



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: April 23, 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
 - b. Leaving Early:
 - c. Not Attending:
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 4/15/2026**.

APPROVALS	# of Applics	# of Applics '26
Specific Plans	4	13
PUDs	0	3
UDOs	0	3
Subdivisions	5	34
Mandatory Referrals	23	73
Grand Total	32	126

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)
10/25/2022 16:25	4/1/2026 0:00	PLRECAPPR	2021SP-011-002	PRESERVE AT PRIEST LAKE	A request for final site plan approval on property located at 3128 Elm Hill Pike, approximately 216 feet northwest of Trails End Lane, zoned SP (5.04 acres), to permit 38 multi-family residential units, requested by Dale & Associates, applicant; Slingshot Partners, owner.	13 (Russ Bradford)
5/15/2024 10:30	4/7/2026 0:00	PLRECAPPR	2024SP-023-001	MT. VIEW WAWA	A request for final site plan approval for property located at 3332 Murfreesboro Pike, at the northern corner of Murfreesboro Pike and Mt. View Road, zoned SP (4.86 acres), and within the Murfreesboro Pike Urban Design Overlay District, to permit automobile convenience uses, requested by Site Engineering Consultants Inc, applicant; OV 07 Mt. View LLC, owner.	08 (Deonté Harrell)
5/13/2025 12:40	4/7/2026 0:00	PLRECAPPR	2024SP-054-002	3RD & MADISON TOWNHOMES - PHASE 1	A request for final site plan approval for a portion of property located at 1205 3rd Avenue North and for property located at 1223 3rd Avenue North, at the northwest corner of 3rd Avenue North and Madison Street, zoned SP (1.67 acres), to permit 26 multi-family residential units, requested by Barge Civil Associates, applicant; William L. Taylor Jr. Living Trust, owner.	19 (Jacob Kupin)
7/31/2025 8:08	4/7/2026 0:00	PLRECAPPR	2024SP-045-002	4144 MAXWELL ROAD RESIDENTIAL	A request for final site plan approval for properties located at 4144 Maxwell Road and 4316 Lavergne Couchville Pike, approximately 1,600 feet south of Old Hickory Boulevard, zoned SP (13.87 acres), to permit 46 single family lots, requested by Catalyst Design Group, applicant; M&S #1, LLC and Jose Manuel Teran Camacho, owners.	08 (Deonté Harrell)

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)
2/19/2026 13:19	4/7/2026 0:00	PLRECAPPRO	2026M-002SR-001	ALLEY #659 RENAMING	A request to rename Alley # 659 between Wedgewood Avenue to Elliott Avenue to be renamed to Eliza Aly, requested by Department of Emergency Communications (see sketch for details).	17 (Terry Vo)
2/24/2026 8:59	4/3/2026 0:00	PLRECAPPRO	2026M-018ES-001	9861 SPLIT LOG ROAD SEWER EXTENSION	A request for the acceptance of approximately 574 linear feet of new one and one half-inch sanitary sewer force main (PVC), and approximately 60 linear feet of one and one quarter-inch sanitary sewer force main (PVC), to serve the 9861 Split Log Road Sewer Extension Development.	
2/24/2026 13:26	4/3/2026 0:00	PLRECAPPRO	2025M-168ES-002	ARTIST LOFTS REVISION 1	A request to amend Council Ordinance BL2025-1141 and Proposal No. 2025M-168ES-001 for the purpose of accepting approximately 532 fewer linear feet of eight-inch sanitary sewer main (PVC), five fewer sanitary sewer manhole, and easement to serve the Artist Lofts Revision 1 development which now consists of two consolidated parcels. Specific infrastructure for Project No. 25-SL-242 is now the acceptance of approximately 382 linear feet of new eight-inch sanitary sewer main (PVC), six sanitary sewer manholes and easement.	05 (Sean Parker)
2/24/2026 13:41	4/3/2026 0:00	PLRECAPPRO	2026M-019ES-001	CHRIST CHURCH DEVELOPMENT	A request for the acceptance of approximately 149 linear feet of new one and one half-inch sanitary sewer force main (PVC), to serve the Christ Church Development.	04 (Mike Cortese)
2/27/2026 10:44	4/1/2026 0:00	PLRECAPPRO	2026M-022ES-001	611 COWAN HOTEL	A request for the acceptance of approximately 14 linear feet of six-inch water main (DIP) and one fire hydrant assembly to serve the 611 Cowan Hotel development.	19 (Jacob Kupin)
3/2/2026 11:07	4/3/2026 0:00	PLRECAPPRO	2026M-005EN-001	150 2ND AVENUE SOUTH	A request for aerial encroachment into the public right-of-way to permit a projection sign (see sketch for details).	19 (Jacob Kupin)
3/3/2026 8:59	4/3/2026 0:00	PLRECAPPRO	2026M-006EN-001	4912 CHARLOTTE AVENUE	A request for aerial encroachment into the public right-of-way to permit a	24 (Brenda Gadd)

