



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: May 28, 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: Henley; Smith; Marshall; Dundon
 - b. Leaving Early:
 - c. Not Attending: Farr
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 5/20/2026**.

APPROVALS	# of Applics	# of Applics '26
Specific Plans	1	14
PUDs	0	3
UDOs	1	6
Subdivisions	8	47
Mandatory Referrals	7	93
Grand Total	17	163

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)
2/24/2026 10:57	5/13/2026 0:00	PLRECAPP	2024SP-024-003	THE MARLOWE	A request for final site plan approval on various properties located along Marlowe Landing and Marlowe Landing (unnumbered), approximately 375 feet west of Gwynnwood Drive, zoned SP (3.58 acres), to permit 29 multi-family residential units, requested by Catalyst Design Group, applicant; various owners.	02 (Kyonzté Toombs)

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)
7/25/2024 13:13	5/11/2026 0:00	PLRECAPP	2021UD-001-061	508 & 510 SOUTHGATE AVE	A request for final site plan approval for properties located at 508 and 510 Southgate Avenue, approximately 400 feet west of Rains Avenue, zoned RM20-A-NS and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District (1.04 acres), to permit 18 multi-family residential units, requested by Dale & Associates, applicant; Sherron D. & Harvatha Hughes, owners.	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)
12/11/2024 13:19	5/19/2026 0:00	PLRECAPP	2024M-036EN-001	ENCROACHMENT FOR CAMDEN PROPERTIES	A request to permit a right-of-way encroachment at 5001 Louisiana Avenue, to permit a mural wall approximately 12" wide and 12" tall (see sketch for details).	20 (Rollin Horton)
12/16/2025 9:27	5/11/2026 0:00	PLRECAPP	2025M-193ES-001	2704 MURFREESBORO PIKE	A request for the acceptance of approximately 74 linear feet of eight-inch water main (DIP) and one fire hydrant assembly to serve the 2704 Murfreesboro Pike development.	29 (Tasha Ellis)
4/7/2026 10:33	5/11/2026 0:00	PLRECAPP	2026M-017EN-001	1209 BROWN STREET	A request to permit aerial encroachment into the public right-of-way to permit a blade sign (see sketch for details).	17 (Terry Vo)

