



MEMO

TO: MEMBERS OF THE METRO PLANNING COMMISSION

FROM: METRO NASHVILLE PLANNING DEPARTMENT – Celina Konigstein

SUBJECT: ITEM 10 – NDOT Recommendations Received and Updated Staff Recommendation

DATE: June 25, 2026

The June 25, 2026, MPC staff report for Item 10 (Case No. 2025S-203-001), was originally published with “Recommendations Pending” for both Roads and Traffic and Parking and a staff recommendation of “Approve with conditions, pending a recommendation of approval by NDOT.” Following publication of the staff report, NDOT added conditions of approval for Roads and Traffic and Parking. In the original report, the second half of the staff recommendation was left out in error, “including an exception to Section 3-5.2”, however, this exception was addressed in the staff report.

In order to correct the exclusion of the exception in the recommendation and given NDOT’s approval, the he staff recommendation has been updated to “Approve with conditions, including an exception to Section 3-5.2.”

The NDOT recommendations of approval are as follows:

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Hailey Heights must be constructed to binder layer of pavement at a minimum prior to platting these lots. Road construction plans under Harpeth Overlook Subdivision.
- Provide a 3' pedestrian easement from back of walk along public walk.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Shared access easement will need to be recorded at the time of final plat.
- On a corrected copy of the site plan, correctly call out the proposed ROW dedication along McCrory Ln. Current site plan shows the existing and proposed future on the same line.
- Final plat for this lots should not be recorded until future public road 'Hailey Heights' is built to binder layer and recorded.
- The applicant's final construction drawings shall comply with the design regulations established by the Nashville Department of Transportation, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.