight-inch sanitary sewer main (PVC), four sanitary sewer manholes; the replacement of one sanitary sewer manhole and the relocation of two fire hydrant assemblies and any associated easements to serve the Vanderbilt University CUI Phase A&B development.	
10/27/2025 9:52	12/12/2025 0:00 PLRECAPPRO	2025M-005SR-001	ALLEY #569 PROPOSED TO BE RENAMED "CLOWDER ALY" ALLEY #535 PROPOSED TO BE RENAMED "CATAMOUNT ALY"	A request for the renaming of Alley #569 to Clowder Aly and Alley #535 to Catamount Aly (see sketch for details).	19 (Jacob Kupin)
11/6/2025 11:29	12/5/2025 0:00 PLRECAPPRO	2025M-022EN-001	ENCROACHMENT FOR CORNERSTONE	A request to permit an aerial encroachment into the public right-of-way for one (1) non-illuminated awning	19 (Jacob Kupin)

				ASSOCIATE	structure and awning signage that covers two tenant spaces for Subway and The Library Fine Wine & Spirits. Awning structure and awning sign must comply with historic permit #2025055735 (see sketch for details).	
11/12/2025 9:23	12/4/2025 0:00	PLRECAPPRO	2024M-048ES-002	CAROTHERS CROSSING PHASE 5B DEVELOPMENT (REVISION 1)	<p>A request to amend Council Ordinance BL2024-358 and Proposal No. 2024M-048ES-001 for the purpose of updating the parcel identification number, and accepting approximately 778 fewer linear feet of eight-inch</p> <p>water main (DIP), approximately 125 fewer linear feet of eight-inch sanitary sewer main (PVC), one fewer fire hydrant assembly, one fewer sanitary sewer manhole, and easements. Additionally, the project location is now Goswell Drive (unnumbered) (18800019800). There are</p> <p>no other changes.</p> <p>Specific infrastructure will now be the acceptance of approximately 1,292 linear feet of 8-inch water main (DIP), approximately 990 linear feet of 8-inch sanitary sewer main (PVC), approximately 105 linear feet of 8-inch sanitary sewer main (DIP), six fire hydrant assemblies, thirteen sanitary sewer manholes, and easements to serve the Carothers Crossing Phase 5B,</p> <p>Revision 1 development.</p>	33 (Antoinette Lee)
11/14/2025 10:00	12/4/2025 0:00	PLRECAPPRO	2025M-178ES-001	EWING VILLAS	<p>A request for the abandonment of approximately 108 linear feet of six-inch water main (DIP) and the</p> <p>acceptance of approximately 109 linear feet of six-inch water main (DIP) to serve the Ewing Villas development.</p>	03 (Jennifer Gamble)
11/18/2025 12:00	12/4/2025 0:00	PLRECAPPRO	2025M-179ES-001	MARTIN AND GRAY TOWNHOMES DEVELOPMENT	<p>A request for the acceptance of approximately 107 linear feet of new eight-inch sanitary sewer main (PVC),</p> <p>approximately 311 linear feet of new eight-inch sanitary sewer main (DIP), eight new sanitary sewer manholes, and any associated easements to serve the</p> <p>Martin and Gray</p> <p>Townhomes Development.</p>	17 (Terry Vo)
11/19/2025 9:28	12/5/2025 0:00	PLRECAPPRO	2025M-180ES-001	1013 SUMMIT AVENUE	<p>A request for the acceptance of approximately 55 linear feet of eight-inch sanitary sewer main (PVC) and one sanitary sewer manhole to serve the 1013 Summit Ave development.</p>	17 (Terry Vo)
11/19/2025 9:43	12/17/2025 0:00	PLRECAPPRO	2025M-181ES-001	FAIRGROUNDS WINGROVE STREET INTERSECTION DEVELOPMENT	<p>A request for the abandonment of approximately 508 linear feet of eight-inch sanitary sewer main and two</p> <p>sanitary sewer manholes, approximately 347 linear feet of eight-inch water main, one fire hydrant assembly, and to accept approximately 517 linear feet of new eight-inch sanitary sewer main(PVC),</p>	17 (Terry Vo)

