




**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: January 22, 2015

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: Richard C. Bernhardt, FAICP, CNU-A 

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: McLean; Haynes; Farr; LeQuire; Hunt; Blackshear; Clifton; Dalton; Adkins
 - b. Leaving Early: Gee (6:00)
 - c. Absent:
2. Legal Representation – Jon Michael will be attending

B. January 22, 2015 MPC meeting NashvilleNext MPC Topic

1. CCM Rural Policies Overview (Bernhardt)
 - a. Upcoming - February 12, 2015 - Summary of Phase 4.5 Input (Claxton)

C. Communications

1. NashvilleNext staffed an information table and distributed surveys at the Nashville MLK Day event at the TSU arena yesterday.
2. Last day for comments on the Preferred Future is Friday, January 26. A short video explaining the Preferred Future is complete and up at www.nashvillenext.net

D. Community Planning

1. An initial meeting and field visits was held with UT design students. The topic is design of transition areas focusing on the potential introduction of Missing Middle Housing.
 - a. Key Study Objectives
 - i. Affordability – Can the transition provide lower cost housing types?
 - ii. Connectivity – Can the transition improve pedestrian, bicycle, and street connectivity?
 - iii. Context – How far into the neighborhood should the transition go?
 - iv. Open Space – Can the transition incorporate new open space?
 - b. Study Locations

- i. Gallatin Pike (Corridor b/n Seymour & Granada)
- ii. Dickerson Pike (Corridor b/n Cleveland & Douglas)
- iii. White Bridge Road (Corridor b/n Vine Ridge & Brookwood)
- iv. Bellevue (Edge of Memphis Bristol Hwy & Sawyer Brown Rd. Into Cross Timbers Residential)
- v. Nolensville Pike (Corridor b/n Old Hickory Rd. to Brewer Dr)
- vi. Nolensville Pike (Corridor b/n Nolensville Pike & Thompson Lane Intersection to Sunrise Avenue)
- vii. Harding Pike (Corridor from Trousdale to stream)
- viii. Green Hills (Edge of Hillsboro Pike & Richard Jones Rd into residential neighborhood)
- ix. Harding Pike Corridor (Corridor from Danby to Shadecrest)

E. Land Development

1. We are interviewing for a Planner 3 to fill Brandon Burnette's position.

F. GIS

1. Mary Beth Stephens has resigned to take a position with NES. Her last day will be January 30, 2015. We will be advertising to fill her position.
2. Continuing to prepare launch for Cityworks in February 2015.

G. Executive Director Presentations

1. South Nashville Community Meeting, Preferred Future Book-A-Planner Presentation
2. Woodbine Community Meeting, Preferred Future Book-A-Planner Presentation

H. NashvilleNext

1. **Guiding Principles** – They have been vetted and in final Draft Stage. They will form the basis for Draft Plan.

Ensure Equity for All - Accessibility is critical for equity.

- Nashville is accessible, allowing *all* Nashvillians to come together to work, to play, to learn, and to create community, regardless of background or ability.
- Nashville's accessibility extends to transportation, employment and educational opportunities, online capabilities, civic representation, access to nature and recreation and government services.
- In Nashville, we are all able to participate and contribute to community decision-making and the future of our community.

Expand Accessibility - Accessibility is critical for equity.

- Nashville is accessible, allowing *all* Nashvillians to come together to work, to play, to learn, and to create community, regardless of background or ability.
- Nashville's accessibility extends to transportation, employment and educational opportunities, online capabilities, civic representation, access to nature and recreation and government services.

- In Nashville, we are all able to participate and contribute to community decision-making and the future of our community.

Create Economic Prosperity - Access to prosperity improves all.

- Nashville's economy is diverse, dynamic and open. It benefits from our culture of arts, creativity and entrepreneurialism.
- Our strong workforce and high quality of life make Nashville's economy nationally and internationally competitive.
- Nashville's success is based on promoting opportunities for individual growth and success, for small and local businesses and entrepreneurs.
- To provide a foundation for future growth and prosperity, Nashville meets its infrastructure needs in an environmentally responsible way.

Foster Strong Neighborhoods - Neighborhoods are the heart and soul of Nashville.

- Neighborhoods are the building blocks of our community: they are where we live, work, shop and gather as a community.
- Our neighborhoods are complete. They are healthy, safe, affordable and connected – with vibrant parks, welcoming libraries, accessible shopping and employment, valued and protected natural features and strong schools.
- Our diverse neighborhoods give our community character and grow with us as we move into the future.

Advance Education - Educational access for all is our foundation.

