



**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: March 12, 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: Dang; Henley; Marshall; Leslie; Dundon
  - b. Leaving Early:
  - c. Not Attending: Smith; Farr
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 3/4/2026**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '26</b>
Specific Plans	4	5
PUDs	2	2
UDOs	0	1
Subdivisions	7	19
Mandatory Referrals	17	42
<b>Grand Total</b>	<b>30</b>	<b>69</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)
11/15/2022 14:41	2/23/2026 0:00	PLRECAPP	2022SP-009-002	GENERAL SHOE-RENOVATION PHASE 1	A request for final site plan approval for a portion of property located at 1111 63rd Avenue North, approximately 90 feet southwest of New York Avenue, zoned SP (6.75 acres), to permit a mixed-use development, requested by Fulmer Lucas Engineering, applicant; 1101 Sixty Third, LLC, owner.	20 (Rollin Horton)
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)
2/11/2025 12:55	2/24/2026 0:00	PLRECAPP	2023SP-076-002	THE RESERVE AT NEWSOME FINAL SP	A request for final site plan approval for property located at 7848 McCrory Lane, approximately 410 feet south of Highway 70, zoned SP (42.24 acres), to permit 87 single-family residential lots, requested by Catalyst Design Group, applicant; McCrory Lane Partners, LLC, owner.	35 (Jason Spain)
9/29/2025 6:55	3/2/2026 0:00	PLRECAPP	2024SP-049-002	5642 VALLEY VIEW ROAD	A request for final site plan approval for property located at 5642 Valley View Road, approximately 425 feet west of Cloverland Drive, zoned SP (1.45 acres), to permit four detached multi-family residential units, requested by Dale & Associates, applicant; Vincent & Sarah Biegel, owners.	04 (Mike Cortese)

### 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)
4/3/2023 11:57	3/4/2026 0:00	PLRECAPP	52-73P-002	0 BELL ROAD	A request for final site plan approval for property located at Bell Road (unnumbered), south of Cane Ridge Road (0.2 acres), zoned SCR and	33 (Antoinette Lee)

					within the Planned Unit Development Overlay District and Corridor Design Overlay District, to permit 2,387 square feet of inside commercial amusement uses, requested by Dale & Associates, applicant, Casa Events, LLC, owner.	
6/16/2025 13:05	2/23/2026 0:00	PLRECAPP	109-71P-003	3620 ANDERSON RD	A request for final site plan approval on property located at 3620 Anderson Road, at the northwest corner of Smith Springs Road and Anderson Road, zoned R10 (0.84 acres), and within a Planned Unit Development Overlay District, to permit a mixed-use development, requested by Dewey Engineering, applicant; Eyd Toss, Ebram Shalaby, & Alaa Mankarious, owners.	29 (Tasha Ellis)

MANDATORY REFERRALS: MPC Approval						
Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)	
12/16/2025 11:50	2/26/2026 0:00	PLRECAPP	2025M-194ES-001	JETWAY LOGISTICS DEVELOPMENT	A request for the abandonment of approximately 61 linear feet of 10-inch reservoir drain line, and the acceptance of approximately 381 linear feet of new eight-inch sanitary sewer main (PVC), three sanitary sewer manholes, and associated easements, to serve the Jetway Logistics development.	13 (Russ Bradford)
1/8/2026 14:23	2/26/2026 0:00	PLRECAPP	2026M-001PR-001	CLEARLAKE SPS PROPERTY ACQUISITION	A request for a property acquisition for the Clearlake Sewer Pumping Station. This property is to be acquired through negotiations and acceptance.	29 (Tasha Ellis)
1/16/2026 10:38	2/19/2026 0:00	PLRECAPP	2026M-001AB-001	NEWSOME STATION RD ABANDONMENT	A request for the abandonment of a portion of Newsom Station Road right-of-way. The easements are to also be retained.	
1/16/2026 12:30	3/2/2026 0:00	PLRECAPP	2026M-002AB-001	STANLEY ST & VARIOUS ALLEY ABANDONMENTS	A request for the abandonment of a portion of Alley #2076, Alley #2077, Alley #2078, and Stanley Street right-of-way. The easements are to also be retained.	
1/20/2026 9:51	2/19/2026 0:00	PLRECAPP	2026M-005ES-001	RIVER NORTH EARLY WORKS DEVELOPMENT	A request for the abandonment of approximately 1,011 linear feet of eight-inch water main, approximately 2,600 linear feet of 12-inch water main, approximately 2,728 linear feet of eight-inch sanitary sewer main, approximately 504 linear feet of 12-inch sanitary sewer main, approximately 1,341 linear feet of 15-inch sanitary sewer main, approximately 137 linear feet of 30-inch sanitary sewer main, 11 fire hydrant assemblies and 22 sanitary sewer manholes, and associated easements, and the acceptance of approximately 920 linear feet of new 12-inch water main(DIP), approximately 817 linear feet of new 12-inch sanitary sewer	05 (Sean Parker); 19 (Jacob Kupin)

