




**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: February 26, 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; Adkins; Gee; Dalton; LeQuire; Blackshear; Haynes; Farr
 - b. Leaving Early (or Not Heard From): Hunt; Clifton
 - c. Absent:
2. Legal Representation – Jon Michael will be attending

B. MPC Workshops on NashvilleNext Draft Plan

1. **#1/6 March 2015 TBD;**
Topic – Review of Proposed Community Character Policy Changes and overview of Bellevue Community Plan format and contents
2. **#2/6 March 2015 TBD;**
Topic – Review Purpose, Issues and Implementation; and Arts, Culture & Creativity; Economic & Workforce Development; and Education & Youth Elements and Key Proposed Actions
3. **#3/6 April 2015 TBD;**
Topic – Review of Health, Livability & the Built Environment; Housing; Natural Resources & Hazard Adaptation; and Land Use, Transportation, & Infrastructure Elements and Key Proposed Actions
4. **#4/6 April 2015 TBD;**
Topic – Review of Antioch/Priest Lake; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Downtown; East Nashville; and Green Hills Midtown Community Plan Updates
5. **#5/6 May 2015 TBD;**
Topic – Review of Joelton; Madison; North Nashville; Parkwood/Union Hill; Southeast; South Nashville; and West Nashville Community Plan Updates and Access Nashville 2040 Element
6. **#6/6 May 2015 TBD - Topic** – If needed

C. February 26, 2015 MPC meeting NashvilleNext MPC Topic

1. Preferred Future, Tiered Centers and Metro Investments
2. March 12, 2015 - Transit Network and Implications (Briggs) and Map App Demo (Higgs)

D. Communications

1. Meetings with local media in advance of the NashvilleNext Draft Plan release – continue, we have already met with the Tennessean and NewsChannel5. WPLN, the Nashville Scene, and Channel 2 are next up.

E. Community Planning

1. The initial review of the UT design studio students' preliminary work on application of missing middle housing was held on February 23, 2015.
 - 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)

F. Land Development

1. Brett Thomas will start on March 16th in Land Development as a Planner 3.
2. We are searching to fill a Planner I position that will become open on March 12th which is the last day for Jennifer Nalbantyan.

G. GIS

1. Micah Taylor began work as a GIS Analyst on February 17, 2015.
2. Continuing to prepare launch for Cityworks in April 2015.

H. Executive Director Presentations

1. Congress for the New Urbanism, Florida Chapter. “Planning for Place: A Proven Approach to Form-based Planning and Coding” focusing on Nashville’s work on the CCM and form-based codes.

I. NashvilleNext

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

Ensure Opportunity for All – Opportunity is about equity and fairness for all.

- Nashville is stronger because it values diversity and inclusion in all its forms.
- Providing meaningful access for full participation for all is central to Nashville’s culture. As Nashville changes and decisions about its future are made, we have lived up to our ideals of equity and inclusion.
- All Nashvillians, regardless of age, race, ethnicity, ability, income, gender, sexual orientation, where they were born or where they live, are welcome and their voices are valued.
- We are vigilant in protecting human rights for all to provide for inclusive civic life.
- Nashville ensures that all communities are engaged in decision making and share in the city’s growth, prosperity and quality of life.

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 17,000 participants.
- b. **Draft Plan** – The draft plan is being prepared between the staff and Resource Teams. All input received by January 23, 2015 is being evaluated and considered prior to the release of the draft plan in March.
- c. **Community Engagement** – Preparing for Phase 5 community engagement after release of the draft plan.
- 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	1 st	2 nd	3 rd	4 th
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.

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

K. 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)
April 20, 2015 (time TBD)	Planning Commissioner Ethics (Live Webcast from APA's National Planning Conference)

L. 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)
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 2/19/2015**.

APPROVALS	# of Applications	Total # of Applications 2015
Specific Plans	0	1
PUDs	0	0
UDOs	0	0
Subdivisions	4	10
Mandatory Referrals	5	18
Total	9	29

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)
2/4/2015	2/9/2015	RECOM APPR	2015M-007PR-001	HIGH RIGGER DRIVE PROPERTY ACQUISITION	A request to approve and authorize the Director of Public Property, or his designee, to accept the donation of real property for use to improve stormwater flow at High Rigger Drive, requested by the Metro Finance Department, applicant; David B. Taylor, owner.	29 (Karen Y. Johnson)
2/2/2015	2/9/2015	RECOM APPR	2015M-006PR-001	FIRE STATION 30 PROPERTY DISPOSITION	A request to declare surplus and approve the disposition of certain parcels of real property, requested by the Metropolitan Department of Finance, applicant.	01 (Lonnell Matthews, Jr.)
2/10/2015	2/19/2015	RECOM APPR	2015M-010ES-001	METRO FIRE HALL NO. 19 EASEMENT	A request to abandon approximately 160 linear feet of an 8" sanitary sewer line and easement and the construction of approximately 231 linear feet of an 8" PVC sewer main on properties located at 520 26th Avenue N and 26th Avenue N (unnumbered), Metro Water Services Project # 15-SL-2, requested by Metro Water Services, applicant; HCA Realty Inc., owner.	21 (Edith Taylor Langster)
2/9/2015	2/19/2015	RECOM APPR	2015M-009ES-001	CRESCENT MUSIC CITY	A request to abandon approximately 2,067 Square Feet of a portion of a Public Utility and Drainage Easement on property located at 1221 Division Street, Metro Water Services Project # 14-SL-24, requested by Metro Water Services, applicant; Crescent Music Row Venture, LLC., owner.	19 (Erica S. Gilmore)
2/10/2015	2/19/2015	RECOM APPR	2015M-011ES-001	N SIXTH & MAIN STREET	A request to abandon approximately 500 linear feet of an 8" sanitary sewer line and easement, abandon approximately 375 linear feet of a 6" water main and easement, and the construction of approximately 609 linear feet of an 8" sanitary sewer main on property located at Main Street (unnumbered), Metro Water Services Project #'s 14-SL-46 and 14-WL-44, requested by Metro Water Services, applicant; Stacks on Main Owner, LLC., owner.	05 (Scott Davis)

