



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: May 14, 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: Dundon; Smith; Marshall; Leslie; Adkins (probably)
 - b. Leaving Early: Farr (6p)
 - 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 5/6/2026**.

APPROVALS	# of Applics	# of Applics '26
Specific Plans	0	13
PUDs	0	3
UDOs	2	5
Subdivisions	5	39
Mandatory Referrals	13	86
Grand Total	20	146

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)
1/26/2026 13:40	4/22/2026 0:00	PLAPADMIN	2021UD-001-080	609 MOORE AVENUE	A request for final site plan approval for property located at 609 Moore Avenue, approximately 235 feet west of Martin Street, zoned RM20-A-NS (0.17 acres) and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District, to permit two residential units, requested by Michael Bodden, applicant; Baley Bodden, owner.	17 (Terry Vo)
2/6/2026 10:00	4/16/2026 0:00	PLAPADMIN	2021UD-001-081	557 MOORE AVENUE	A request for final site plan approval for the property located at 557 C Moore Ave, approximately 199 feet southeast of Martin Street, zoned RM20-A-NS (0.17 acres), and located within the Wedgewood-Houston Chestnut Hill Overlay District, to permit two-family residential units, requested by Builder Assist, LLC, applicant; O.I.C. 557 Moore Ave Homes, 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)
3/13/2026 15:05	5/1/2026 0:00	PLRECAPPRO	2026M-028ES-001	COTHERN PROPERTIES PHASE 1 DEVELOPMENT	A request for the acceptance of approximately 191 linear feet of new six-inch water main (DIP), approximately 3,075 linear feet of new eight-inch water main (DIP), approximately 2,224 linear feet of new eight-inch sanitary sewer main (PVC), approximately 1,801 linear feet of new eight-inch sanitary sewer main	31 (John Rutherford)

					(DIP), approximately 306 linear feet of new 14-inch sanitary sewer main (DIP), six fire hydrant assemblies, 23 sanitary sewer manholes, and any associated easements to serve the Cothorn Properties Phase 1 Development.	
3/23/2026 14:58	4/23/2026 0:00	PLRECAPPRO	2026M-012AG-001	HILLWOOD WILSONIA	A request authorizing The Metropolitan Government of Nashville and Davidson County, acting by and through Metro Water Services, to enter into a Facility Encroachment Agreement with CSX Transportation, Inc. to construct, use and maintain a pipeline in the railroad right-of-way near Harding Pike (unnumbered) as part of the Hillwood Wilsonia WIR project.	20 (Rollin Horton); 23 (Thom Druffel)
3/29/2026 14:52	4/23/2026 0:00	PLRECAPPRO	2026M-011EN-001	2301 12TH AVENUE SOUTH PARTNERS (GORJANA)	A request to permit aerial encroachment into the public right-of-way to permit an illuminated blade and mounted sign.	18 (Tom Cash)
3/29/2026 15:07	4/29/2026 0:00	PLRECAPPRO	2026M-012EN-001	730 MAIN STREET INVESTMENTS	A request to permit aboveground and underground encroachment into the public right-of-way to permit a building footer.	06 (Clay Capp)
3/30/2026 12:35	4/23/2026 0:00	PLRECAPPRO	2026M-013EN-001	MARTIN 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)
3/31/2026 13:13	4/23/2026 0:00	PLRECAPPRO	2026M-003PR-001	63 HERMITAGE AVENUE	A resolution approving the transfer of control and management of a parcel of property and improvements to the Department of Water and Sewerage Services and authorizing the Department to make a one-time payment to the Metropolitan Government in the amount of \$6,240,000 on account of such transfer.	19 (Jacob Kupin)
4/2/2026 9:04	4/23/2026 0:00	PLRECAPPRO	2026M-013AG-001	PROPOSED BRIDGE REPAIRS	A resolution approving a preliminary engineering agreement between CSX Transportation, Inc. (CSXT), a Virginia corporation with its principal place of business in Jacksonville, Florida, and the Nashville Department of Transportation and Multimodal Infrastructure (NDOT), to facilitate the development of proposed bridge repairs over CSXT rail at Cleveland Street, Hamilton Avenue, Myatt Avenue, and Sidco Drive. (Proposal No. 2026M-013AG-001).	
4/2/2026 12:54	4/23/2026 0:00	PLRECAPPRO	2026M-015EN-001	1214 MARTIN 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)
4/2/2026 12:54	4/23/2026 0:00	PLRECAPPRO	2026M-015EN-001	1214 MARTIN 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)
4/3/2026 13:10	4/23/2026 0:00	PLRECAPPRO	2026M-016EN-001	1208 MARTIN STREET NASHVILLE PHASE III	A request to permit aerial encroachment into the public right-of-way to permit a blade sign (see sketch for details).	17 (Terry Vo)
4/8/2026 8:22	4/23/2026 0:00	PLRECAPPRO	2025M-144ES-002	112 RICHMOND STREET REVISION 2	A request to amend Council Resolution RS2025-1544 and Proposal No. 2025M-144ES-001 for the purpose of accepting approximately 315 additional linear feet of eight-inch water main (DIP) to serve the 112 Richmond Street – Revision 2 development which now consists of six parcels. Specific infrastructure for Project No. 25-WL-12 is now the acceptance of	11 (Jeff Eslick)

