



**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: February 26, 2026  
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: Marshall; Smith; Horton; Dundon; Adkins; Henley
  - b. Leaving Early: Farr (maybe, 6p); Dang (6p)
  - c. Not Attending:
2. Legal Representation: Hannah Zeitlin 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 2/18/2026**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '26</b>
Specific Plans	2	2
PUDs	0	0
UDOs	0	1
Subdivisions	5	12
Mandatory Referrals	8	25
<b>Grand Total</b>	15	40

**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)
12/5/2022 9:08	2/17/2026 0:00	PLRECAPP	2009SP-024-002	HOBSON PIKE TOWNHOMES	A request for final site plan approval for property located at Old Hickory Boulevard (unnumbered) and Hobson Pike (unnumbered), approximately 375 feet east of Murfreesboro Pike (15.76 acres), to permit a mixed use development, requested by Ragan Smith, applicant; Hobson Townhomes Ventures, owners.	33 (Antoinette Lee)
7/31/2024 14:32	2/18/2026 0:00	PLRECAPP	2022SP-051-003	12610 BUSINESS PARK (FINAL)	A request for final site plan approval for properties located at 12610 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike, zoned SP (9.38 acres), to permit a 92,5000 square foot office and warehouse building, requested by Dale & Associates, applicant; Walia, LLC, 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)
7/30/2025 12:18	2/10/2026 0:00	PLRECAPPRO	2025M-014EN-001	603 SOUTHGATE AVE	A request for an underground encroachment into the public right-of-way, to permit installation of sprinkler/irrigation system on grass strips bordering Southgate Avenue and Martin Street (see sketch for details).	17 (Terry Vo)
10/9/2025 9:20	2/8/2026 0:00	PLRECAPPRO	2025M-166ES-001	CCB PHASE 1A	A request for the abandonment of approximately 1,177 linear feet of six-inch water main (CIP) and the acceptance of approximately 11 linear feet of six-inch water main (DIP), 170 linear feet of eight-inch water main (DIP), and 1,003 linear feet of 12-inch water main (DIP) to serve the CCB Phase 1A development.	19 (Jacob Kupin)
12/23/2025 9:31	2/11/2026 0:00	PLRECAPPRO	2025M-198ES-001	1013 MAYNOR AVENUE PUBLIC UTILITY DRAINAGE EASEMENT	A request for permanent and temporary easements to construct Project 26-SWC-149, 1013 Maynor Avenue Public Utility Drainage Easement. These easements are to be acquired through negotiations, condemnation, and acceptance in order to complete this project.	05 (Sean Parker)
12/31/2025 14:00	2/8/2026 0:00	PLRECAPPRO	2025M-199ES-001	HOLTS HILLS SANITARY EXTENSION	The request for the acceptance of approximately 401 linear feet of eight-inch sanitary main (PVC), 90 linear feet of eight-inch sanitary sewer main (DIP) and three sanitary sewer manholes to serve the Holt Hills Public Sewer Extension development.	04 (Mike Cortese)
1/9/2026 11:30	2/8/2026 0:00	PLRECAPPRO	2026M-002EN-001	211 COMMERCE STREET	A request for an aerial encroachment into the public right-of-way to permit one (1) main guitar canopy and six (6) canvas awnings (see sketch for details).	19 (Jacob Kupin)
1/9/2026 11:30	2/8/2026 0:00	PLRECAPPRO	2026M-002EN-001	211 COMMERCE STREET	A request for an aerial encroachment into the public right-of-way to permit one (1) main guitar canopy and six (6) canvas awnings (see sketch for details).	19 (Jacob Kupin)
1/20/2026 8:37	2/8/2026 0:00	PLRECAPPRO	2026M-004ES-001	BROADMOOR OFFSITE SEWER	A request for the acceptance of approximately 1,662 linear feet of 15-inch sanitary sewer main (PVC), 514 linear feet of 16-inch sanitary sewer main (DIP), 199 linear feet of 18-inch sanitary sewer main (PVC), and fourteen sanitary sewer manholes to serve the Osage Arbor at Broadmoor development.	05 (Sean Parker)
1/23/2026 14:32	2/10/2026 0:00	PLRECAPPRO	2026M-009ES-001	SHELBY HOUSE PHASE 2 DEVELOPMENT	A request for the abandonment of approximately 297 linear feet of existing 10-inch sanitary sewer main, and the acceptance of one sanitary sewer manhole, to serve the Shelby House Phase 2 Development. New sanitary sewer manhole will be in the right-of-way. This portion of the project will not abandon the easement as it is currently located in the right-of-way.	06 (Clay Capp)

## SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
9/30/2025 14:50	2/10/2026 0:00	PLAPADMIN	2025S-184-001	1021 GLENDALE LANE	A request for final plat approval to create two lots on properties located at Scenic Drive (unnumbered) and 1021 Glendale Lane, approximately 269 feet south of Glendale Lane, zoned R20 (5.18 acres), requested by TWN Consulting Engineering, applicant; Glendale Baptist Church and John R. Jr. Dorris, owners.	25 (Jeff Preptit)
10/1/2025 13:32	2/5/2026 0:00	PLAPADMIN	2025S-185-001	4104 KINLEY COURT	A request to amend a previously recorded plat to reduce the rear setback on property located at 4104 Kinley Court, approximately 124 feet southeast of Harpeth Springs Drive, zoned RM4 and within a Planned Unit Development Overlay District (0.16 acres), requested by Get Champion, applicant; Jimmy & Betty Wooten, owners.	22 (Sheri Weiner)
11/18/2025 11:12	2/5/2026 0:00	PLAPADMIN	2026S-007-001	412 PATINA CIRCLE	A request to amend a previously recorded plat to modify a joint access easement on property located at 412 Patina Circle, approximately 198 feet east of Orlando Avenue, zoned RS3.75 (0.08 acres) and located within a Planned Unit Development Overlay District, requested by William Hudson Brewer, applicant and owner.	24 (Brenda Gadd)
11/25/2025 15:13	2/13/2026 0:00	PLAPADMIN	2026S-013-001	LAS PALMAS ENTERPRISES PARTNERSHIP AND MR. HOTELS, LLC	A request for final plat approval to shift lot lines for properties located at 305 Old Lebanon Dirt Road and 5104 Old Hickory Boulevard, at the corner of Old Lebanon Dirt Road and Old Hickory Boulevard, zoned SCR and CL (2.49 acres), within a Corridor Design Overlay District and partially within a Planned Unit Development Overlay District, requested by Barge Design Solutions, Inc., applicant; Las Palmas Enterprises Partnership, and Mr. Hotels, LLC, owners	14 (Jordan Huffman)
12/30/2025 13:33	2/5/2026 0:00	PLAPADMIN	2026S-031-001	RIVERGATE MALL REDEVELOPMENT	A request for final plat approval to consolidate eight lots into two lots on various properties located at 1000 Rivergate Parkway, 1000 C Rivergate Parkway, and Rivergate Parkway (unnumbered), approximately 1,292 feet from the intersection of Rivergate Parkway and Gallatin Pike North, zoned SP and SCR (56.47 acres), and partially within a Commercial Planned Unit Development, requested by Fulmer Lucas Engineering, applicant; Penney Property Sub Holdings, LLC, J.C. Penney Co., Inc., MRH Rivergate, LLC, and KDI Rivergate Mall, LLC, owners.	10 (Jennifer Webb)

## Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
2/9/26	Approve Extension	2021B-054-003	HAMILTON CHURCH MANOR - PHASE 2
2/4/2026	Approve Release	2022B-011-003	EVERGREEN HILLS - PHASE 10
2/17/2026	Approve Release	2019B-022-004	ABBINGTON PARK, PHASE THREE

### Schedule

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