




**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: March 12, 2015

To: Metropolitan Nashville-Davidson County Planning Commissioners

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

Re: Executive Director's Report

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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; Hunt; Clifton;
  - b. Leaving Early (or No Response):
  - c. Absent:
2. Legal Representation – Jon Michael will be attending

**B. MPC Workshops on NashvilleNext Draft Plan**

1. **#1/5 March 30, 2015 11:00 am – 2:00 pm;** 700 Second Ave. South, Howard Office Building, Sonny West Conference Center. (Lunch will be provided)  
**Topic** – Review of Proposed Community Character Policy Changes and overview of Bellevue Community Plan format and contents
2. **#2/5 April 2015 TBD;**  
**Topic** – Review of Volume 1 (Purpose, Issues and Implementation); and Arts, Culture & Creativity; Economic & Workforce Development; and Education & Youth Elements and Key Proposed Actions
3. **#3/5 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. **#4/5 May 2015 TBD;**  
**Topic** – Review of Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills Midtown Community Plan Updates
5. **#5/5 May 2015 TBD;**  
**Topic** – Review of Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; South Nashville; and Community Plan Updates and Access Nashville 2040 Element

**C. March 12, 2015 MPC meeting NashvilleNext MPC Topic**

1. Transit Network and Implications (Briggs)
2. March 26, 2015 - Transition Implications and Missing Middle Housing and Map App Demo (Higgs)

**D. Communications**

1. NashvilleNext explanatory videos are in production – these will be used online to support the release of the Draft Plan and include several planners and Commissioner Dalton describing the draft plan and encouraging community members to review it and share their thoughts.

**E. Community Planning**

1. Adams Carroll, Adams is at the 2015 National Bike Summit in Washington, DC this week
2. Kathryn Withers is on a panel at the Chamber Midtown Quarterly Meeting on Thursday, March 12, 7:30-9 a.m. at Scarritt-Bennett
3. Kathryn Withers and Bob Leeman will participate in Session III of the Mayor's Office of Neighborhood Leadership Trainings in partnership with Lipscomb's Andrew's Institute for Civic Leadership alumni. Session III will be held on March 14th, 9am-12:30pm, at the Howard School Building in the Sonny West Conference Room, 700 Second Avenue South, Nashville, TN. Planning and Codes will be making presentations.
4. The UT design studio students' work on application of missing middle housing continues.
  - 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 16<sup>th</sup> in Land Development as a Planner 3.
2. We are searching to fill a Planner I position that will become open on March 12<sup>th</sup> which is the last day for Jennifer Nalbantyan.

## G. GIS

1. Prepared a new [website for Cherry Blossom Festival](http://maps.nashville.gov/NashvilleCherryBlossoms)  
<http://maps.nashville.gov/NashvilleCherryBlossoms>
2. Continuing to prepare launch for Cityworks in May, 2015.

## H. Executive Director Presentations

1. CNU FL Chapter - Planning for Place: A Proven Approach to Form-Based Coding

## 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 on March 27th.
- 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.nashville.gov/Government/NashvilleNext.aspx](http://www.nashville.gov/Government/NashvilleNext.aspx).

## 4. Resource Teams:

- a. NashvilleNext Resource Teams have all completed their review of element chapters and actions prior to the draft plan release.

## 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, 2<sup>nd</sup> floor MOB.
3. All are scheduled from 3:00 – 4:30 pm (except April 20, 2015 session)
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, 2<sup>nd</sup> 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 3/5/2015.

APPROVALS	# of Applications	Total # of Applications 2015
Specific Plans	0	1
PUDs	0	0
UDOs	0	0
Subdivisions	1	11
Mandatory Referrals	7	24
<b>Total</b>	<b>8</b>	<b>36</b>

<b>SPECIFIC PLANS (finals only): MPC Approval</b>					
Finding: Final site plan conforms to the approved development plan.					
Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

<b>URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval</b>					
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					

