



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: May 10, 2018
To: Metropolitan Nashville-Davidson County Planning Commissioners
From: Robert Leeman, Interim Executive Director *RL*
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: Tibbs; Haynes; Moore; Sims; Farr; Bichell; Gobbell
 - b. Leaving Early:
 - c. Not Attending: Blackshear
 2. Legal Representation –Justin Marsh 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 5/4/2018.**

APPROVALS	# of Applics	# of Applics '17
Specific Plans	3	19
PUDs	0	2
UDOs	0	1
Subdivisions	2	42
Mandatory Referrals	16	81
Grand Total	21	145

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)
11/30/2016 15:52	4/20/2018 0:00 PLAPADMIN	2016SP-026-002	903 AND 905 CURDWOOD BLVD	A request for final site plan approval on properties located at 903 and 905 Curdwood Boulevard, approximately 880 feet west of the intersection of Burrus Street and Curdwood Blvd (1.47 acres), to permit up to six residential units, requested by Dale & Associates, applicant; D223 LLC, owner.	08 (Nancy VanReece)
11/1/2017 10:59	4/20/2018 0:00 PLRECAPP	2017SP-024-002	3413 OLD ANDERSON SP (FINAL)	A request for final site plan approval on property located at 3413 Old Anderson Road, approximately 400 feet north of Anderson Road, zoned SP-R (1.23 acres), to permit nine multi-family, residential units, requested by Dale and Associates, applicant; Tennessee Avenue Development, LLC, owner.	29 (Karen Y. Johnson)
4/28/2016 0:00	4/30/2018 0:00 PLRECAPP	2006SP-081-005	DAVENPORT DOWNS, PHASE 2 FINAL	A request for final site plan approval for portions of properties located at Maxwell Road (unnumbered), 435 feet east of Flagstone Drive (64.7 acres), zoned SP, to permit 41 lots, requested by Dale & Associates, Inc., applicant, Davenport Downs Holding, LLC, owner.	33 (Antoinette Lee)

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)
NONE					

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)
1/30/2018 14:43	4/19/2018 0:00 PLRECAPP	2018M-023ES-001	VAILVIEW DRIVE SIDEWALK PROJECT	A request for temporary construction easements and a drainage easement for the Vailview Drive Sidewalk Project, between Richmond Hill Drive and Parkwood Park Entrance (Project No. 2017-R-013), requested by Metro Public	03 (Brenda Haywood)