					double sided LED illuminated blade sign (see sketch for details).	
3/3/2026 12:53	4/3/2026 0:00	PLRECAPPRO	2026M-023ES-001	NASHVILLE HOTEL 616 EWING AVENUE DEVELOPMENT	A request for the acceptance of one new sanitary sewer manhole, to serve the Nashville Hotel 616 Ewing Avenue Development.	19 (Jacob Kupin)
3/3/2026 13:25	4/3/2026 0:00	PLRECAPPRO	2026M-002PR-001	STORMWATER REPETITIVE FLOOD DAMAGE HOME BUYOUT - 3 PROPERTIES	A request to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, three properties located at 230 Harrington Avenue, 3227 West Hamilton Avenue and 3905 Tucker Road for Metro Water Services.	01 (Joy Kimbrough); 09 (Tonya Hancock)
3/4/2026 10:47	4/3/2026 0:00	PLRECAPPRO	2026M-007EN-001	205 DEMONBREUN STREET	A request for an aerial encroachment into the public right-of-way to remove existing parking sign and install projection sign (see sketch for details).	19 (Jacob Kupin)
3/4/2026 11:12	4/3/2026 0:00	PLRECAPPRO	2022M-051ES-002	39TH AVENUE NORTH WATER EXTENSION - REVISION 1	A request to amend Council Ordinance BL2022-1236 and Proposal No. 2022M-051ES-001 for the purpose of abandoning approximately 232 fewer linear feet of two-inch water main and accepting approximately 389 fewer linear feet of eight-inch water main (DIP), and one fewer fire hydrant assembly. In addition, the previously approved seven linear feet of six-inch water main (DIP) is no longer needed for this project. Specific infrastructure for Project No. 22-WL-08 is now the abandonment of approximately 1,018 linear feet of two-inch water main (Cast Unlined) and 40 linear feet of six-inch water main (Unknown) and the acceptance of approximately 449 linear feet of eight-inch water main (DIP) and one fire hydrant assembly to serve 39th Avenue North Water Main Extension– Revision 1.	21 (Brandon Taylor)
3/4/2026 11:26	4/3/2026 0:00	PLRECAPPRO	2026M-008AG-001	BROADMOOR OFFSITE SEWER PARTICIPATION AGREEMENT	A request for approval for a Participation Agreement between Metro Water Services and Legacy South Builders, LLC for MWS Project No. 25-SL-120. This is a financial participation agreement. The actual infrastructure has been reviewed and approved with conditions on February 27, 2026, via 2026M-004ES-001. Legislation for the infrastructure is being submitted to Council.	05 (Sean Parker)
3/6/2026 11:41	4/3/2026 0:00	PLRECAPPRO	2026M-024ES-001	EAST BANK FLATS DEVELOPMENT	A request for the acceptance of approximately 119 linear feet of new 12-inch sanitary sewer main (PVC), approximately 180 linear feet of new eight-inch sanitary sewer main (PVC) and three new sanitary sewer manholes, to serve the East Bank Flats	19 (Jacob Kupin)

