



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: June 25, 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: Adkins; Henley; 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 6/17/2026**.

<u>APPROVALS</u>	<u># of Applics</u>	<u># of Applics '26</u>
Specific Plans	3	20
PUDs	0	3
UDOs	1	7
Subdivisions	5	55
Mandatory Referrals	8	127
<i>Grand Total</i>	17	212

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)
4/29/2025 8:13	6/8/2026 0:00	PLRECAPP	2022SP-057-003	THE BEND RESORT PHASE 2	A request for final site plan approval on a portion of property located at 2400 Pennington Bend Road, approximately 61 feet north of Opry Mills Drive, zoned SP (14.00 acres), to permit 300 multi-family units, requested by Gresham Smith, applicant; Gleaves Farm, LTD. L.P., owner.	15 (Jeff Gregg)
5/13/2025 11:07	6/15/2026 0:00	PLAPADMIN	2023SP-039-002	2500 BUENA VISTA PIKE	A request for final site plan approval for 233 multi-family units for properties located at 2500, 2506 Buena Vista Pike, and Buena Vista Pike (unnumbered), approximately 400 feet south of the intersection of Buena Vista Pike and W. Trinity Lane, zoned SP (3.53 acres), to permit a mixed-use development, requested by Catalyst Design Group, applicant; ARG Investments GP and ARG Investments, LGP, owners.	02 (Kyonzté Toombs)
4/20/2026 13:02	6/16/2026 0:00	PLRECAPP	2021SP-010-003	WEDGEWOOD HOUSTON - PHASE III - MIXED USE DEVELOPMENT	A request for final site plan approval for property located at 1232 Martin Street, 306, and 314 Leon Loop, approximately 215 feet west of Pillow Street, zoned SP (6.12 acres), to make modifications to buildings D and F, requested by Barge Cauthen & Associates, applicant; Nashville Phase I Property Holder LLC, and Nashville Phase III Property Holder LLC, owner.	17 (Terry Vo)

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)
2/24/2026 11:49	6/10/2026 0:00	PLAPADMIN	2021UD-001-083	612 HAMILTON AVENUE	A request for final site plan approval for property located at 612 Hamilton Avenue, approximately 300 feet east of Hagan Street, zoned RM20-A-NS and located within the Wedgewood Houston Chestnut Hill Urban Design Overlay District (0.2 acres), to permit a duplex, requested by Allard Ward Architects, LLC, applicant; The Haloosim Family Trust, owner.	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)
3/9/2026 11:44	6/9/2026 0:00	PLRECAPPRO	2026M-009EN-001	PORTER STREET	A request to permit an aerial encroachment into the public right-of-way for an overhanging canopy along Porter Road (see sketch for details).	19 (Jacob Kupin)
5/8/2026 14:00	6/9/2026 0:00	PLRECAPPRO	2025M-186ES-002	CITY VISTA II REVISION 01	A request to amend Council Ordinance BL2026-1324 and Proposal No. 2025M-186ES-001 for the purpose of accepting approximately 72 linear feet of new six-inch water main (DIP), 10 fewer linear feet of eight-inch water main (DIP), 25 fewer linear feet of eight-inch sanitary sewer main (PVC), and 5 fewer linear feet of eight-inch sanitary sewer main (DIP), and horizontal adjustment of the water and sewer mains, to serve the City Vista II development. Specific infrastructure for Project Nos. 25-SL-86 and 25-WL-36 is now the acceptance of approximately 1,129 linear feet of new eight-inch water main (DIP), 72 linear feet of new six-inch water main (DIP), three fire hydrant assemblies and approximately 1,530 linear feet of eight-inch sanitary sewer main (PVC), 602 linear feet of eight-inch sanitary sewer main (DIP), 19 sanitary sewer manholes and any associated easements.	02 (Kyonzté Toombs)
5/26/2026 10:55	6/8/2026 0:00	PLRECAPPRO	2023M-001PR-002	RICHLAND CREEK FLOOD RISK MANAGEMENT PROJECT REVISION	A request for approval to add one (1) flood-prone property to the 36 properties previously approved on 2023M-001PR-001/RS2023-2001 in the Richland Creek watershed as part of a project modification detailed in the Memorandum of Record.	20 (Rollin Horton)
5/26/2026 13:16	6/8/2026 0:00	PLRECAPPRO	2026M-021ES-002	ANTIOCH 15 PHASE 2, REVISION #1	A request to amend Council Ordinance BL2026-1366 and Proposal No. 2026M-021ES-001 for the purpose of accepting the vertical realignment of the previously approved water and sanitary sewer main to serve the Antioch 15 Phase 2 – Revision 1 Development. Specific infrastructure for Project Nos. 25-WL-45 and 25-SL-109 remains the acceptance of approximately 2,016	08 (Deonté Harrell)