					Works, applicant.	
2/27/2018 13:38	4/19/2018 0:00	PLRECAPP	2018M-009PR-001	DONELSON PUBLIC LIBRARY	A request for an ordinance approving an agreement between the Metropolitan Government and Plaza 2750, LLC, concerning the acquisition of real property for use as the site for a new public library and acquisition and construction of related infrastructure improvements in Donelson, requested by the Metro Legal Department, applicant.	15 (Jeff Syracuse)
4/4/2018 8:39	4/19/2018 0:00	PLRECAPP	2018M-038ES-001	LONG HOLLOW PIKE AT NORTH CARTWRIGHT STREET ABANDONMENT OF EASEMENT RIGHTS	A request for the abandonment of easement rights and removal of abandoned 14-inch pipe on properties located at 330 Cartwright Street and East Cedar Street (unnumbered) (Map 019-13 Parcel 103; Map 026-01 Parcel 126) (MWS Project No. 66-SG-65 and 98-SL-132), requested by Metro Water Services, applicant.	10 (Doug Pardue)
4/5/2018 15:04	4/19/2018 0:00	PLRECAPP	2018M-039ES-001	DONELSON DOWNS (MWS PROJECT NO. 17- WL-232 AND 17- SL-232)	A request for the abandonment of approximately 100 linear feet of 8-inch Sewer Main, and to accept new 1,634 linear feet of 8-inch Sewer Main, 1,107 linear feet of 8-inch Sewer Main, approximately 1,341 linear feet of 8-inch Water Main, 1,063 linear feet of 6-inch Water Main, Fire Hydrants, Sanitary Manholes and any associated easements (MWS Project No. 17-WL-232 and 17-SL-232) (Map 085-14 Parcels 21, 22, 24, 52, 53, 54), requested by Metro Water Services, applicant.	14 (Kevin Rhoten)
4/9/2018 15:30	4/19/2018 0:00	PLRECAPP	2018M-013EN-001	MARKET STREET MERCANTILE, LLC AT 111 2ND AVENUE NORTH AERIAL ENCROACHMENT	A request for an aerial encroachment comprised of one (1) double-faced, illuminated projecting sign encroaching the public right-of-way on property located at 111 2nd Avenue North (Map 093-06-2 Parcel 047), requested by Market Street Mercantile, applicant; 105 Second Avenue 2, LLC, owner.	19 (Freddie O'Connell)
4/9/2018 9:06	4/19/2018 0:00	PLRECAPP	2018M-008AG-001	CENTENNIAL BOULEVARD RAILROAD CROSSING SAFETY IMPROVEMENTS	A request for a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation and The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Public Works, for the reimbursement of railroad crossing safety improvements at Centennial Boulevard (03257), Railroad Crossing #350263D, Fed No. HSIP-R-3257(4), State No. 19960-2555-94; PIN 123255.00, requested by Metro Public Works, applicant.	20 (Mary Carolyn Roberts)
4/5/2018 15:28	4/25/2018 0:00	PLRECAPP	2018M-040ES-001	MAGNOLIA FARMS WATER LINE EXTENSION (MWS PROJECT NO. 18-WL-7)	A request for the abandonment of approximately 260 linear feet of 3-inch Water Main and to accept 2,838 linear feet of 10-inch Water Main, 171 linear feet of 8-inch Water Main, Fire Hydrant and any associated easements (Map 086 Parcels 126-131, 751) (MWS Project No. 18-WL-7), requested by Metro Water Services, applicant.	14 (Kevin Rhoten)