- Community investment is key to Nashville's success in K-12 education. Neighborhoods, businesses, institutions, non-profits, families, individuals and Metro work to ensure access to opportunity for all children through child care and school choices, transportation options, and engaging Nashvillians in supporting children and families.
- Life-long learning also benefits from the community's investment in continuing education, retraining opportunities and literacy.
- Nashville's excellent colleges and universities are community assets that educate our youth and adults, are a tremendous resource for the community and add to the community's prestige.

Champion the Environment - Environmental stewardship is our responsibility.

- Nashville has unique natural environments of breath-taking beauty, exceptional parks and greenways, abundant water and agricultural land that supports local food production. The natural landscapes of Nashville – from the Cumberland River to the hills of Beaman and Warner Parks – are part of our identity.
- We protect these landscapes because they contribute to our health and quality of life and retain the historic character of Nashville.
- Nashville enables sustainable living through transportation options, housing choices, economic and social diversity and thoughtful design of sustainable buildings and infrastructure.

Be Nashville - 'Nashville' is our strength.

- Nashville is strong because we lift one another up and help people help themselves.

- We are strong because of our culture of creativity, respect for history, and optimism for the future.
- We are strong because of our welcoming culture that represents the best of Southern hospitality and celebrates Nashville’s multiculturalism.
- Nashville recognizes its role in the region and responds to improve and advance regional activities, quality of life and well-being for all.

2. NashvilleNext Overall Schedule

- a. Creating and Adopting the Plan (Fall 2014/Summer 2015)
 - i. Community Vision and Guiding Principles Statements
 - ii. Goals, Policies and Actions
 - iii. Preferred Development Scenario
 - iv. Community Plan Updates
 - v. Implementation Schedule
 - vi. Planning Commission Adoption

3. NashvilleNext Key Activities:

- a. **Participation** - Phase 4 (of 5) of the process is completed with over 5,000 participants.
- b. **Draft Plan** – The draft plan is being prepared between the staff and Resource Teams. All input received by January 23, 2015 will be evaluated and considered prior to the release of the draft plan in late February or early March.
- c. **Community Engagement** - Preferred Future and Community Plan Update Presentations are underway and will continue through January 23, 2015.
- d. **Online** - Preferred Future Mapping and Information tool is at www.nashvillenext.net.

4. Resource Teams:

- a. NashvilleNext Resource Teams have moved into Phase 3 (of 3) of their process. The purpose of this Phase is to develop final goals, policies and actions for the preferred future.

Resource Team - Phase 3	1st	2nd	3rd	4th
Economic/Workforce Development	●	●	○	○
Arts, Culture, & Creativity	●	●	○	○
Natural Resources/Hazard Adaptation	●	●	○	○
Education & Youth	●	●	○	○
Housing	●	●	○	○
Health, Livability, & Built Environment	●	●	○	○
Land Use, Transportation, & Infrastructure	●	●	●	○

5. NashvilleNext Special Studies

- a. **Cost of Service Tool – RCL.** Nashville was chosen as a test case for this study. The cost of service tool aims to quantify the varying per household and employee cost of providing municipal and county services at different densities of development. Rather

than focusing on infrastructure/capital costs, RCL will focus on ongoing operating costs that are the backbone of municipal budgets. Upon completion, this tool will be used to: a) estimate a gradient by which costs of municipal and county services are expected to increase or decrease depending on density and b) allow municipalities to better estimate the cost of future development at varying densities. RCL hopes that the tool will allow municipalities and counties to improve on the traditional average cost methodology of fiscal impact analysis by taking density, and its cost impact, into account

RCL’s goal is to measure the cost of service across densities for road, fire, police, water and sewage, waste and school bussing services. By measuring costs individually by services in existing sheds and collecting data across municipalities and counties for a richer dataset, they hope to bring data specificity to the literature, which currently tends to rely on case studies.

A. Planning Commission Workshops (all include 1.5 hours Planning Commissioners Training credits)

B. APA Training Opportunities Specifically for Planning Commissioners (cosponsored by Lincoln Institute of Land Policy) (all include 1.5 hours Planning Commissioners Training credits). These programs are designed for planning commissioners; some are also appropriate for planners.

1. Scheduled APA Webinars
2. Nashville Room, 2nd floor MOB.
3. All are scheduled from 3:00 – 4:30 pm (except April 20, 2015 meeting)
4. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording)
February 18, 2015	Sustaining Places through the Comprehensive Plan
April 20, 2015 (time TBD)	Planning Commissioner Ethics (Live Webcast from APA’s National Planning Conference)

A. APA Training Opportunities (Planning Commissioners and Staff)

1. Scheduled APA Webinars
2. Nashville Room, 2nd floor MOB.
3. All are scheduled from 3:00 – 4:30 pm
4. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording)
January 21, 2015	Safe Mobility Planning
June 3, 2015	The Planning Office of the Future
June 24, 2015	2015 Planning Law Review

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 **1/16/2015**.