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)
9/27/2012	2/10/2015	APADMIN	2012S-144-001	HERMITAGE CREEK	A request for final plat approval to create 11 clustered lots on property located at Tulip Grove Road (unnumbered), approximately 2,500 feet south of Old Lebanon Dirt Road (5.63 acres), zoned RS15, requested by The Wise Group, Inc., owner, Wamble & Associates, PLLC, surveyor.	12 (Steve Glover)
10/3/2013	2/10/2015	APADMIN	2013S-197-001	BURKITT SPRINGS, PH 2	A request for final plat approval to create 54 lots within the Burkitt Springs Specific Plan District on a portion of properties located at 6925 and 6943 Burkitt Road and Burkitt Road (unnumbered), approximately 4,300 feet east of Nolensville Pike (5.35 acres), zoned SP, requested by Regent Homes, LLC, and McGowan Investments, Inc., owners; Harrah & Associates, applicant.	31 (Fabian Bedne)
12/17/2014	2/11/2015	APADMIN	2015S-017-001	SUTHERLAND HEIGHTS, RESUB. RESERVE STRIP	A request for final plat approval to remove the reserve status and create one lot on property located at Western Hills Drive (unnumbered), approximately 315 feet north of Gaywinds Court, zoned RS15 (0.45 acres), requested by Brackman Land Surveying, applicant; Karen Clemmons, owner.	15 (Phil Claiborne)
5/15/2014	2/11/2015	APADMIN	2014S-116-001	SUNSET HILLS, PHASE 4	A request for final plat approval to create 35 clustered lots on property located at Pettus Road (unnumbered), at the terminus of Daybreak Drive (8.7 acres), zoned RS10 and AR2a, requested by Anderson, Delk, Epps & Associates, applicant; SAF Properties, owner.	31 (Fabian Bedne)

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
NONE					

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
2/13/2015	Approved Extension	2012B-023-003	TOWERING OAKS, PHASE 2
2/19/2015	Approved Extension	2006B-035-007	ENCHANTED HILLS, ADDITION 1
2/19/2015	Approved Extension	2007B-091-008	LAKESIDE MEADOWS, PHASE 1
2/19/2015	Approved Release	2010B-017-006	LIFE CARE HICKORY WOODS
2/19/2015	No Bond Needed	2014B-048-001	LKQ PROPERTY
2/19/2015	Approved Extension	2014B-004-002	VALLEY VIEW, RESUB. LOT 45, 2ND REVISION

Schedule

- A. Thursday, February 26, 2015 - [MPC Meeting](#);** 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. March TBD, 2015 – [MPC NashvilleNext Workshop #1/6](#);** TBD; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room.
Topic – Review of Proposed Community Character Policy Changes and overview of Bellevue Community Plan format and contents
- C. Thursday, March 12, 2015 - [MPC Meeting](#);** 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. March TBD, 2015 – [MPC NashvilleNext Workshop #2/6](#);** TBD; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room.
Topic – Review of Volume 1 (Purpose, Issues and Implementation); and Arts, Culture & Creativity; Economic & Workforce Development; and Education & Youth Elements and Key Proposed Actions and Access Nashville 2040 Element
- E. Thursday, March 26, 2015 - [MPC Meeting](#);** 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. April TBD, 2015 – [MPC NashvilleNext Workshop #3/6](#);** TBD; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room.
Topic – Review of Health, Livability & the Built environment; Housing; Natural Resources & Hazard Adaptation; and Land Use, Transportation, & Infrastructure Elements and Key Proposed Actions
- G. Thursday, April 9, 2015 - [MPC Meeting](#);** 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. April TBD, 2015 – [MPC NashvilleNext Workshop #4/6](#);** TBD; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room.
Topic – Review of Antioch/Priest Lake; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Downtown; East Nashville; and Green Hills Midtown Community Plan Updates
- I. Thursday, April 23, 2015 - [MPC Meeting](#);** 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. May TBD, 2015 – [MPC NashvilleNext Workshop #5/6](#);** TBD; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room.
Topic – Review of Joelton; Madison; North Nashville; Parkwood/Union Hill; Southeast; South Nashville; and West Nashville Community Plan Updates
- K. Thursday, May 14, 2015 - [MPC Meeting](#);** 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. May TBD, 2015 – [MPC NashvilleNext Workshop #6/6](#);** TBD; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room.
Topic – If needed
- M. Thursday, May 28, 2015 - [MPC Meeting](#);** 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. Thursday, June 11, 2015 - [MPC Meeting](#);** 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

- O. Thursday, June 25, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- P. Thursday, July 23, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- Q. Thursday, August 13, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- R. Thursday, August 27, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- S. Thursday, September 10, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- T. Thursday, September 24, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- U. Thursday, October 8, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- V. Thursday, October 22, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- W. Thursday, November 12, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- X. Thursday, December 10, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- Y. Thursday, January 14, 2016 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**