



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: August 13, 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; Leslie; Horton; Dundon
 - b. Leaving Early: Farr (7p)
 - c. Not Attending:
 2. Legal Representation: Hannah Zeitlin will be attending.
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**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 8/05/2026**.

APPROVALS	# of Applics	# of Applics '26
Specific Plans	3	27
PUDs	0	3
UDOs	0	11
Subdivisions	8	77
Mandatory Referrals	22	177
Grand Total	33	295

SPECIFIC PLANS (finals only): MPC Approval Finding: Final site plan conforms to the approved development plan.						
Date Submitted	Date Approved	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
2/28/2024 11:52	7/16/2026 0:00	PLRECAPP	2021SP-061-002	ARIZA BELLEVUE	A request for final site plan approval for properties located at 1084 Morton Mill Road and Morton Mill Road (unnumbered), at the current terminus of Morton Mill Road zoned SP (45.17 acres), to permit 417 multi-family residential units, requested by Ragan Smith Associates, applicant; Cypressbrook Coley Davis, GP and Reese Smith Jr., owners.	35 (Jason Spain)
12/30/2025 10:13	7/28/2026 0:00	PLRECAPP	2015SP-013-008	STEPHENS VALLEY PHASE 1	A request for final site plan approval for property located at 441 Union Bridge Road, at the corner of Stephens Valley Boulevard and Union Bridge Road, zoned SP (7.6 acres), to permit a mixed-use development for Phase 1, requested by Rochford Realty and Construction, applicant; Natchez Associates, L.P., owner.	35 (Jason Spain)
3/6/2026 12:36	7/29/2026 0:00	PLRECAPP	2016SP-014-004	7435 OLD HICKORY BOULEVARD	A request for final site plan approval for property located at 7435 Old Hickory Boulevard, approximately 632 feet west of Blevins Road (34.74 acres), to permit warehouse and office uses, requested by Thomas & Hutton, applicant; Anchor Property Holding, LLC, owner.	03 (Jennifer Gamble)

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	Date Approve	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

PLANNED UNIT DEVELOPMENTS (finals and variances only): MPC Approval						
Date Submitted	Date Approved	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