APPROVALS	# of Applications	Total # of Applications 2015
Specific Plans	0	0
PUDs	0	0
UDOs	0	0
Subdivisions	1	1
Mandatory Referrals	1	1
Total	2	2

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)
NONE					

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)
12/18/2014	1/5/2015	RECOM APPR	2015M-004ES-001	LEALAND LANE/KIRKWOOD AVENUE EASEMENT ACQUISITION	A request to acquire drainage and temporary construction easements on properties located at 1000 Gale Lane and at 995 and 1000 Clayton Avenue for a sidewalk improvement project for sidewalks located along Lealand Lane (from Gale Lane to Kirkwood Avenue - west side) and along Kirkwood Avenue (from 12th Avenue South to Lealand Lane - south side), (Project No. 2014-R-006), requested by the Metro Public Works Department, applicant; various property owners.	17 (Sandra Moore)

INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval

Finding: Final site plan conforms to the approved campus master development plan and all other applicable provisions of the code.

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

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
7/31/2014	1/6/2015	APADMIN	2014S-176-001	MRS. CLAUDE WALLER SUBDIVISION, RESUB LOT 4	A request for final plat approval to shift lot lines between properties located at 228 and 230 Ensworth Place, approximately 625 feet south of Woodlawn Drive, zoned R10 and RS40 (3.37 acres), requested by Dale & Associates, applicant; Frank May and Mimsye May Trustee, owners.	24 (Jason Holleman)

DTC MPC Approval

Finding: Final site plan conforms to the provisions of the DTC as conditioned.

Project Name	Location	Project Summary	Planning Staff	MDHA/DRC/ By right	Staff Recommended Conditions
427 Lafayette	427 Lafayette St.	Tobacco, and E-cig sales. 1 story commercial building located at the "pork chop" in front of the Greyhound station. The Divisions St. Extension will be coming through the property, necessitating the removal of the existing building. Applicant will be constructing a new building in its place.	12/5/2014	by-right	Approval for the revised submittal drawings dated 12.05.2014. The Ash St./ future Division St. Extension has been designated as the principal frontage of the property. The minor frontages are 5th Ave. South, an Lafayette St., allowing the facade width along the minor frontages to be reduced to the depth of the building along the principal frontage, per the DTC. The remainder of the minor street frontages shall be defined by a knee wall.
1000 Division St.	1000 Division St.	Mixed use 4 level apartment building. Ground floor retail, residential units above, underground parking.	12/17/2014	11/20/2014	Approved with modifications for ground floor glazing percentages along the street frontages as proposed.

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
1/7/2015	Approved New	2015B-001-001	28TH AND CHARLOTTE
1/9/2015	Approved Release	2013B-013-003	SUNSET HILLS, PHASE 3
1/12/2015	Approved Extension/Reduction	2009B-023-005	MILL CREEK TOWNE CENTRE, RESUB. LOT 5
1/12/2015	Approved Extension	2011B-023-004	THE GROVE AT CANE RIDGE, PHASE 1
1/13/2015	Approved Extension/Reduction	2011B-001-005	VILLAGES OF RIVERWOOD, PHASE 3A, SECTION 1
1/13/2015	Approved Collected	2003B-061-002	WINDHAVEN SHORES, SECTION 2
1/14/2015	Approved New	2014B-043-001	HALLMARK, SECTION 3
1/14/2015	Approved Extension/Reduction	2013B-005-003	VILLAGES OF RIVERWOOD, PHASE 3C, SECTION 1
1/14/2015	Approved Reduction	2014B-029-002	AVONDALE PARK, PHASE 3, SECTION 1
1/14/2015	Approved Extension/Reduction	2010B-026-005	AVONDALE PARK, PHASE 2, SECTION 1
1/14/2015	Approved Extension/Reduction	2010B-029-005	AVONDALE PARK, PHASE 2, SECTION 2A
1/14/2015	Approved Extension/Reduction	2010B-016-005	AVONDALE PARK, PH. 2, SEC. 3A
1/14/2015	Approved Extension/Reduction	2010B-028-005	AVONDALE PARK, PHASE 2, SECTION 3B
1/14/2015	Approved Extension/Reduction	2010B-027-005	AVONDALE PARK, PHASE 2, SECTION 4

Schedule

- A. **Tuesday; January 27, 2015** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- B. **Thursday, February 12, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, February 26, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, March 12, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, March 26, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, April 9, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, April 23, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, May 14, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, May 28, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Thursday, June 11, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Thursday, June 25, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, July 23, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Thursday, August 13, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. **Thursday, August 27, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. **Thursday, September 10, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- P. **Thursday, September 24, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Q. **Thursday, October 8, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- R. **Thursday, October 22, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- S. **Thursday, November 12, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- T. **Thursday, December 10, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- U. **Thursday, January 14, 2016** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center