



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: February 12, 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: Farr; Henley; Smith; Marshall; Leslie; Dundon
 - b. Leaving Early: Dang (6p)
 - 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 2/04/2026**.

APPROVALS	# of Applics	# of Applics '26
Specific Plans	0	0
PUDs	0	0
UDOs	1	1
Subdivisions	7	7
Mandatory Referrals	17	17
Grand Total	25	25

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)
10/22/2025 6:34	1/6/2026 0:00	PLRECAPP	2021UD-001-079	1814 ALLISON PLACE	A request for final site plan approval on property located at 1814 Allison Place, approximately 151 feet north of Wedgewood Avenue, zoned RM20-A-NS (0.17 acres), and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District, to permit a 1,021 square foot addition to an existing residence, requested by UCD Enterprises, applicant; Justin Doochin, 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)
4/8/2025 9:16	2/2/2026 0:00	PLRECAPP	2025M-048ES-001	6103 MT VIEW RD	A request for the acceptance of approximately 4,015 linear feet of new eight-inch water main (DIP), eight fire hydrant assemblies, and approximately 4,156 linear feet of new eight-inch sewer main (PVC), and 36 new sanitary sewer manholes and any associated easements to serve the 6103 Mt. View Road development.	08 (Deonté Harrell)
12/11/2025 13:20	1/12/2026 0:00	PLRECAPP	2025M-024EN-001	UNION STREET	A request to permit an aerial encroachment into the public right-of-way for installation of string lights at the appropriate height located in Printer's Alley at 315 Union Street to the end of the building (see sketch for details).	19 (Jacob Kupin)
12/12/2025 9:20	1/9/2026 0:00	PLRECAPP	2025M-191ES-001	THE PIKE PHASE 1	A request for the abandonment of approximately 1,022 linear feet of eight-inch sanitary sewer main, approximately 232 linear feet of 10-inch	05 (Sean Parker)

					<p>sanitary sewer main and six sanitary sewer manholes, and the acceptance of approximately 1,258 linear feet of new eight-inch water</p> <p>main(DIP), approximately 746 linear feet of new eight-inch sanitary sewer main(PVC), approximately 335 linear feet of new eight-inch sanitary sewer main (DIP), approximately</p> <p>419 linear feet of new 10-inch sanitary sewer main(PVC), approximately 161 linear feet of new 10-inch sanitary sewer main (DIP), 18 sanitary sewer manholes, two fire hydrant assemblies and associated easements, to serve The Pike Phase 1 development.</p>	
12/18/2025 9:05	1/9/2026 0:00	PLRECAPPRO	2025M-195ES-001	WMN REGENCY HILLS - 9917 MAUPIN ROAD	A request for the acceptance of approximately 1,478 linear feet of eight-inch sanitary sewer main (PVC), 687 linear feet of two-inch sanitary sewer main, 100 linear feet of 1.5-inch sanitary sewer main, eight sanitary sewer manholes and any associated easements to serve the WMN Regency Hills development.	
12/22/2025 9:26	1/28/2026 0:00	PLRECAPPRO	2025M-196ES-001	CANBRAKE PHASE 3A REVISION 1	A request for the acceptance of approximately 1,607 linear feet of new eight-inch sanitary sewer main (PVC), 10 sanitary sewer manhole, and any associated easements to serve the Canebrake Phase 3A, Revision 01 development.	
12/22/2025 9:35	1/28/2026 0:00	PLRECAPPRO	2025M-197ES-001	BERRY STREET INFRASTRUCTURE	<p>A request for the abandonment of approximately 50 linear feet of six-inch water main, approximately 363</p> <p>linear feet of 12-inch water main, approximately 170 linear feet of 12-inch sanitary sewer main, approximately 397 linear feet of 15-inch sanitary sewer main, one fire hydrant</p> <p>assembly and two sanitary sewer manholes, and the acceptance of approximately 57 linear feet of new eight-inch water main(DIP), approximately 365 linear feet of new 12-inch water main(DIP), approximately 63 linear feet of new 12-inch sanitary sewer main(PVC), approximately 260 linear feet of new 15-inch sanitary sewer main (PVC), approximately 167 linear feet of new 15-inch sanitary sewer main(DIP), one fire hydrant assembly and</p> <p>five sanitary sewer manholes, to serve Berry Street Infrastructure Development.</p>	05 (Sean Parker)
12/29/2025 10:46	1/22/2026 0:00	PLRECAPPRO	2025M-025EN-001	730 B MAIN STREET	A request an aerial encroachment into the public right-of-way to permit a projecting sign from facade (see sketch for details).	06 (Clay Capp)
1/7/2026 9:06	1/15/2026 0:00	PLRECAPPRO	2026M-001AG-001	PIEDMONT RELOCATION AGREEMENT	An ordinance approving an agreement between the Metropolitan Government and Piedmont Natural Gas, Inc. for the relocation of a natural gas pipeline on	19 (Jacob Kupin)

