



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: September 24, 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; Farr; Henley; Smith; Marshall; Leslie; Horton
 - b. Leaving Early:
 - c. Not Attending: Dundon
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 9/16/2026**.

APPROVALS	# of Applics	# of Applics '26
Specific Plans	1	34
PUDs	0	4
UDOs	2	13
Subdivisions	3	93
Mandatory Referrals	18	234
Grand Total	24	378

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)
8/27/2024 12:08	9/3/2026 0:00	PLRECAPP	2024SP-040-001	MCDONALD'S	A request for final site plan approval for property located at 3320 Murfreesboro Pike, at the corner of Mt. View Road and Murfreesboro Pike, zoned SP and located within the Murfreesboro Pike Urban Design Overlay (4.86 acres), to permit a fast food restaurant, requested by Permit Solutions, Inc., applicant; OV 07 Mt View, LLC, owner.	08 (Deonté Harrell)

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)
10/6/2025 11:07	9/8/2026 0:00	PLRECAPP	2021UD-001-076	1248 1ST AVE SOUTH	A request for final site plan approval for the properties located at 1248 A, B, C 1st Avenue South and 1248 D 1st Avenue South, at the northeast corner of 1st Avenue South and Garden Street zoned RM20-A and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay (UDO) district (0.16 acres), to create three multi-family residential units, requested by Prosper Engineering, PLLC, applicant; Hussein Al-Soraify, owner.	17 (Terry Vo)
6/17/2026 12:49	9/14/2026 0:00	PLRECAPP	2021UD-001-087	519 HAMILTON AVENUE	A request for final site plan approval for properties located at 519 A, 519 B, 519 C, and 519 D Hamilton Avenue, approximately 150 feet east of Pillow Street , zoned RM20-A-NS (0.2 acers), and located within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District, to permit 3 attached multifamily residential units, requested by William Smallman, applicant; Scout Opportunity Fund, LLC, 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)
8/5/2026 10:12	9/2/2026 0:00	PLRECAPP	2026M-079ES-001	DAYS VALLEY RESERVE	A request for the acceptance of approximately 822 linear feet of eight-inch sanitary sewer main (PVC), 118 linear feet of eight-inch sanitary sewer main (DIP), seven sanitary sewer manholes and any associated easements to serve the Days Valley Reserve development.	03 (Jennifer Gamble)
8/13/2026 9:40	9/2/2026 0:00	PLRECAPP	2026M-048AG-001	ANTIOCH PIKE METRO FIBER PROJECT	A resolution approving a facility encroachment agreement between the Metropolitan Government of Nashville and Davidson County and CSX Transportation, Inc. ("CSX"), a Virginia corporation with its principal place of business in Jacksonville, Florida, to construct one 144-count aerial fiber optic crossing at or near Antioch Subdivision, Milepost 00J-9.75, Latitude N36:03:36, Longitude W86:40:15. (Proposal No. 2026M-048AG-001).	
8/14/2026 14:02	9/8/2026 0:00	PLRECAPP	2026M-082ES-001	1514 4TH AVENUE SOUTH HOTEL	A request for the abandonment of approximately 156 linear feet of new eight-inch sanitary sewer main, one sanitary sewer manhole, and associated easements and the acceptance of one new sanitary sewer manhole, to serve the 1514 4th Ave S Hotel Development.	17 (Terry Vo)
8/24/2026 14:18	9/2/2026 0:00	PLRECAPP	2026M-086ES-001	VANDIVER FORCE MAIN IMPROVEMENTS AND PUMP STATIONS EASEMENT ACQUISITION	A request for approval for permanent and temporary easements to construct Projects 11-SC-109C and 11-SC-109B, the Clean Water Nashville Vandiver Force Main Improvements and Pump Station Projects. These easements are to be acquired through negotiation, condemnation, and acceptance in order to complete this project.	09 (Tonya Hancock); 10 (Jennifer Webb)
8/25/2026 8:51	9/2/2026 0:00	PLRECAPP	2026M-049AG-001	VERO NETWORKS LLC FIBER OPTIC FRANCHISE	An ordinance granting a franchise to Vero Fiber Networks, LLC, to construct, operate, and maintain a fiber optic communications system within Metropolitan Nashville and Davidson County under the provisions of the Metropolitan Code of Laws, Title 6, Chapter 26 (Proposal No. 2026M-049AG-001).	
8/25/2026 12:29	9/2/2026 0:00	PLRECAPP	2026M-088ES-001	WALTON STATION PHASE 5	A request for the acceptance of approximately 573 linear feet of eight-inch watermain (DIP) and one fire hydrant assembly and approximately 333 linear feet of eight-inch sanitary sewer main (PVC), 518 linear feet of eight-inch sanitary sewer main (DIP), five sanitary sewer manholes and any associated easements to serve the Walton Station Phase 5 development.	05 (Sean Parker)