					main(DIP), approximately 626 linear feet of new 30-inch sanitary sewer main (DIP),  four fire hydrant assemblies, nine sanitary sewer manholes, and associated easements, to serve River North Early Works Development.	
1/21/2026 7:17	2/19/2026 0:00	PLRECAPPRO	2025M-147ES-002	NOVEL RICHLAND CREEK - REV01 WATER ONLY (AMENDMENT)	A request to amend Proposal No. 2025M-147ES-001 for the purpose of accepting the vertical relocation of the eight-inch water main to accommodate three utility conflicts.	24 (Brenda Gadd)
1/26/2026 10:42	2/27/2026 0:00	PLRECAPPRO	2026M-010ES-001	VINTAGE FAIR PARK DEVELOPMENT	A request for the abandonment of approximately 625 linear feet of existing 10-inch sanitary sewer main,  and the acceptance of approximately 637 linear feet of new 10-inch sanitary sewer main (DIP), and four sanitary sewer manholes, to serve the Vintage Fair Park development. Construction of new sanitary sewer main and manholes will be in existing easements and  the right-of-way.	17 (Terry Vo)
1/30/2026 11:10	2/19/2026 0:00	PLRECAPPRO	2026M-011ES-001	1263 1ST AVENUE SOUTH	A request for the acceptance of approximately 84 linear feet of two-inch sanitary sewer force main (PVC) to serve the 1263 1st Ave South development.	17 (Terry Vo)
2/4/2026 8:56	2/19/2026 0:00	PLRECAPPRO	2026M-005AG-001	Greenway Conservation Easement Agreement 2500 W Heiman	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 2500 W Heiman, LP, for greenway improvements at 2518 W Heiman Street (Parcel No. 08100003300) (Proposal No. 2026M-005AG-001).	21 (Brandon Taylor)
2/8/2026 8:45	3/3/2026 0:00	PLRECAPPRO	2026M-013ES-001	RESURRECTED LIFE CHAPEL	A request for the abandonment of approximately 102 linear feet of eight-inch water main (DIP) and the acceptance of approximately 102 linear feet of eight-inch water main (DIP), the relocation of one fire hydrant assembly, and the vertical relocation of one sanitary sewer manhole to serve the Resurrected Life Chapel development.	08 (Deonté Harrell)
2/9/2026 8:41	3/3/2026 0:00	PLRECAPPRO	2026M-006AG-001	NDOT CARBON REDUCTION GRANT 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, acting by and through the Nashville Department of Transportation ("NDOT"), for the Connect Downtown Adaptive Signal System project. Federal Project No. CRP-9321(129); State Project No. 19LPLM-F3-210; PIN: 135861.00; Proposal No. 2026M-006AG-001.	
2/11/2026 12:51	3/3/2026 0:00	PLRECAPPRO	2026M-014ES-001	MT. VIEW WAWA DEVELOPMENT	A request for the acceptance of vertical relocation of approximately 20 linear feet of eight-inch water main (DIP), approximately 803 linear feet of new eight-inch sanitary sewer main (PVC), five new sanitary sewer	08 (Deonté Harrell)