MANDATORY REFERRALS: MPC Approval						
Date Submitted	Date Approved	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)
4/28/2026 8:40	7/28/2026 0:00	PLRECAPP	2026M-020EN-001	505 HOUSTON STREET	A request to permit aerial encroachment into the public right-of-way to permit one (1) proposed double-faced, non-	17 (Terry Vo)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Date Approved	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)
					illuminated blade projecting sign (see sketch for details).	
4/28/2026 8:40	7/28/2026 0:00	PLRECAPPR	2026M-020EN-001	505 HOUSTON STREET	A request to permit aerial encroachment into the public right-of-way to permit one (1) proposed double-faced, non-illuminated blade projecting sign (see sketch for details).	17 (Terry Vo)
6/22/2026 13:49	7/17/2026 0:00	PLRECAPPRO	2026M-025AG-001	BURNHAM RENEWABLE GAS AGREEMENT AND LEASE	An ordinance approving a Gas Rights Agreement and Lease Agreement between the Metropolitan Government of Nashville and Davidson County, through the Department of Water and Sewerage Services, and Burnham Nashville LLC, for the Renewable Natural Gas Project. (Proposal No. 2026M-025AG-001)	19 (Jacob Kupin)
6/25/2026 11:29	7/17/2026 0:00	PLRECAPPRO	2025M-040ES-002	CCB PHASE 1A REVISION 01	A request for the purpose of accepting the vertical realignment of the previously approved sanitary sewer mains to serve the CCB Phase 1A – Revision 1 Development. Specific infrastructure for Project No. 23-SL-15 remains the abandonment of approximately 189 linear feet of existing eight-inch sanitary sewer main, approximately 589 linear feet of existing 10-inch sanitary sewer main (unknown material), five sanitary sewer manholes and any associated easements, and the acceptance of approximately 17 linear feet of new eight-inch sanitary sewer main (PVC), approximately 404 linear feet of new 10-inch sanitary sewer main (PVC), six new sanitary sewer manholes, any associated easements to serve the CCB Phase 1A - Revision 1 Development.	19 (Jacob Kupin)
6/30/2026 11:12	7/27/2026 0:00	PLRECAPPR	2026M-029AG-001	15180 OLD HICKORY BOULEVARD	An ordinance approving the acquisition of a permanent easement by the Metropolitan Government, acting by and through the Department of Information Systems, from SREIT Hickory Point Nashville, LLC, for the purpose of building and maintaining a radio communications tower and related equipment at 15180 Old Hickory Boulevard.	27 (Robert Nash)
7/2/2026 8:49	7/27/2026 0:00	PLRECAPPR	2026M-059ES-001	TSU NEW ENGINEERING BUILDING	A request for the acceptance of one new fire hydrant assembly, to serve the TSU New Engineering Building Development. The fire hydrant assembly will be in the right of way.	21 (Brandon Taylor)
7/2/2026 8:59	7/27/2026 0:00	PLRECAPPR	2026M-060ES-001	450-460 JAMES ROBERTSON PARKWAY WATER MAIN REALIGNMENT	A request for the abandonment of approximately 28 linear feet of eight-inch water main and the acceptance of approximately 28 linear feet of new eight-inch water main (DIP), for the	19 (Jacob Kupin)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Date Approved	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)
					purpose of vertical realignment due to a conflict with the proposed sanitary sewer service, to serve the 450-460 James Robertson Parkway Water Main Realignment.	
7/7/2026 12:05	7/27/2026 0:00	PLRECAPP	2025M-171ES-002	MARTIN'S GROVE REVISION 1	A request to amend Council Ordinance BL2025-1160 and Proposal No. 2025M-171ES-001 for the purpose of acceptance of one additional odor control facilities to the sanitary force main with associated water service fixtures. Specific infrastructure for Project Nos. 25-WL-54 and 25-SL-123 is now the acceptance of approximately 2,220 linear feet of eight-inch water main (DIP), four fire hydrant assemblies and approximately 474 linear feet of three-inch sanitary sewer force main (PVC), 1,515 linear feet of two-inch sanitary sewer force main (PVC), any associated easements; and in addition one odor control facilities to sanitary force main with associated water service fixtures to serve Martin's Grove – Revision 1.	08 (Deonté Harrell)
7/8/2026 11:20	7/27/2026 0:00	PLRECAPP	2026M-062ES-001	2826 HARTFORD DRIVE DEVELOPMENT	A request for the acceptance of approximately 156 linear feet of new eight-inch sanitary sewer main (PVC), two new sanitary sewer manholes, one vertical relocation of existing manhole, and any associated easements to serve the 2826 Hartford Drive Development.	16 (Ginny Welsch)
7/9/2026 13:46	7/28/2026 0:00	PLRECAPP	2026M-030AG-001	SIGNAL MAINTENANCE OF SR-155 INTERCHANGE AT SR-12	A resolution approving an intergovernmental agreement by and between the Tennessee Department of Transportation ("TDOT") and the Metropolitan Government, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT"), for the maintenance of SR-155 Interchange at SR-12. State Project No: 19074-3261-94, Federal Project No: HSIP-155(31), Agreement No. 260056. (Proposal No. 2026M-030AG-001).	
7/10/2026 9:19	7/28/2026 0:00	PLRECAPP	2026M-031AG-001	HARDING PLACE SIDEWALK PHASE 3	A resolution approving Amendment 3 to an intergovernmental agreement by and between the Tennessee Department of Transportation ("TDOT") and the Metropolitan Government, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT"), for an extension of the expiration date of the agreement in connection with the construction of a sidewalk on Harding Place (State Route 255) - Phase 3, from	