					approximately 363 linear feet of new eight-inch water main (DIP), five new sanitary sewer manholes, and one fire hydrant assembly, to serve the Fairgrounds Wingrove Street Intersection development. Construction of new sanitary sewer main, water main, sewer manholes and fire hydrant will occur inside public right of way.	
11/19/2025 9:53	12/5/2025 0:00	PLRECAPPRO	2025M-023EN-001	RIVERWALK HOA ENCROACHMENT	A request to permit an underground encroachment into the public right-of-way for installation of five pole lights on River Valley Drive, 25ft poles, concrete footings, underground circuits extended from existing lighting, and removal of old post lights (see sketch for details).	35 (Jason Spain)
11/20/2025 11:04	12/5/2025 0:00	PLRECAPPRO	2025M-182ES-001	THE VOCE	A request for the abandonment of approximately 960 linear feet of six-inch water main (CIP) and three fire hydrant assemblies and the acceptance of approximately 1006 linear feet of eight-inch water main (DIP), 13 linear feet of six-inch water main (DIP), four fire hydrant assemblies and two sanitary sewer manholes and to serve the VOCE development.	19 (Jacob Kupin)
11/21/2025 10:02	12/5/2025 0:00	PLRECAPPRO	2025M-183ES-001	ANTIOCH 15 PHASE 1	A request for the acceptance of approximately 2,396 linear feet of eight-inch water main (DIP), four fire hydrant assemblies and approximately 1,992 linear feet of eight-inch sanitary sewer main (PVC), 1,217 linear feet of eight-inch sanitary sewer main (DIP), 20 sanitary sewer manholes and any associated easements to serve the Antioch 15 Phase 1 development.	08 (Deonté Harrell)
11/21/2025 11:24	12/5/2025 0:00	PLRECAPPRO	2025M-058AG-001	OAKWOOD TERRACE GREENWAY	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 Main Street Land Trust for greenway improvements at 0 Bethwood Drive, 2539 Allenwood Drive, 2543 Allenwood Drive (Parcel Nos. 07200008700, 07201001400, and 07201011600) (Proposal No. 2025M-058AG-001).	05 (Sean Parker)
11/24/2025 9:23	12/8/2025 0:00	PLRECAPPRO	2025M-059AG-001	HERITAGE CREEK GREENWAY EASEMENT	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 Domain Timberlake Multistate 2, LLC; C/O Clayton Properties Group, Inc., for greenway improvements at 1032 Bear Run, 409 Misty Creek Court, and 0 Nature Trail Way (Parcel Nos. 032160B90500CO, 032160B90600CO, and 032160B90700CO) (Proposal No. 2025M-059AG-001).	03 (Jennifer Gamble)
11/25/2025 12:22	12/5/2025 0:00	PLRECAPPRO	2025M-184ES-001	1212 BAPTIST WORLD CENTER DRIVE DEVELOPMENT	A request for the acceptance of approximately 40 linear feet of new eight-inch sanitary sewer main (PVC),	02 (Kyonzté Toombs)