4/14/2026 12:42	5/19/2026 0:00	PLRECAPPRO	2026M-016AG-001	CAYCE LANDING LICENSE AGREEMENT	A resolution approving a license agreement between The Metropolitan Government of Nashville and Davidson County, by and through the Department of Parks and Recreation, and the State of Tennessee, acting by and through its Commissioner of Transportation, to construct and maintain a multi-use pedestrian greenway in Davidson County, Tennessee. (Proposal No. 2026M-016AG-001).	
4/16/2026 13:10	5/19/2026 0:00	PLRECAPPRO	2025M-072ES-002	BELLA TERRA REV01	A request to amend Council Resolution RS2025-1346 and Proposal No. 2025M-072ES-001 for the purpose of accepting one more sanitary sewer manhole to serve the Bella Terra – Revision 1 development. Specific infrastructure for Project Nos. 24-SL-231 and 24-WL-70 is now the accepting approximately 2,205 linear feet of new eight-inch water main (DIP), five fire hydrant assemblies and approximately 1,791 linear feet of new eight-inch sanitary sewer main (DIP) and 10 sanitary sewer manholes.	28 (David Benton)
4/16/2026 13:21	5/19/2026 0:00	PLRECAPPRO	2026M-034ES-001	KINGSLEY PARK PHASE 2 DEVELOPMENT	A request for the acceptance of approximately 2,073 linear feet of new eight-inch water main (DIP), approximately 1,825 linear feet of new eight-inch sanitary sewer main (DIP), approximately 814 linear feet of new eight-inch sanitary sewer main (PVC), four fire hydrant assemblies, 18 sanitary sewer manholes, and any associated easements to serve the Kingsley Park Phase 2 Development.	12 (Erin Evans)
4/16/2026 13:31	5/19/2026 0:00	PLRECAPPRO	2025M-132ES-002	KINGSLEY PARK - REVISION	A request to amend Council resolution RS2025-1474 and Proposal No. 2025M-132ES-001 by adding phasing, the abandonment and acceptance of easements, and accepting fewer linear feet of water (DIP) and sanitary sewer mains (DIP and PVC), fire hydrant assemblies and sanitary sewer manholes. The amended legislation will be an ordinance as easements are now included. This will now be Kingsley Park Phase 1 Revision 1 and the specific infrastructure is the abandonment of approximately 75 linear feet of existing eight-inch sanitary sewer main (PVC), one fire hydrant assembly, one sanitary sewer manhole and easements, and the acceptance of approximately 400 linear feet of new eight-inch water main (DIP), approximately 1,015 linear feet of new eight-inch sanitary sewer main (PVC), approximately 471 linear feet of new eight-inch sanitary sewer main (DIP), one fire hydrant assembly, 12 sanitary sewer manholes and easements.	12 (Erin Evans)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
9/8/2025 13:58	5/11/2026 0:00	PLAPADMIN	2025S-164-001	Weekley Place	A request for final plat approval to create two lots on property located at 914 North 14th Street, at the corner of Summit Avenue and North 14th Street, zoned R6 (0.38), and located within the Eastwood Historic Neighborhood Conservation Overlay District, requested by Clint Elliott Survey, applicant; David Wood, owner.	06 (Clay Capp)
10/28/2025 13:21	5/18/2026 0:00	PLAPADMIN	2024S-010-003	BELLA TERRA PHASE 1	A request for final plat approval to create 21 residential lots utilizing conservation development standards on a portion of the property located at Rural Hill Road (unnumbered), approximately 762 feet south of Moss Road, zoned RS7.5 and R15 (6.99 acres), requested by Ragan Smith, applicant; Habitat for Humanity of Greater Nashville, owner.	28 (David Benton)
10/28/2025 13:39	5/18/2026 0:00	PLAPADMIN	2024S-010-004	BELLA TERRA PHASE 2	A request for final plat approval to create 11 residential lots utilizing conservation development standards on a portion of the property located at Rural Hill Road (unnumbered), approximately 762 feet south of Moss Road, zoned RS7.5 and R15 (4.43 acres), requested by Ragan Smith, applicant; Habitat for Humanity of Greater Nashville, owner.	28 (David Benton)
10/28/2025 13:52	5/18/2026 0:00	PLAPADMIN	2024S-010-005	BELLA TERRA PHASE 3	A request for final plat approval to create 21 residential lots utilizing conservation development standards on a portion of the property located at Rural Hill Road (unnumbered), approximately 78 feet west of Took Drive, zoned RS7.5 and R15 (8.92 acres), requested by Ragan Smith, applicant; Habitat for Humanity of Greater Nashville, owner.	28 (David Benton)
12/2/2025 9:05	5/14/2026 0:00	PLAPADMIN	2026S-014-001	WESTMORELAND PLACE	A request for final plat approval to shift lot lines for properties located at 2920, 2922, and 2924 Westmoreland Drive, approximately 237 feet east of Chesterfield Avenue, zoned RS7.5 (0.67 acres), and within the Hillsboro-West End Neighborhood Conservation Overlay District, requested by Jesse E. Walker, applicant; Phyllis Marganoff, and The Anthony & Margaret Venti Trust, owners.	18 (Tom Cash)
1/8/2026 11:03	5/19/2026 0:00	PLAPADMIN	2026S-035-001	3388 EARHART ROAD	A request for final plat approval to create two lots on property located at 3388 Earhart Road, approximately 520 feet northwest of Leona Pass, zoned RS15 (3 acres), requested by Marris Land Surveying, LLC; applicant David and Gerri Veltheim, owners.	12 (Erin Evans)
2/20/2026 12:05	5/19/2026 0:00	PLAPADMIN	2026S-051-001	The Shops on Allied Drive	A request for final plat approval to shift lot lines on properties located at	26 (Courtney Johnston)

					485 and 491 Allied Drive, at the southwest corner of Allied Drive and Vulcan Drive, zoned IR (3.50 acres), requested by Barge Design Solutions, Inc., applicant; The Shops of Allied Drive-Trust, owner.	
2/24/2026 13:14	5/18/2026 0:00	PLAPADMIN	2026S-056-001	501 S 2ND STREET	A request for final plat approval to create two lots on property located at 501 South 2nd Street, at the corner of Shelby Avenue and South 2nd Street, zoned DTC (4.08 acres), and within the East Bank Redevelopment District, requested by Kimley Horn, applicant; Metropolitan Government, owner.	19 (Jacob Kupin)

Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
5/6/26	Approve Extension	2021B-045-002	BURKITT RIDGE - PHASE 3B
5/13/26	Approve New	2025B-016-001	FINAL PLAT OF 6018 MT. VIEW ROAD
5/19/26	Approve Extension	2023B-036-003	OLIVERI PHASE 1
5/18/26	Approve New	2025B-033-001	STOKERS VILLAGE TOWNHOMES PHASE 2
5/13/26	Approve New	2026B-004-001	BELLA TERRA PHASE 1
5/13/26	Approve New	2026B-006-001	BELLA TERRA PHASE 3
5/8/26	Approve Extension	2007B-043-014	RIDGEVIEW UDO
5/12/26	Approved Release	2026B-014-001	501 S 2ND STREET

Schedule

- A. May 28, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- B. June 11, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- C. June 25, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- D. July 23, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center