MANDATORY REFERRALS: MPC Approval

Date Submitted	Date Approved	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)
					Danby Drive to Nolensville Pike, Federal No. STP-M-NH-255(4), State No. 19LPLM-F3-122, PIN 121791.00; Prop No. (2026M-031AG-001).	
7/10/2026 9:31	7/27/2026 0:00	PLRECAPP	2026M-032AG-001	CONSERVATION GREENWAY EASEMENT AGREEMENT OSAGE ARBORS DEV. PAR.	An ordinance approving a greenway conservation easement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Ben Allen Land Partners, LLC, for greenway improvements at 329 Ben Allen Road (Parcel No. 06100008500) (Proposal No. 2026M-032AG-001).	05 (Sean Parker)
7/10/2026 9:50	7/27/2026 0:00	PLRECAPP	2026M-033AG-001	GREENWAY EASEMENT - RICHLAND CREEK	An ordinance approving a greenway conservation easement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Richland Creek MF Owner, LLC, for greenway improvements at 92 White Bridge Pike (Parcel No. 10311000100) (Proposal No. 2026M-033AG-001).	24 (Brenda Gadd)
7/14/2026 9:33	7/27/2026 0:00	PLRECAPP	2026M-034AG-001	1109 RIVERSIDE ROAD PARTICIPATION AGREEMENT	A request for approval for a Participation Agreement between Metro Water Services and James Morrison for MWS Project No. 24-WL-0058. This is a financial participation agreement. The actual infrastructure has been reviewed and approved on June 4, 2025, via RS2025-1286 and 2025M-051ES-001.	11 (Jeff Eslick)
7/14/2026 9:43	7/27/2026 0:00	PLRECAPP	2026M-064ES-001	SHEERAH COURT DEVELOPMENT	A request for the acceptance of approximately 169 linear feet of new four-inch water main (DIP), approximately 35 linear feet of new eight-inch sanitary sewer main (DIP), approximately 70 linear feet of new two-inch sanitary force main (SDR 21), approximately 108 linear feet of new one and one-half-inch sanitary force main (SDR 21), one two-inch by one and one-half-inch sanitary sewer force main reducer, one new sanitary sewer manhole, and any associated easements to serve the Sheerah Court Development.	12 (Erin Evans)
7/15/2026 11:23	7/23/2026 0:00	PLRECAPP	2026M-009PR-001	648 GRASSMERE PARK	An ordinance authorizing The Metropolitan Government to acquire the fee interest in a parcel of property (Parcel ID No. 13300013500) through negotiation or condemnation for office, warehouse, training and other uses. (Proposal No. 2026M-009PR-001).	26 (Courtney Johnston)
7/15/2026 12:31	7/27/2026 0:00	PLRECAPP	2026M-065ES-001	BELMONT VILLAGE DEVELOPMENT	A request for the acceptance of one new sanitary sewer manhole, to serve the Belmont Village Development.	17 (Terry Vo)
7/15/2026 12:41	7/27/2026 0:00	PLRECAPP	2026M-066ES-001	WHITES CREEK ESTATES DEVELOPMENT	A request for the acceptance of approximately 880 linear feet of new eight-inch water main (DIP),	01 (Joy Kimbrough)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Date Approved	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)
					approximately 744 linear feet of new eight-inch sanitary sewer main (PVC), approximately 306 linear feet of new eight-inch sanitary sewer main (DIP), two new fire hydrant assemblies, 11 new sanitary sewer manholes, and associated easements to serve the Whites Creek Estates Development.	
7/19/2026 14:13	7/30/2026 0:00	PLRECAPP	2026M-067ES-001	TARGET ANTIOCH	A request for the acceptance of approximately 306 linear feet of (SDR 35) eight-inch sanitary sewer main (PVC) and two sanitary sewer manholes to serve the Target Antioch development.	32 (Joy Styles)
7/19/2026 14:23	7/30/2026 0:00	PLRECAPP	2025M-091ES-002	WALTON STATION PHASE 1 - REVISION 01	A request to amend Council Ordinance BL2025-973 and Proposal No. 2025M-091ES-001 by updating map and parcel information, adding phasing, the abandonment of water main (DIP), and sanitary sewer manholes, and the acceptance of fewer linear feet of water main (DIP) and sanitary sewer main (PVC and DIP), fire hydrant assemblies and sanitary sewer manholes, to serve the Walton Station Phase 1- Revision 01 development. Specific infrastructure for Project Nos. 23-SL-271 and 23-WL-100 is now the abandonment of approximately 90 linear feet of eight-inch water main (DIP), approximately 500 linear feet of eight-inch sanitary sewer main (VCP), one fire hydrant assembly and two sanitary sewer manholes and easements, and the acceptance of approximately 500 linear feet of eight-inch water main (DIP), 277 linear feet of eight-inch sanitary sewer main (PVC), 872 linear feet of eight-inch sanitary sewer main (DIP), two fire hydrant assemblies, 12 sanitary sewer manholes, and any associated easements.	05 (Sean Parker)
7/19/2026 14:37	7/30/2026 0:00	PLRECAPP	2026M-036AG-001	CENTENNIAL 49TH - CSX FACILITY ENCROACHMENT AGREEMENT	A request for approval regarding a Facility Encroachment Agreements between CSX and Metro acting through Metro Water Services. The agreement is part of the Centennial/49th WRF project. CSX 1057227 is for a potable water pipeline.	21 (Brandon Taylor)
7/19/2026 14:56	7/30/2026 0:00	PLRECAPP	2026M-037AG-001	JEFFERSON STREET PHASE 3 - CSX FACILITY ENCROACHMENT AGREEMENT CSX 1059136	A request authorizing a Facility Encroachment Agreements between CSX and Metro acting through Metro Water Services. I've also included a general vicinity sketch showing approximately where the encroachment is located. The agreement is part of the Jefferson South	19 (Jacob Kupin)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Date Approved	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)
					Phase 3 WIR project. CSX 1059136 is for a potable water pipeline.	