8/25/2026 12:48	9/11/2026 0:00	PLRECAPP	2026M-037EN-001	15 MUSIC CIRCLE SOUTH	A request to permit an aerial encroachment into the public right-of-way to permit a connector bridge between the proposed Mile Curb College of Entertainment and Music Business and the Buddy Lee Attractions building (see sketch for details).	17 (Terry Vo)
8/26/2026 9:55	9/11/2026 0:00	PLRECAPP	2026M-050AG-001	CONNECTING HOUSING TO INFRASTRUCTURE PROJECT AT 1095 GWYNN DRIVE	An ordinance approving a participation agreement between the Metropolitan Government of Nashville and Davidson County, acting by and through the Housing Division of the Metropolitan Planning Department, and Park Center, Inc., to provide enhanced pedestrian mobility and bus shelter improvements for Park Center, Inc.'s proposed development, as well as other existing properties in the area (Proposal No. 2026M-050AG-001).	07 (Emily Benedict)
8/26/2026 13:07	9/11/2026 0:00	PLRECAPP	2026M-089ES-001	LINCOLN TECH	A request for the abandonment of 1,084 linear feet of six-inch water main (UNK), 436 linear feet of six-inch water main (Cast Iron), 34 linear feet of six-inch water main (Cast Unlined), 1,304 linear feet of eight-inch water main (Cast Lined), and seven fire hydrant assemblies and approximately 225 linear feet of eight-inch sanitary sewer main (UNK), 452 linear feet of eight-inch sanitary sewer main (VCP), 613 linear feet of 10-inch sanitary sewer main (UNK), 627 linear feet of 15-inch sanitary sewer main (VCP), and seven sanitary sewer manholes and the acceptance of approximately 5,054 linear feet of eight-inch water main (DIP), and eight fire hydrant assemblies and approximately 1,071 linear feet of eight-inch sanitary sewer main (PVC), 391 linear feet of eight-inch sanitary sewer main (DIP), 503 linear feet of 10-inch sanitary sewer main (PVC), 365 linear feet of 12-inch sanitary sewer main (PVC), 587 linear feet of 15-inch sanitary sewer main (PVC), 219 linear feet of 15- inch	05 (Sean Parker)
8/27/2026 8:37	9/11/2026 0:00	PLRECAPP	2026M-090ES-001	WALTON STATION PHASE 3	A request for the acceptance of approximately 1,043 linear feet of eight-inch water main (DIP), one fire hydrant assembly and approximately 774 linear feet of eight-inch sanitary sewer main (PVC), four sanitary sewer manholes and any associated easements to serve the Walton Station Phase 3 development.	05 (Sean Parker)
8/28/2026 8:54	9/14/2026 0:00	PLRECAPP	2026M-011AB-001	ALLEY #694 ABANDONMENT	A request for approval for abandonment of a portion of Alley #694 right-of-way and easements, between 2nd Avenue South and Old Radnor Car Line. The existing alley does	

					not meet sight distance requirements along 2nd avenue posing a safety issue. The proposed SP would like to utilize the alley as a private driveway which is +/- 10ft lower than 2nd Avenue South and would require a retaining wall across the alley ROW.	
8/28/2026 13:22	9/11/2026 0:00	PLRECAPP	2026M-052AG-001	EAST NASHVILLE SPOKES	A resolution approving a grant agreement for an Active Transportation Infrastructure Investment Program (ATIIP) grant from the U.S. Department of Transportation, acting by and through the Federal Highway Administration, to the Metropolitan Government, acting by and through the Nashville Department of Transportation & Multimodal Infrastructure (NDOT), to address critical barriers to mobility and economic vitality by integrating dedicated bikeways and pedestrian pathways to ensure safe, seamless travel for all residents of Davidson County, Agreement No. ATII-26-0005-TN, (Proposal No. 2026M-052AG-001).	
9/1/2026 12:44	9/14/2026 0:00	PLRECAPP	2026M-054AG-001	CLIFF DRIVE-ROW ACQUISITION	An ordinance authorizing the acquisition of certain right-of-way easements, drainage easements, temporary construction easements and property rights by negotiation or condemnation for use in public projects of the Metropolitan Government of Nashville and Davidson County, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT"), for purposes of Cliff Drive phase 1 sidewalk improvements, NDOT Project Number NDT 526. (Proposal No. 2026M-054AG-001).	
9/1/2026 12:53	9/14/2026 0:00	PLRECAPP	2026M-055AG-001		An ordinance authorizing the acquisition of certain right-of-way easements, drainage easements, temporary construction easements and property rights by negotiation or condemnation for use in public projects of the Metropolitan Government of Nashville and Davidson County, acting by and through the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT"), for purposes of Benton Avenue sidewalk improvements, NDOT Project Number NDT 527. (Proposal No. 2026M-055AG-001).	
9/1/2026 13:02	9/14/2026 0:00	PLRECAPP	2026M-091ES-001	2009 SEVIER STREET EASEMENT	An ordinance authorizing the granting of permanent easement to Piedmont Natural Gas Co. on certain property owned by the Metropolitan Government located at 2909 Sevier Street (Parcel No. 09402022900) (Proposal No. 2026M-091ES-001).	06 (Clay Capp)
9/1/2026 13:08	9/14/2026 0:00	PLRECAPP	2026M-092ES-001	1713 PRIMROSE AVENUE SEWER RELOCATION	A request for the abandonment of approximately 94 linear feet of eight-inch sanitary sewer main (Lined VCP) and the acceptance of approximately 36 linear feet of eight-inch sanitary sewer main (PVC), 96 linear feet of eight-inch sanitary sewer main	18 (Tom Cash)