					the existing Nissan Stadium campus. (Proposal No. 2026M-001AG-001).	
1/7/2026 10:24	1/28/2026 0:00	PLRECAPPRO	2026M-001EN-001	112 2ND AVENUE NORTH	A request for aerial encroachment into the public right-of-way to permit a projecting neon sign (see sketch for details).	19 (Jacob Kupin)
1/8/2026 13:58	1/22/2026 0:00	PLRECAPPRO	2026M-001ES-001	2183 KIDD ROAD PHASE 1B DEVELOPMENT	A request for the acceptance of approximately 2,597 linear feet of new eight-inch sanitary sewer main (PVC), 16 new sanitary sewer manholes, to serve the 2183 Kidd Road Phase 1B Development.	
1/9/2026 11:13	2/2/2026 0:00	PLRECAPPRO	2026M-002AG-001	CANE RIDGE 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 3.64 miles of Cane Ridge Road; State Project No. 19SAR1-S8-022, PIN: 136792.00. (Proposal No. 2026M-002AG-001).	
1/9/2026 11:45	1/22/2026 0:00	PLRECAPPRO	2026M-002ES-001	2183 KIDD ROAD - PHASE 2	A request for the acceptance of approximately 1,889 linear feet of eight-inch sanitary sewer main (PVC), 1,537 linear feet of eight-inch sanitary sewer main (DIP), 20 sanitary sewer manholes and any associated easements to serve the 2183 Kidd Road Phase 2 development.	
1/12/2026 11:26	2/2/2026 0:00	PLRECAPPRO	2026M-003AG-001	CHILTON STREET WATER PARTICIPATION AGREEMENT	A request for approval of a participation agreement between Chilton Homes, 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-0033.	16 (Ginny Welsch)
1/15/2026 8:40	2/2/2026 0:00	PLRECAPPRO	2026M-004AG-001	PENCIL FOUNDATION LEASE	An ordinance approving a lease agreement by and between the Metropolitan Government of Nashville and Davidson County acting by and through the Metropolitan Nashville Board of Public Education, and PENCIL Foundation (Proposal No. 2026M-004AG-001).	02 (Kyonzté Toombs)
1/15/2026 12:37	2/2/2026 0:00	PLRECAPPRO	2026M-003ES-001	516 MERIDIAN STREET DEVELOPMENT	A request for the acceptance of approximately 90 linear feet of new eight-inch sanitary sewer main (PVC), approximately 33 linear feet of new eight-inch sanitary sewer main (DIP), three new sanitary sewer manholes, and associated easements to serve the 516 Meridian Development.	05 (Sean Parker)
1/20/2026 13:45	2/2/2026 0:00	PLRECAPPRO	2026M-006ES-001	NOLENSVILLE TRUNK SEWER EASEMENT ACQUISITION	A request for approval for the proposed easement acquisitions for the Nolensville Trunk Sewer Project. These easements are to be acquired through negotiations and acceptance.	
1/22/2026 10:01	2/2/2026 0:00	PLRECAPPRO	2026M-008ES-001	2907 BOOKER STREET	An ordinance authorizing the granting of an overhead and pole placement	21 (Brandon Taylor)