					manholes, and any associated easements to serve the Mt. View Wawa development.	
2/11/2026 13:08	2/26/2026 0:00	PLRECAPPRO	2026M-007AG-001	GREENWAY CONSERVATION EASEMENT AGREEMENT HERITAGE CREEK PHASE 6	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 552 Misty Creek Court (Parcel No. 032160B90400CO) (Proposal No. 2026M-007AG-001).	03 (Jennifer Gamble)
2/18/2026 11:19	3/3/2026 0:00	PLRECAPPRO	2026M-015ES-001	DARSEY	A request for the acceptance of approximately 1,671 linear feet eight-inch sanitary sewer main (PVC), 2,282 linear feet of eight-inch sanitary sewer main (DIP), 29 sanitary sewer manholes and any associated easements to serve the Darsey development.	
2/24/2026 8:41	3/3/2026 0:00	PLRECAPPRO	2026M-016ES-001	178 TOWNES DRIVE	A request for permanent and temporary easements to construct Project 26-SWC-192, 178 Townes Drive Public Utility Drainage Easement.  These easements are to be acquired through negotiations, condemnation, and acceptance in order to complete this project.	33 (Antoinette Lee)
2/24/2026 8:51	3/3/2026 0:00	PLRECAPPRO	2026M-017ES-001	HATTIE B'S	A request for the vertical relocation of one sanitary sewer manhole to serve the Hattie B's development.	05 (Sean Parker)
2/24/2026 12:19	3/3/2026 0:00	PLRECAPPRO	2026M-003EN-001	312 BROADWAY	A request for an aerial encroachment into the public right-of-way to permit one (1) neon blade sign (see sketch for details).	19 (Jacob Kupin)

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
10/28/2025 10:37	3/3/2026 0:00	PLAPADMIN	2025S-202-001	THE ORCHARDS - PHASE 3B	A request for final plat approval to create seven lots on property located at New Providence Pass (unnumbered), at the northeast corner of Juniper Lane and New Providence Pass, zoned RS10 (1.37 acres), requested by Wilson and Associates, P.C., applicant; The Orchards Owner IV, LLC, owner.	09 (Tonya Hancock)
11/24/2025 15:52	3/4/2026 0:00	PLAPADMIN	2026S-009-001	3601 SYCAMORE LANE	A request to amend a previously recorded plat on property 3601 Sycamore Lane, located at the intersection of Sycamore Lane and Valley Brook Place, zoned RS20 (0.46 acres), to reduce the platted front and rear setback from 40 feet to 30 feet, requested by Steven M Grisham & Gina Grisham, applicant and owners.	34 (Sandy Ewing)
12/17/2025 8:56	2/27/2026 0:00	PLAPADMIN	2026S-019-001	CAROTHERS CROSSING PHASE 10 SECTION 2A-2	A request for final plat approval to create six lots on property located at Milson Lane (unnumbered), approximately 293 feet southwest of	33 (Antoinette Lee)

					Rennie Drive, zoned RM9 and MUL, and located within the Carothers Crossing Urban Design District (11.38 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; Regent Homes, LLC, owner.	
12/22/2025 14:21	2/23/2026 0:00	PLAPADMIN	2026S-023-001	202 CHEROKEE ROAD	A request to amend a previously recorded plat to reduce the front setback on property located at 202 Cherokee Road, approximately 83 feet northeast of Valley Road zoned R8 (0.18 acres) and located within the Cherokee Park Neighborhood Conservation Zoning Overlay, requested by Blair Roedel, applicant; Marianne J. Dobrovolny, owner.	24 (Brenda Gadd)
1/5/2026 13:23	2/24/2026 0:00	PLAPADMIN	2026S-032-001	1909 LONG AVENUE	A request for final plat approval to create three lots on property located at 1909 Long Avenue, approximately 125 feet northwest of South 20th Street, zoned RS5 (0.53 acres), requested by Southern Precision, applicant; Constance A. Sinclair, owner.	06 (Clay Capp)
1/12/2026 11:07	3/3/2026 0:00	PLAPADMIN	2026S-036-001	4410 IDAHO AVENUE	A request for final plat approval to create two lots on property located at 4410 Idaho Avenue, at the northeast corner of 45th Avenue North and Idaho Avenue, zoned RS7.5 (0.34 acres), requested by Clint Elliott Survey, applicant; Andrew Jr. Gibson, Patricia Gibson, and Charles S. Brandon., owners.	24 (Brenda Gadd)
1/13/2026 8:46	3/2/2026 0:00	PLAPADMIN	2026S-039-001	15 VALLEY FORGE	A request to amend previously recorded plat approval to reduce front setbacks on property located at 15 Valley Forge, approximately 180 feet southwest of Concord Park East, zoned R10 (0.19 acres) and within a Residential Planned Unit Development Overlay District, requested by Preston Quirk, applicant; Cammack Community Property Trust, owners.	23 (Thom Druffel)

**Performance Bonds: Administrative Approvals**

Date Approved	Administrative Action	Bond #	Project Name
3/2/26	Approve New	2025B-037-001	6361 NOLENSVILLE PIKE

**Schedule**

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