					Development. Construction of new sanitary sewer mains will occur inside public right of way.	
3/11/2026 8:28	4/3/2026 0:00	PLRECAPPRO	2026M-025ES-001	KINGS LANE SP	<p>A request for the acceptance of approximately 1,282 linear feet of eight-inch water main (DIP), three fire hydrant assemblies and approximately 1,480 linear feet of eight-inch sanitary sewer main (PVC), 12 sanitary sewer manholes and any associated easements to serve the Kings Lane SP development.</p> <p>A request for the abandonment of approximately 2,860 linear feet of existing 66-inch sanitary sewer force main(PCCP), approximately 75 linear feet of existing 24-inch sanitary sewer force main (DIP) and easements, and the acceptance of approximately 3,108 linear feet of new</p>	01 (Joy Kimbrough)
3/12/2026 8:54	4/3/2026 0:00	PLRECAPPRO	2026M-026ES-001	ORACLE FORCE MAIN RELOCATION DEVELOPMENT	<p>66-inch sanitary sewer force main(Steel), approximately 2,086 linear feet of new 30-inch sanitary sewer force main(PVC) and associated easements, to serve the Oracle Force Main Relocation Development.</p> <p>A resolution approving the Sixth Amendment to the Lease Agreement between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Nashville Police Department, and Signature Center, L.P. for office space for the Police Advocacy Support Services ("PASS") Program (Proposal No.2026M-011AG-001).</p>	05 (Sean Parker); 19 (Jacob Kupin)
3/18/2026 15:47	4/1/2026 0:00	PLRECAPPRO	2026M-011AG-001	PASS - CLEARBROOK 6TH AMENDMENT	<p>A request to permit aerial, above-ground and underground encroachment into the public right-of-way to permit an awning overhang, irrigation lines, private planters, bike racks and seating (see sketch for details).</p>	21 (Brandon Taylor)
3/19/2026 10:44	4/3/2026 0:00	PLRECAPPRO	2026M-010EN-001	EAST BANK FLATS	<p>A request for the acceptance of approximately 222 linear feet of eight-inch sanitary sewer main (PVC) and two sanitary sewer manholes and to serve the 508 and 510 Southgate development.</p>	19 (Jacob Kupin)
3/19/2026 11:20	4/1/2026 0:00	PLRECAPPRO	2026M-029ES-001	508 & 510 SOUTHGATE AVENUE	<p>A request for the abandonment of approximately 537 linear feet of existing eight-inch sanitary sewer main,</p> <p>2 sanitary sewer manholes, and one fire hydrant assembly, the acceptance of approximately 827 linear feet of new eight-inch sanitary sewer main (PVC), four sanitary</p>	17 (Terry Vo)
3/19/2026 12:26	4/1/2026 0:00	PLRECAPPRO	2026M-030ES-001	3RD & MADISON TOWNHOMES PHASE 1 DEVELOPMENT	<p>sewer manholes, one fire hydrant assembly, and associated easements to serve the 3rd and Madison Townhomes Phase 1 Development.</p> <p>A request for the abandonment of approximately 300 linear feet of existing 10-inch sanitary sewer main, and one sanitary sewer manhole, the acceptance of approximately 3,551 linear feet of</p>	19 (Jacob Kupin)
3/24/2026 13:31	4/3/2026 0:00	PLRECAPPRO	2026M-031ES-001	OSAGE ARBOR AT BROADMOOR		05 (Sean Parker)