4/5/2018 14:33	4/25/2018 0:00	PLRECAPP	2018M-013PR-001	610 MCGAVOCK PIKE RIGHT-OF- WAY SURPLUS	An request for an ordinance authorizing the Director of Public Property Administration to execute a quitclaim deed for any property interests the Metropolitan Government may have in a portion of the right-of-way adjacent to 610 McGavock Pike, and accepting consideration for the same in the amount of \$102,750.00 (Map 095-11 Parcel 179), requested by the Department of Finance, applicant.	15 (Jeff Syracuse)
4/16/2018 11:17	4/27/2018 0:00	PLRECAPP	2018M-009AG-001	SILO BEND CSX FACILITY ENCROACHMENT AGREEMENT WATER (MWS PROJECT NO. 17- WL-80)	A request for a resolution authorizing The Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Water and Sewerage Services, hereinafter called the "Licensee," to enter into a Facility Encroachment Agreement with CSX TRANSPORTATION, INC. hereinafter called "Licensor" to acquire or accept dedication of certain facilities to be built by a private party, (MWS Project No. 17-WL-80) (see site plan for details), requested by Metro Water Services, applicant.	01 (Nick Leonardo); 20 (Mary Carolyn Roberts); 21 (Ed Kindall)
4/17/2018 12:00	4/27/2018 0:00	PLRECAPP	2018M-010AG-001	SILO BEND CSX FACILITY ENCROACHMENT AGREEMENT SEWER (MWS PROJECT NO. 17- SL-98)	A request for a resolution authorizing The Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Water and Sewerage Services, hereinafter called the "Licensee," to enter into a Facility Encroachment Agreement with CSX TRANSPORTATION, INC. hereinafter called "Licensor" to acquire or accept dedication of certain facilities to be built by a private party, (MWS Project No. 17-SL-98) (see site plan for details), requested by Metro Water Services, applicant.	20 (Mary Carolyn Roberts)
4/17/2018 12:14	4/27/2018 0:00	PLRECAPP	2018M-014PR-001	THE PARK PROPERTY PURCHASE OPTION AND SALE AGREEMENT	A request for an ordinance approving an option to purchase a parcel of real property and an agreement to sell a parcel of real property, together with an exchange of associated easements, all in connection with the further development of park property in southeastern Davidson County (Map 175 Parcels 023, 024), requested by the Metro Legal Department, applicant.	33 (Antoinette Lee)
4/17/2018 12:36	4/27/2018 0:00	PLRECAPP	2018M-041ES-001	3208 LONG BOULEVARD AND 203 BURNS AVENUE (MWS PROJECT NO. 17- WL-153)	A request for the abandonment of approximately 306 linear feet of 2-inch Water Main and to accept 306 linear feet of 6-inch Water Main, Fire Hydrant and any associated easements (Map 104-02 Parcel 069, 547) (MWS Project No. 17-WL-153), requested by Metro Water Services, applicant.	21 (Ed Kindall)
1/23/2018 13:28	4/27/2018 0:00	PLRECAPP	2018M-013ES-001	OLD HICKORY BOULEVARD SIDEWALK PROJECT	A request for temporary construction easements, drainage easements and right-of-way easements for the Old Hickory Boulevard Sidewalk Project, between Highway 100 and Devon Valley Drive (Project No. 2017-R-27), requested by Metro Public Works, applicant.	34 (Angie Henderson)
4/9/2018 15:17	4/27/2018 0:00	PLRECAPP	2018M-012EN-001	THIRD AVENUE SOUTH 120/122, LLC AT 122 3RD	A request for an aerial encroachment comprised of one (1) double-faced, illuminated projecting sign encroaching	19 (Freddie O'Connell)

				AVENUE SOUTH AERIAL ENCROACHMENT	the public right-of-way on 122 3rd Avenue South (Map 093-06-4 Parcel 055), requested by Sandi Spika Borchetta, applicant; Third Ave South 120/122, LLC, owner.	
3/23/2018 9:38	4/27/2018 0:00	PLRECAPP	2018M-010EN- 001	RYMAN HOSPITALITY PROPERTIES AT 300 BROADWAY AERIAL AND UNDERGROUND ENCROACHMENT	A request for an aerial and underground encroachment comprised of one (1) canopy and one (1) handrail encroaching the public right-of-way on property located at 300 Broadway (Map 093-06-2 Parcel 029), requested by Ryman Hospitality Properties, applicant; 300 Broadway, LLC, owner.	19 (Freddie O'Connell)
3/5/2018 9:44	4/30/2018 0:00	PLRECAPP	2018M-007AB- 001	ALLEY #1623 PROPOSED RIGHT- OF-WAY ABANDONMENT	A request for the abandonment of a portion of Alley #1623, from 14th Avenue North to Alley #1624, between Kellow Street and Walsh Street (see sketch for details), easements are to be retained, requested by Kevin Mann and Jason Feller, applicant.	02 (DeCosta Hastings)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
11/21/2017 14:59	4/19/2018 0:00	PLAPADMIN	2018S-008-001	3434 WOODMONT SUBDIVISION	A request for final plat approval to create two lots on property located 3434 Woodmont Boulevard, approximately 450 feet east of Wimbledon Road, zoned RS40 (2.34 acres), requested by Campbell, McRae and Associates, applicant; Jackson and Anna Moran, owners.	25 (Russ Pulley)
11/2/2017 12:18	5/1/2018 0:00	PLAPADMIN	2017S-282-001	BELLE ARBOR PUD, PHASE 4	A request for final plat approval to create 40 lots on a portion property located at 3549 Brick Church Pike, approximately 660 feet south of Belle Arbor Drive, zoned R10 and within a Planned Unit Development Overlay District (13.71 acres), requested by Dale & Associates, applicant; Eatherly/Ring Joint Ventures, owner.	03 (Brenda Haywood)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
4/30/18	Approved Extension/Reduction	2016B-050-002	ROLLING HILLS SUBDIVISION
4/30/18	Approved Extension/Reduction	2016B-014-003	TULIP GROVE
4/26/18	Approved New	2018B-006-001	PEEPLES ESTATE SUBDIVISION
4/23/18	Approved New	2018B-013-001	BELLE ARBOR PUD, PHASE 4
4/26/18	Approved Replacement	2017B-035-002	THE RESERVE AT SEVEN POINTS