					approximately 442 linear feet of new eight-inch water main (DIP).	
4/8/2026 10:16	4/20/2026 0:00	PLRECAPPRO	2026M-015AG-001	AIRWAYS PLAZA BUILDING 2 LEASE	An ordinance approving a lease agreement between the Metropolitan Government of Nashville and Davidson County and Hessel Properties, GP for use of 74,374 square feet of office space located at 1283 Murfreesboro Pike (Parcel No. 12000015500)(Proposal No. 2026M-015AG-001).	13 (Russ Bradford)
4/8/2026 11:18	4/23/2026 0:00	PLRECAPPRO	2026M-033ES-001	RIPTIDE CARWASH	A request for the acceptance of approximately 204 linear feet of new eight-inch sanitary sewer main (PVC), approximately 160 linear feet of new eight-inch sanitary sewer main (DIP), five sanitary sewer manholes, and any associated easements to serve the Riptide Carwash Development.	32 (Joy Styles)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
4/26/2023 11:09	4/24/2026 0:00	PLAPADMIN	2023S-083-001	THE PIKE	A request for final plat approval to create four lots and dedicate right-of-way on properties along Dickerson Pike, Gatewood Avenue, Meridian Court, and Marie Street, south of Luton Street and Gatewood Avenue and located within the Detached Accessory Dwelling Unit Overlay District and the Dickerson Pike Sign Urban Design Overlay District, zoned SP (12.68 acres), requested by Roger Harrah, applicant; Dickerson Pike 1031, LLC, Dickerson Pike Propco 2, LLC, Dickerson Pike Propco, LLC & Dickerson Pike 1031, LLC, Meridian Court Propco, and South Central Conf. Assn. of 7th Day Adv., Inc., owners.	05 (Sean Parker)
8/1/2024 13:52	4/24/2026 0:00	PLAPADMIN	2024S-133-001	WAWA STATION MT. VIEW ROAD SUBDIVISION	A request for final plat approval to create three lots on property located at 3332 Murfreesboro Pike, at the northeast corner of Murfreesboro Pike and Mt. View Road, zoned SP (4.82 acres), requested by SEC, Inc., applicant; OV 07 Mt. View, LLC, owner.	08 (Deonté Harrell)
1/22/2025 8:18	4/30/2026 0:00	PLAPADMIN	2025S-032-001	ANDREW RUCKER LANE AND THRIBLE SPRINGS	A request for final plat approval to create three lots on a portion of property located at Old Hickory Boulevard (unnumbered), at the current terminus of Andrew Rucker Lane, zoned R10 (1.67 acres), requested by Jesse Walker Engineering, applicant; Christ Church Pentecostal, owner.	04 (Mike Cortese)
2/24/2026 10:02	4/30/2026 0:00	PLAPADMIN	2026S-055-001	Lot 80 & 81 Burton Hills Estate Tract 9 lot line shift	A request for final plat approval to shift lot lines on properties located at 20 and 22 Compton Trace, approximately 185 feet north of Park Crescent Circle, zoned R15 (1.49	25 (Jeff Preptit)

					acres), and located within a Planned Unit Development Overlay District, requested by Joshua White, applicant; Stephen Douglas & Amy Lynn Strader, owners.	
3/4/2026 10:08	4/30/2026 0:00	PLAPADMIN	2026S-059-001	4307 LONE OAK ROAD	A request for final plat approval to create one lot on property located at 4307 Lone Oak Road, approximately 118 feet north of Overhill Drive, zoned R20 (0.51 acres), requested by B2L Land Surveyors, applicant; Hugh M. Breen and Mary E. Breen, owners.	25 (Jeff Preptit)

Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
4/16/26	Approve Extension	2019B-023-004	PARK PRESERVE PHASES 1E AND 4B
4/28/26	Approve Extension	2018B-038-006	NASHVILLE YARDS SUBDIVISION REVISION 1 LOT 2 SUBDIVISION OF PARCEL 1
4/22/26	Approve New	2025B-035-001	THE PIKE
4/21/2026	Approve Release	2022B-008-003	RIDGEVIEW SUBDIVISION - PHASE 2
4/28/2026	Approve Release	2026B-005-001	BELLA TERRA PHASE 2
4/28/2026	Approve Release	2018B-035-008	VOCE PHASE 3
5/4/2026	Approve Release	2022B-033-004	BRATTONVIEW AT BORDEAUX
5/4/2026	Approve Release	2023B-029-003	ASHTON PARK PHASE 2A

Schedule

- A. **May 14, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- B. **May 28, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- C. **June 11, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- D. **June 25, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- E. **July 23, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center