					easement to the Electric Power Board of the Metropolitan Government of Nashville and Davidson County on certain property owned by the Metropolitan Government of Nashville and Davidson County located at 2907 Booker Street (Parcel No. 09206032800) (Proposal No.2026M-008ES-001).	
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SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
6/6/2025 7:56	1/5/2026 0:00	PLAPADMIN	2025S-116-001	RE-SUBDIVISION OF LOT #43 AND LOT #44 ON THE MAP OF CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY AND LOT 1 ON THE PLAN	A request for final plat approval to four lots on properties located at 3611 Gallatin Pike, 3614 and 3616 Baxter Avenue, approximately 370 feet south of Hart Lane, zoned MULA, ON, and RS5 (1.8 acres), requested by Clint Elliott Survey, applicant; Blake Sennett and Sennett Commercial LLC, owners.	07 (Emily Benedict)
6/10/2025 9:33	1/20/2026 0:00	PLAPADMIN	2025S-120-001	1220 ROSA L PARKS BLVD	A request for final plat approval to consolidate eight lots into one lot and to dedicate right-of-way for properties located at 1216, 1214, 1210, and 1220 Rosa L. Parks Boulevard, at the corner of Monroe Street and 8th Avenue North (1.17 acres), zoned CS, located within the Germantown Historic Preservation Overlay, and within the Phillips-Jackson Redevelopment District, requested by Ragan Smith Associates, LLC, applicant; RPB Nashville, LLC, owner.	19 (Jacob Kupin)
7/15/2025 10:43	1/22/2026 0:00	PLAPADMIN	2025S-138-001	604 CENTER STREET	A request for final plat approval to create two lots on property located at 604 Center Street, approximately 186 feet south of Hospital Drive, zoned RS10 (0.55 acres), requested by Blue Ridge Surveying Services, applicant; Murphy Tennessee Community Property Trust, owners.	09 (Tonya Hancock)
8/12/2025 6:21	1/5/2026 0:00	PLAPADMIN	2025S-153-001	RESUBDIVISION OF LOT 5, OWENS BUENA VISTA PLAN	A request for final plat approval to create one lot on property located at 1205 Walsh Street, approximately 199 feet east of 14th Avenue North, zoned R6 (0.26 acres), requested by Delle Land Surveying, applicant; Jennifer Woods, Max W, Scruggs, Jr., and AFI-Odelia E. Scruggs, owners.	02 (Kyonzté Toombs)
8/14/2025 12:42	1/12/2026 0:00	PLAPADMIN	2025S-158-001	4103 LEGEND HALL DRIVE	A request to amend a previously recorded plat to reduce setbacks on property located at 4103 Legend Hall Drive, approximately 50 feet north of Hobbs Road, zoned R20 (0.21 acres), and within a Planned Unit Development Overlay District, requested by Christopher and Mary Clare Champion, applicant and owner.	34 (Sandy Ewing)
10/2/2025 11:36	1/5/2026 0:00	PLAPADMIN	2025S-187-001	EAST BANK FLATS	A request for final plat approval to create three lots on property at 201 Shelby Avenue, Shelby Avenue (unnumbered), and 501 South 2nd Street, at the corner of Shelby Avenue	19 (Jacob Kupin)

					and South 2nd Street, zoned MUI and DTC, and within the East Bank Redevelopment District, requested by Kimley Horn, applicant; Metropolitan Government, and East Bank Development Authority, owners.	
11/25/2025 8:30	1/13/2026 0:00	PLAPADMIN	2025S-173-002	CAROTHERS CROSSING PHASE 10 SECTION 2A-1	A request for final plat approval to create 20 lots on portions of properties located at Milson Lane (unnumbered) and Goswell Drive (unnumbered), approximately 704 feet north of Carothers Road, zoned RM9 and MUL (6.792 acres), and within the Carothers Crossing Urban Design Overlay District, requested by Anderson, Delk, Epps, and Associates, Inc., applicant, Regent Homes, LLC, owner.	33 (Antoinette Lee)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
1/12/26	Approve Extension	2020B-040-002	REVISION TO PLAN #2, WEST NASHVILLE TENNESSEE
1/13/26	Approve Extension	2020B-041-003	RESUBDIVISION OF LOT 2, SECTION 1 OF DISCOVER MADISON, INC PROPERTY
1/21/26	Approve New	2025B-034-001	PARKS AT CANE RIDGE PHASE 2A
2/4/2026	Approved Release	2022B-011-003	EVERGREEN HILLS - PHASE 10

Schedule

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