<b>PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval</b>					
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)
2/11/2015	2/20/2015	RECOM APPR	2015 M-013ES-001	BEN ALLEN ROAD STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary drainage easements for the Ben Allen Road Stormwater Improvement Project on properties located at 625 Hart Lane, 3806 & 3812 Hutson Avenue, 531, 533, 535, 537, 539, 541, 600, 601, 603, 605, 607, 609, 611, and 613 Ben Allen Road, (Project No. 14-SWC-122), requested by Metro Water Services, applicant; various property owners.	08 (Karen Bennett)
2/11/2015	2/20/2015	RECOM APPR	2015 M-001SR-001	FRONTAGE ROAD RENAMING	A request to rename Frontage Road to "McIlwain Place" from Antioch Pike southeastward to the terminus of Frontage Road, requested by James McIlwain, applicant and owner.	16 (Tony Tenpenny)
2/13/2015	2/26/2015	RECOM APPR	2015 M-006A B-001	FRANKLIN PIKE CIRCLE RIGHT-OF-WAY ABANDONMENT	A request to abandon a portion of Franklin Pike Circle Right-of-way (easements and utilities to be abandoned) on properties located at 5644 and 5648 Franklin Pike Circle from the northwest corner of parcel 187 to the southwest corner of parcel 060, requested by Dale & Associates, applicant; Land Development. Com, Inc., owner.	34 (Carter Todd)
2/25/2015	3/2/2015	RECOM APPR	2015 M-008P R-001	CSX TRANSPORTATION, INC. FACILITY ENCROACHMENT AGREEMENT	A request authorizing The Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Water and Sewerage Services, to enter into a Facility Encroachment Agreement with CSX Transportation, Inc. to construct and maintain water lines in the railroad right-of-way north of the intersection of Thompson Lane and I-65, requested by Metro Water Services, applicant.	19 (Erica S. Gilmore)



**MANDATORY REFERRALS: MPC Approval (Continued)**

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
2/19/2015	3/3/2015	RECOM APPR	2015 M-007A B-001		A request to abandon an unimproved portion of Forsythe Place right-of-way from Lynnwood Boulevard to Harpeth Hills Drive (easements and utilities to be retained) on properties located at 4512 and 4515 Harpeth Hills Drive and 912 and 914 Lynnwood Boulevard, requested by Chandelier Development, applicant; various property owners.	34 (Carter Todd)
2/20/2015	3/3/2015	RECOM APPR	2015 M-014ES-001	TYNE BOULEVARD IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary drainage easements for the Tyne Boulevard Stormwater Improvement Project on properties located at 1302, 1304 Hildreth Drive and 1302, 1306, and 1308 Tyne Boulevard, (Project No. 15-SWC-131), requested by Metro Water Services, applicant; various property owners.	34 (Carter Todd)
2/20/2015	3/3/2015	RECOM APPR	2015 M-015ES-001	2971 KRAFT DRIVE	A request to abandon approximately 146 feet of a 10 foot Public Water Main Easement on property located at 2971 Kraft Drive, requested by Metro Water Services, applicant; D & D Investments, owner.	16 (Tony Tenpenny)

**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)
2/2/2015	3/2/2015	APADMIN	2015S-032-001	VILLAGES OF RIVERWOOD SECTION ONE PHASE 4D, RESUB LOTS 399 & 400	A request for final plat approval to shift lot lines on properties located at 2031 and 2033 Hickory Brook Drive, approximately 130 feet east of River Trail Drive, zoned RM9 (0.09 acres), requested by Brackman Land Surveying, applicant; Adel S. Girgis and Linnell J. & Nancy G. Smith, owners.	14 (James Bruce Stanley)

### 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
2/25/2015	Approved Extension	2011B-018-004	AARONS CRESS, PHASE 1A
2/25/2015	Approved Extension	2011B-019-004	AARONS CRESS, PHASE 1B
2/26/2015	Approved Extension	2013B-014-003	BYRON CLOSE
2/26/2015	Approved New	2015B-005-001	HILL CENTER SYLVAN HEIGHTS
2/27/2015	Approved New	2014B-046-001	CARRINGTON PLACE, PHASE 3, SECTION 1
3/2/2015	Approved Extension	2011B-002-005	VILLAGES OF RIVERWOOD, PHASE 2A, SECTION 1
3/2/2015	Approved Extension/Reduction	2013B-034-002	RICHLAND STATION

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## Schedule

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- A. Thursday, March 12, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. Thursday, March 26, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. Monday, March 30, 2015 – [MPC NashvilleNext Workshop #1/5](#)**; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center.  
**Topic** – Review of Proposed Community Character Policy Changes and overview of Bellevue Community Plan format and contents
- D. April TBD, 2015 – [MPC NashvilleNext Workshop #2/5](#)**; TBD; 800 Second Ave. South, Metro Office Building, 2<sup>nd</sup> 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, April 9, 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, 2<sup>nd</sup> 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 23, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. May TBD, 2015 – [MPC NashvilleNext Workshop #4/6](#)**; TBD; 800 Second Ave. South, Metro Office Building, 2<sup>nd</sup> Floor, Nashville Room.  
**Topic** – Review of Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills Midtown Community Plan Updates
- I. Thursday, May 14, 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, 2<sup>nd</sup> Floor, Nashville Room.  
**Topic** – Review of Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; South Nashville; and Community Plan Updates and Access Nashville 2040 Element
- K. Thursday, May 28, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. Thursday, June 11, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. Thursday, June 25, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. Thursday, July 23, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. Thursday, August 13, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

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