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
2/10/2026 11:18	7/29/2026 0:00	PLAPADMIN	2026S-049-001	799 & 801 MONTROSE AVENUE	A request for final plat approval to shift lot lines on properties located at 799, 799B Montrose Avenue, 2601 Vaulx Lane and 801 Montrose Avenue at the southwest corner of Montrose Avenue and Vaulx Lane, zoned R10 and R8 (0.63 acres), requested by Clint Elliott Survey, applicant; O.I.C. The Montrose, Eric Scott Fogle, Lauren Wright, and John Mifflin, owners.	17 (Terry Vo)
4/1/2026 13:02	7/28/2026 0:00	PLAPADMIN	2026S-077-001	RIVERGATE PARKWAY	A request for final plat approval to consolidate three lots into two lots for properties located at 1000 Rivergate Parkway and Rivergate Parkway (unnumbered), approximately 310 feet southwest of Conference Drive, zoned SP and SCR (21.87 acres) and within a portion of a Planned Unit Development Overlay District, requested by CESO, Inc., applicant; Dillard TN Operating LTD Partnership, and Rivergate MP Holdings, LLC, owners.	10 (Jennifer Webb)
4/14/2026 8:37	7/23/2026 0:00	PLAPADMIN	2026S-082-001	0 STEWARTS FERRY PIKE	A request for final plat approval to create three lots on property located at Stewarts Ferry Pike (unnumbered), approximately 713 feet southeast of Smotherman Lane, zoned RS15 (5.0 acres), requested by Crunk Engineering, LLC, applicant; Geric Gaylon Smith, owner.	12 (Erin Evans)
4/14/2026 12:44	7/30/2026 0:00	PLAPADMIN	2026S-085-001	8016 QUAIL CREEK ROAD	A request for a final plat approval to modify the platted building envelope and modify and add septic areas on property located at 8016 Quail Creek, approximately 777 feet north of Charlotte Pike, zoned R40 (8.11 acres), requested by Justin Strid, applicant; Justin Strid and Amanda Strid, owners.	35 (Jason Spain)
6/8/2026 9:41	8/4/2026 0:00	PLAPADMIN	2026S-113-001	RIVERSIDE & PORTER	A request for final plat approval to shift lot lines and dedicate easements on properties located at 1600 Porter Road and 1600 Riverside Drive, at the northwest corner of Riverside Drive and Porter Road (1.52 acres), zoned MUL-A, requested by Cherry Land Surveying, Inc applicant; Boedecker Foundation, owners.	07 (Emily Benedict)
6/8/2026 10:06	7/20/2026 0:00	PLAPADMIN	2026S-114-001	3109 STOKERS SUBDIVISION LOTS 1, 2, 3 AND 4	A request for final plat approval to create four lots on property located at 3109 Stokers Lane approximately 700 feet east of Tucker Road (1.01	02 (Kyonzté Toombs)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
					acres), zoned R10, requested by JTA Land Surveying, Inc. applicant; Milton & Jabriel Moore, owners.	
6/12/2026 15:47	8/5/2026 0:00	PLAPADMIN	2026S-123-001	7400 HALLOWS DRIVE	A request to amend a previously recorded plat to reduce the rear setbacks on property located at 7400 Hallows Drive, at the northeast corner of George E. Horn Road and Hallows Drive, zoned RS40 (1.05 acres), requested by TWM, Inc., applicant; Stephen & Kaye Slater, owners.	22 (Sheri Weiner)
6/16/2026 14:45	8/4/2026 0:00	PLAPADMIN	2026S-011-002	CEDARS OF CANE RIDGE	A request for final plat approval to shift lot lines on properties located at 277 and 273 Holly Ridge, approximately 1,720 feet southwest of Pettus Road, zoned SP (0.28 acres), requested by Wilson & Associates, P.C., applicant; Brookfield Holdings (Cane Ridge), LLC, owner.	33 (Antoinette Lee)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
7/15/26	Approve Extension	2024B-024-002	CAROTHERS CROSSING PHASE 5A
7/29/26	Approve Extension / Reduction	2024B-030-002	ASHTON PARK PHASE 3A
7/15/26	Approve Extension	2025B-011-002	ANDREW JACKSON PARKWAY TOWNHOMES
7/21/2026	Approved Release	2026B-016-001	RIPTIDE CAR WASH MURFREESBORO
8/5/2026	Approved Release	2022B-031-003	OLD HICKORY CROSSING PHASE 3

Schedule

- A. August 13, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- B. August 27, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- C. September 10, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- D. September 24, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- E. October 22, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- F. November 12, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- G. December 10, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- H. January 14, 2027** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center