					one sanitary sewer manhole, and any associated easements to serve the 1212 Baptist World Center Drive Development.	
11/25/2025 12:28	12/5/2025 0:00	PLRECAPPRO	2025M-060AG-001	12TH AMENDMENT METRO LEASE	A resolution to approve the Twelfth Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and Square Investment Holdings, LLC for office space in the Washington Square Building located at 222 Second Avenue North (Proposal No. 2025M-060AG-001).	19 (Jacob Kupin)
12/1/2025 10:32	12/5/2025 0:00	PLRECAPPRO	2025M-185ES-001	THOMPSON MACHINERY SOUTH LOT DEVELOPMENT	A request for the vertical relocation of one public sanitary sewer manhole to serve the Thompson Machinery South Lot development.	03 (Jennifer Gamble)
12/2/2025 9:54	12/12/2025 0:00	PLRECAPPRO	2025M-149ES-002	935 BARNES ROAD	A request to amend Council Ordinance BL2025-1109 and Proposal No. 2025M-149ES-001 for the purpose of accepting approximately 38 fewer linear feet of 8-inch sanitary sewer main (PVC), 1 fewer sanitary sewer manhole, and easement to serve the 935 Barnes Road Revision 1 development. Specific infrastructure for Project No. 25-SL-148 is now the acceptance of approximately 292 linear feet of new 8-inch sanitary sewer main (PVC), one sanitary sewer manhole, and easement.	31 (John Rutherford)
12/2/2025 10:22	12/12/2025 0:00	PLRECAPPRO	2025M-187ES-001	GREENBROOK SOUTH REVISION 2	A request for the acceptance of approximately 40 linear feet of 10-inch sanitary sewer main (PVC), 3,058 linear feet of eight-inch sanitary sewer main (PVC), and 20 sanitary sewer manholes to serve the Greenbrook South Revision 2 development.	
12/2/2025 13:08	12/12/2025 0:00	PLRECAPPRO	2025M-061AG-001	TUSCULUM ROAD STATE AID PAVING PROJECT	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, by and through the Nashville Department of Transportation and Multimodal Infrastructure (NDOT"), for the repair of existing pavement failures and resurfacing of 2.58 miles of Tusculum Road; State Project No. 19SAR1-S8-021, PIN: 136791.00. (Proposal No. 2025M-061AG-001).	
12/2/2025 13:23	12/17/2025 0:00	PLRECAPPRO	2025M-062AG-001	FEDERAL PROJECT NO. HSIP-1900(4); STATE PROJECT NO. 19SVAR-F3-002; PIN 136101.00	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 ("NDOT"), for the maintenance of safety improvements to various signalized intersections located within Nashville and Davidson County. Federal Project No. HSIP-1900(4); State Project No. 19SVAR-F3-002; PIN: 136101.00; Proposal No. 2025M-062AG-001.	

12/3/2025 12:46	12/15/2025 0:00	PLRECAPPRO	2025M-063AG-001	JOSLIN SIGN AMENDMENT	A resolution to approve the Second Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County and Joslin Sign and Maintenance Company, Inc. for the real property located at 630 Murfreesboro Pike, Nashville, Tennessee, for parking purposes. (Proposal No. 2025M-063AG-001).	16 (Ginny Welsch)
12/4/2025 11:16	12/15/2025 0:00	PLRECAPPRO	2025M-188ES-001	3801 CLEGHORN AVENUE	A request for the abandonment of easement rights. This pertains to a 10-foot-wide public utility and drainage easement (PUDE), as shown on a Plat in Instrument No. 20160621-0062857, R.O.D.C., TN. We are requesting that those easement rights highlighted in yellow on Exhibit 1 be abandoned.	34 (Sandy Ewing)
12/4/2025 13:22	12/17/2025 0:00	PLRECAPPRO	2025M-064AG-001	600 SOUTHGATE PARTICIPATION AGREEMENT	A request for approval of a financial participation agreement between 600 Southgate Properties, 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-0046.	17 (Terry Vo)
12/5/2025 9:48	12/15/2025 0:00	PLRECAPPRO	2025M-065AG-001	TPAC	An ordinance authorizing the Metropolitan Government's execution and delivery of a development agreement and ground lease agreement with the Tennessee Performing Arts Center Management Corporation, a campus operations and use agreement, and other documents and agreements relating to the development of a performing arts facility on a portion of the east bank stadium campus.	19 (Jacob Kupin)
12/8/2025 11:12	12/17/2025 0:00	PLRECAPPRO	2025M-189ES-001	3620 ANDERSON ROAD	A request for the acceptance of approximately 27 linear feet of new eight-inch sanitary sewer main (PVC), one new sanitary sewer manhole, and any associated easements to serve the 3620 Anderson Road Development.	29 (Tasha Ellis)
12/12/2025 9:02	12/29/2025 0:00	PLRECAPPRO	2025M-190ES-001	EAST TRINITY MIXED USE	A request for the abandonment of approximately 189 linear feet of 2.25-inch water main (CIP) and the acceptance 307 linear feet of eight-inch water main (DIP) to serve the East Trinity Mixed-Use development.	05 (Sean Parker)
12/12/2025 11:27	12/29/2025 0:00	PLRECAPPRO	2025M-192ES-001	CANEBRAKE SUBDIVISION PHASE 2B REV.1	A request for the acceptance of approximately 1,529 linear feet of eight-inch sanitary sewer mains (PVC), seven sanitary sewer manholes and easements to serve the Canebrake Subdivision Phase 2B, Revision 1 development.	