					(DIP), four sanitary sewer manholes and any associated easements to serve the 1713 Primrose Avenue development.	
9/2/2026 13:24	9/14/2026 0:00	PLRECAPP	2026M-056AG-001	GERMANTOWN GREEN PA ORDINANCE	An ordinance approving a greenway participation agreement between the Metropolitan Government of Nashville and Davidson County, acting by and through the Board of Parks and Recreation and Department of Water and Sewerage Services, and Jeff Zeitlin for the construction of certain greenway improvements. (Proposal No. 2026M-056AG-001).	19 (Jacob Kupin)
9/3/2026 9:56	9/11/2026 0:00	PLRECAPP	2026M-057AG-001	REEVES ROAD - CSX AGREEMENT 1043077	A request for approval for an agreement for the installation of a culvert and culvert headwall through a Facility Encroachment Agreements between CSX and Metro acting through Metro Water Services.	28 (David Benton)

SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
6/3/2026 9:51	9/14/2026 0:00	PLAPADMIN	2026S-107-001	FIRST REVISION LOT 1A, SECTION B VILLAGE OF OLD HICKORY	A request for final plat approval to create one lot on property located at 1001 Riverside Road, approximately 32 feet southeast of Tenth Street, zoned R15 (0.78 acres), requested by Daniels and Associates, Inc, applicant; Thomas E and Susan M Burzlaff Revocable Trust ETAL, owners.	11 (Jeff Eslick)
6/3/2026 14:28	9/14/2026 0:00	PLAPADMIN	2026S-109-001	909 & 913 DEERVALE DRIVE	A request for final plat approval to shift lot lines on properties located at 909 and 913 Deervale Drive, approximately 111 feet southeast of Bunkerhill Drive (1.87 acres), zoned RS10, requested by Jesse Walker Engineering, applicant; Harry Russell et ux and Joshua Reed Ingram, owners.	16 (Ginny Welsch)
8/5/2026 6:55	9/8/2026 0:00	PLAPADMIN	2026S-152-001	511 & 513 JOCELYN HOLLOW COURT	A request for final plat approval to shift lot lines on properties located at 511 and 513 Jocelyn Hollow Court, approximately 405 feet northwest of Jocelyn Hollow Road, zoned RS40 (7.76 acres), requested by Jesse Walker Engineering, applicant; The 511 Trust and Anastasia Kudrez, owners.	23 (Thom Druffel)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
9/9/26	Approve Extension	2021B-061-002	EVERGREEN HILLS - PHASE 7
9/9/26	Approve Extension / Reduction	2023B-034-002	HOBSON PARK
9/3/26	Approve New	2026B-009-001	EATON'S RESERVE PHASE 1
9/9/26	Approve Extension	2022B-053-002	RESERVOIR ZONE 4
9/3/26	Approve New	2026B-021-001	STEPHENS VALLEY PHASE 1
9/2/26	Approve Release	2018B-045-004	PARK PRESERVE PHASES 1D AND 4D
9/2/26	Approve Release	2020B-029-003	PARK PRESERVE PHASE 2B
9/2/26	Approve Release	2019B-023-005	PARK PRESERVE PHASES 1E AND 4B

Schedule

- A. September 24, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- B. October 22, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- C. November 11, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center
- D. December 10, 2026** - MPC Meeting: 4pm, Howard Office Building, Sonny West Conference Center