3/29/2026 14:25	4/10/2026 0:00	PLRECAPPRO	2025M-183ES-002	ANTIOCH 15 PHASE 1, REVISION #01	<p>new eight-inch water main (DIP), approximately 2,848 linear feet of new eight-inch sanitary sewer main (PVC), approximately 265 linear feet of new eight-inch sanitary sewer main (DIP), approximately 300 linear feet of new 10-inch sanitary sewer main (PVC), 26 sanitary sewer manholes, eight fire hydrant assemblies, to serve the Osage Arbor at Broadmoor Development. A request to amend Council Ordinance BL2026-1244 and Proposal No. 2025M-183ES-001 for the purpose of acceptance of approximately 75 fewer linear feet of eight-inch sanitary sewer main (PVC), and 106 fewer linear feet of eight-inch sanitary sewer main (DIP) and vertical realignment of the water main.</p> <p>Specific infrastructure for Project Nos. 25-SL-110 and 25-WL-46 is now the acceptance of</p> <p>approximately 2,401 linear feet of eight-inch water main (DIP), four fire hydrant assemblies and</p> <p>approximately 1,917 linear feet of eight-inch sanitary sewer main (PVC), 1,111 linear feet of eight-inch</p> <p>sanitary sewer main (DIP), 20 sanitary sewer manholes and any associated easements to serve the</p> <p>Antioch 15 Phase 1– Revision 1. A request for the acceptance of approximately 129 linear feet of 12-inch water main (DIP), one fire hydrant assembly and the abandonment 149 linear feet of 12-inch water main (CIP) and one fire hydrant assembly to serve the Shelby Ave WL Relocation development.</p> <p>A request to amend Proposal No. 2025M-174ES-001 for the purpose of accepting the vertical adjustment of a approximately 34 linear feet of 12-inch water main (DIP). The vertical adjustment is in addition to the previously approved acceptance of eight-inch water main (DIP) and fire hydrant assembly via RS2025-1707.</p> <p>Specific infrastructure for Project No. 25-WL-82 is now the acceptance of approximately 16 linear feet</p> <p>of new eight-inch water main (DIP), the vertical adjustment of approximately 34 linear feet of 12-inch</p> <p>water main (DIP) and one fire hydrant assembly.</p>	08 (Deonté Harrell)
3/29/2026 14:42	4/14/2026 0:00	PLRECAPPRO	2026M-032ES-001	SHELBY AVENUE WL RELOCATION	<p>Antioch 15 Phase 1– Revision 1. A request for the acceptance of approximately 129 linear feet of 12-inch water main (DIP), one fire hydrant assembly and the abandonment 149 linear feet of 12-inch water main (CIP) and one fire hydrant assembly to serve the Shelby Ave WL Relocation development.</p> <p>A request to amend Proposal No. 2025M-174ES-001 for the purpose of accepting the vertical adjustment of a approximately 34 linear feet of 12-inch water main (DIP). The vertical adjustment is in addition to the previously approved acceptance of eight-inch water main (DIP) and fire hydrant assembly via RS2025-1707.</p>	19 (Jacob Kupin)
3/31/2026 13:45	4/14/2026 0:00	PLRECAPPRO	2025M-174ES-002	4214 CENTRAL PIKE WATER - REVISION 1	<p>Specific infrastructure for Project No. 25-WL-82 is now the acceptance of approximately 16 linear feet</p> <p>of new eight-inch water main (DIP), the vertical adjustment of approximately 34 linear feet of 12-inch</p> <p>water main (DIP) and one fire hydrant assembly.</p>	12 (Erin Evans)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
6/10/2025 12:29	4/2/2026 0:00	PLAPADMIN	2018S-188-006	PARKS AT CANE RIDGE PHASE2	A request for final site plan approval to permit 99 residential cluster lots on a portion of properties located at Cane Ridge Road (unnumbered), zoned RS10 (34.81acres), requested by Kimley-Horn, applicant; Meritage Homes of Tennessee, owner.	33 (Antoinette Lee)
9/10/2025 11:12	4/7/2026 0:00	PLAPADMIN	2018S-188-007	PARKS AT CANE RIDGE PHASE 2A	A request for final plat approval to create 13 cluster lots on property located at Laurel Lane (unnumbered), approximately 362 feet southwest of Cane Ridge Road, zoned RS10 (3.05 acres), requested by Kimley-Horn, applicant; Meritage Homes of Tennessee, Inc., owner.	33 (Antoinette Lee)
10/28/2025 10:15	4/6/2026 0:00	PLAPADMIN	2022S-185-003	THE COVE	A request for final plat approval to create 21 cluster lots on properties located on Stewarts Ferry Pike (unnumbered), approximately 1,287 feet southeast of Smotherman Lane, zoned RS15 (8.7 acres), requested by Dale & Associates, applicant; Cove Partners, LLC, owner.	12 (Erin Evans)
1/12/2026 15:22	4/6/2026 0:00	PLAPADMIN	2026S-038-001	524 ROCHELLE DRIVE	A request to amend a previously recorded plat to reduce the front setback on property 524 Rochelle Drive, approximately 35 feet northwest of Smartt Drive (0.45 acres) zoned RS20, requested by William Keith Badger and Kelley Elizabeth Badger, applicant and owners.	26 (Courtney Johnston)
2/10/2026 10:13	4/6/2026 0:00	PLAPADMIN	2026S-048-001	1100 PORTER STREET	A request to amend a previously recorded plat to remove a pedestrian easement on property located at 1100B Porter Street, at the southwest corner of Grundy Street and 11th Ave North, zoned DTC (1.08 acres), requested by Pape-Dawson, applicant; 1101 Grundy Property Owners LLC, owners.	19 (Jacob Kupin)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
4/15/2026	Approve Extension	2021B-051-003	DAVENPORT DOWNS PHASE 3 SECTION 2
4/14/26	Approve New	2025B-036-001	CAROTHERS CROSSING PHASE 10 SECTION 2A-1
4/8/26	Approve New	2025B-042-001	1231 MARTIN STREET
4/9/26	Approve Extension	2023B-032-003	LANE COLLEGE HOUSING
4/13/26	Approve New	2026B-007-001	CAROTHERS CROSSING PHASE 10 SECTION 2A-2
4/13/26	Approve Extension / Reduction	2024B-025-002	FALL CREST
4/14/2026	Approved Release	2025B-026-001	ASHTON PARK PHASE 3C

Schedule

- A. **April 23, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- B. **May 14, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- C. **May 28, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center