Schedule

- A. Thursday, May 10, 2018- MPC Meeting; 4 pm, 936 E. Trinity Lane, East Police Precinct**
- B. Thursday, May 24, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- C. Thursday, June 14, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- D. Thursday, June 28, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- E. Thursday, July 26, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- F. Thursday, August 9, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- G. Thursday, August 23, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- H. Thursday, September 13, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- I. Thursday, September 27, 2018- MPC Meeting; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**

to: **Metropolitan Planning Commission**

from: **Anita Mccaig, Community Engagement Coordinator**

subject: **Lebanon Pike Planning Study**

date: **04/25/18**

CC: **Dara Sanders, Community Design Project Manager**

Last week (April 16 – April 19), the Community Design team completed a “charrette” (a concentrated four days of meetings and workshops held on site in the community) for a portion of Lebanon Pike from Spence Lane on the west to Briley Parkway on the east (*please see the map on the reverse side*) and the corridor’s adjacent residential areas. The study area is between downtown and the more developed portion of Donelson and has not had any detailed study completed in prior years. This area is located in Council District 15 (Councilmember Jeff Syracuse), and growth pressures are anticipated in the future.

Team goals of the charrette were to talk about the future of Lebanon Pike, collect ideas, discuss expectations, identify common goals, articulate a vision, evaluate solutions, and create guidance for growth and change.

Meetings were held at Donelson View Baptist Church in the study area. Monday, April 16th began with the team touring the study area with the project Steering Committee (comprised of area residents and business owners). That evening the team held a visioning session with approximately 105 stakeholders participating. Each of the 12 table groups discussed community resources; areas to preserve/grow/change; future character; desired building types; and desired design of Lebanon Pike. The team utilized a tool called Street Mix where participants can mix and match various elements of the street and streetscape to design their preferred street cross section. Common goals heard across table groups included protect neighborhoods, grow the gateway, enhance the corridor, and balance transportation needs.