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
2/21/2025 13:09	12/29/2025 0:00	PLAPADMIN	2025S-054-001	BARNES ROAD PROPERTY	A request for final plat approval to create two lots, dedicate right-of-way and dedicate easements on a portion of property located at 935 Barnes Road, at the southwest corner of Old Hickory Boulevard and Barnes Road, zoned RS20 (1.11 acres), requested by Clint Elliott Survey, applicant; Chad & Stephanie Uram, owners.	31 (John Rutherford)
8/12/2025 11:12	12/12/2025 0:00	PLAPADMIN	2025S-156-001	THE RESUBDIVISION OF LOT 5 CENTURY FARMS	A request for final plat approval to create five lots on properties located at 1000, 1001 Century Farms Circle, and Century Farms Circle (unnumbered), and William Turner Farmers Circle (unnumbered), approximately 1058 feet east of Cane Ridge Road, zoned SP (46.18 acres), requested by Barge Design Solutions, Inc., applicant; Century Farms, LLC, owner.	32 (Joy Styles)
9/8/2025 7:19	12/10/2025 0:00	PLAPADMIN	2025S-161-001	RESUBDIVISION OF LOTS 4N & 4P CENTURY FARMS	A request for final site plan approval to shift lot lines on properties located at 4120 and 4124 William Turner Parkway, on the corner of William Turner Parkway and Century Farms Gateway (Private), zoned SP (2.85 acres), requested by Barge Design Solutions, Inc., applicant; Century Farms, LLC, owner.	32 (Joy Styles)
9/30/2025 8:41	12/19/2025 0:00	PLAPADMIN	2025S-177-001	LIONS HEAD VILLAGE FINAL PLAT	A request for final plat approval to create two lots on property located at 40 White Bridge Pike, approximately 375 feet west of Post Place and located within a Commercial Planned Unit Development Overlay District, zoned SP and SCC (9.58 acres), requested by BCA Civil, applicant; SCG Lion's Head, LLC, owner.	24 (Brenda Gadd)
10/16/2025 9:53	12/9/2025 0:00	PLAPADMIN	2017S-254-006	RIVERVIEW AT CUMBERLAND HILLS	A request to amend a previously recorded plat on various properties located along Riverview Run and Camden Place, at the terminus of Cumberland Hills Drive, zoned R20 (19.85 acres), to remove architectural notes, requested by JTA Land Surveying, Inc., applicant; various owners.	10 (Jennifer Webb)
10/27/2025 14:00	12/5/2025 0:00	PLAPADMIN	2025S-194-001	1814 COUNTY HOSPITAL ROAD	A request for final plat approval to create two lots on property located at 1814 County Hospital Road, located approximately 215 feet northeast of Doak Avenue, zoned RS10 (0.54 acres), requested by BA Land Professionals, LLC, applicant; Entrust Investments, LLC, owner.	01 (Joy Kimbrough)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
12/29/25	Approve Extension	2017B-048-004	CANE RIDGE FARMS PHASE 3, SECTION 2
12/15/25	Approve Extension	2019B-007-004	MAGNOLIA FARMS PHASE 2 SECTION 1
12/3/25	Approve New	2025B-022-001	CHANDLER RESERVE PHASE 6
12/29/25	Approve Replacement	2020B-039-003	THE MARKHAM EAST
12/22/25	Approve New	2025B-041-001	LIONS HEAD VILLAGE FINAL PLAT
12/23/25	Approve Replacement	2022B-045-00	CARAWAY
12/4/2025	Approved Release	2024B-035-002	RESUB LOT 3 WEST END PARK CONSOLIDATOIN
12/4/2025	Approved Release	2023B-018-002	ALPINE TERRACE

Schedule

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- A. January 8, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
 - B. January 22, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
 - C. February 12, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
 - D. February 26, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center