					linear feet of eight-inch water main (DIP), four fire hydrant assemblies and approximately 943 linear feet of eight-inch sanitary sewer main (PVC), seven sanitary sewer manholes and any associated easements to serve the Antioch 15 Phase 2 – Revision 1 Development.	
5/27/2026 9:47	6/8/2026 0:00	PLRECAPPRO	2026M-044ES-001	HILLPOINTE WHITES CREEK RESIDENTIAL	A request for the acceptance of approximately 1,600 linear feet of eight-inch water main (DIP), two fire hydrant assemblies and approximately 1,518 linear feet of eight-inch sanitary sewer main (PVC), 165 linear feet of eight-inch sanitary sewer main (DIP), 16 sanitary sewer manholes and any associated easements to serve the Hillpointe Whites Creek Residential development.	01 (Joy Kimbrough)
5/27/2026 10:07	6/8/2026 0:00	PLRECAPPRO	2026M-045ES-001	HILLPOINTE CRESCENT WHITES CREEK INFRASTRUCTURE	A request for the abandonment of 1,357 linear feet of eight-inch water main and the acceptance of approximately 3,500 linear feet of eight-inch water main (DIP), eight fire hydrant assemblies and approximately 1,316 linear feet of eight-inch sanitary sewer main (PVC), 569 linear feet of eight-inch sanitary sewer main (DIP), 16 sanitary sewer manholes and any associated easements to serve the Hillpointe Whites Creek Infrastructure development.	01 (Joy Kimbrough)
5/27/2026 11:16	6/8/2026 0:00	PLRECAPPRO	2026M-004PR-001	STORMWATER REPETITIVE FLOOD DAMAGE HOME BUYOUT	A request to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, a property located at 5409 Illinois Avenue for Metro Water Services. Please see the following page for information on utility termination once MWS acquires the property.	20 (Rollin Horton)
5/29/2026 6:44	6/8/2026 0:00	PLRECAPPRO	2023M-085ES-002	ROSE MONTE PHASE 4-1 REVISION1	A request to amend Council ordinance BL2023-2028 and Proposal No. 2023M-085ES-001 by adding additional phasing, updating map and parcel information, accepting fewer linear feet of water (DIP) and sanitary sewer (PVC) mains, fire hydrant assemblies and sanitary sewer manholes and accepting additional linear feet of sanitary sewer main (DIP). This will now be Rose Monte Phase 4 -1 – Revision 1 and the specific infrastructure is the acceptance of approximately 775 linear feet of new eight-inch water main (DIP), approximately 969 linear feet of new	04 (Mike Cortese)

					eight-inch sanitary sewer main (PVC), approximately 290 linear feet of new eight-inch sanitary sewer main (DIP), two fire hydrant assemblies, nine sanitary sewer manholes and easements.	
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SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
7/3/2025 10:04	6/8/2026 0:00	PLRECAPP	2024S-184-002	1245 KENMORE PLACE	A request for final site plan approval to create six lots and dedicate right-of-way on property located at 1245 Kenmore Place, approximately 270 feet south of Kirkland Avenue, zoned RS3.75 and RS7.5 (1.2 acres), requested by Dale & Associates, applicant; Shovel Ready LLC, owner.	07 (Emily Benedict)
9/9/2025 15:40	6/16/2026 0:00	PLAPADMIN	2025S-170-001	STOKERS VILLAGE TOWNHOMES PHASE 2	A request for final plat approval to create four lots on property located at 3051 Stokers Lane at the northwest corner of Stokers Lane and Buena Vista Pike, zoned SP (10.74 acres), requested by Kimley Horn, applicant; Century Communities of Tennessee, LLC, owner.	02 (Kyonzté Toombs)
2/23/2026 15:38	6/8/2026 0:00	PLAPADMIN	2026S-052-001	1321 & 1327 PAWNEE TRAIL	A request for final plat approval to create two lots on properties located at 1321 and 1327 Pawnee Trail, approximately 515 feet northwest of Nawakwa Trail, zoned RS15 (3.42 acres), requested by Gregory Daniels, applicant; John Myers, Gloria Bumbalough, and Kristin Andrews, owners.	09 (Tonya Hancock)
3/10/2026 7:37	6/11/2026 0:00	PLAPADMIN	2026S-061-001	HOMESTEAD	A request for final plat approval to create one lot on properties located at 330, 330B, and 332 Homestead Road, approximately 762 feet west of Dickerson Pike, zoned CS (2.11 acres), requested by Crowe-Wheeler and Associates, applicant; Steven & Kelly Kirby, owners.	02 (Kyonzté Toombs)
4/13/2026 9:55	6/8/2026 0:00	PLAPADMIN	2026S-079-001	EMERSON WALK	A request for final plat approval to create 24 single-family lots on property located at 7959 Poplar Creek Road, approximately 41 feet west of East Colony Drive, zoned SP (9.98 acres), requested by BCA Civil, applicant: 7959 Poplar Creek, LLC, owner.	35 (Jason Spain)

Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
6/15/26	Approve Extension / Reduction	2019B-047-003	MAGNOLIA FARMS PHASE 2 SECTION 2
6/17/26	Approve Extension / Reduction	2019B-007-005	MAGNOLIA FARMS PHASE 2 SECTION 1

Schedule

- A. **June 25, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- B. **July 23, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- C. **August 13, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- D. **August 27, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center