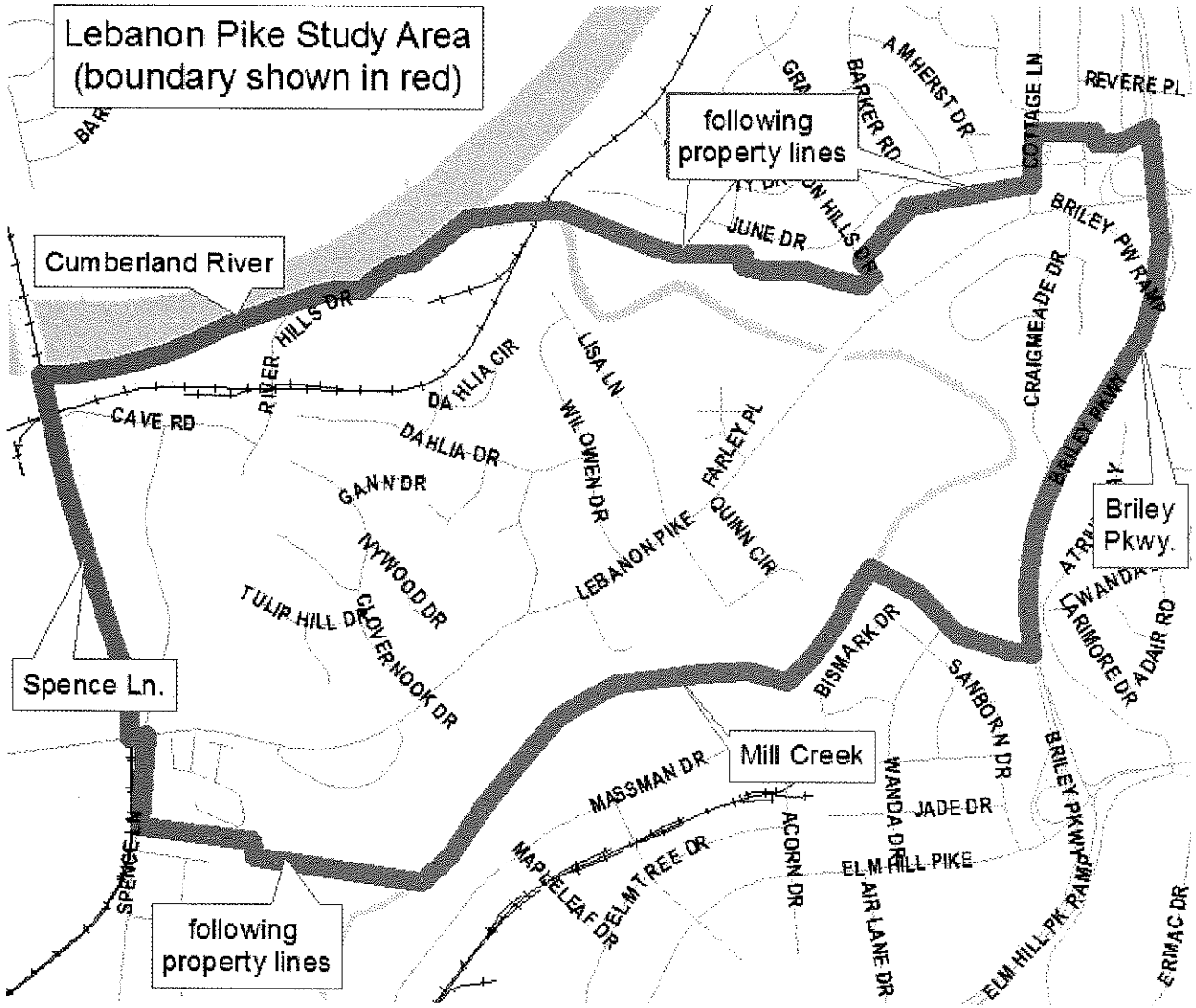
Tuesday, April 17th found the team compiling the 12 table maps into one map to create a concept map of the area. Late that afternoon, the team met again with the Steering Committee to check in and see if products were true to what was heard at the previous evening’s visioning session.

Wednesday, April 18th saw the team progressing from a concept plan to a policy plan as well as determining areas where the community character policies may need to change. Designers also began work on a design scenario for the area’s gateway where participants placed additional growth and a design scenario for a large farm where ideas were voiced for a senior living community in the future. Open house hours were held on both days so the public could come in and watch the team at work, view materials, ask questions, and discuss ideas.

Thursday, April 19th was a fast paced work day, finishing products in time to present to the public at a work-in-progress session that evening, attended by approximately 80 stakeholders. Products include a draft vision statement, draft community character policy map, development scenarios, draft mobility concepts, and draft street cross sections.

Overall, approximately 125 stakeholders participated in meetings during charrette week. You may view presentations and materials at LebanonPikeStudy.nashville.gov.

Currently, the Lebanon Pike Study materials – policy changes, supplemental policies, mobility concepts, and development scenarios – are scheduled for public hearing at the Commission’s June 28 meeting.



North - Cumberland River & various property lines
 East - Briley Pkwy.
 South - Mill Creek & various property lines
 West - Spence Lane

