




**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: March 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; Blackshear; Haynes; Farr; Hunt; Clifton
 - b. Leaving Early
 - c. No Response as of distribution time: LeQuire
 - d. Absent: Dalton
2. Legal Representation – Jon Michael will be attending

B. Friday, March 27, 2015, NashvilleNext Draft Plan Release

C. 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 - 11:00 am – 2:00 pm;** 700 Second Ave. South, Howard Office Building, Sonny West Conference Center. (Lunch will be provided)
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 - 11:00 am – 2:00 pm;** 700 Second Ave. South, Howard Office Building, Sonny West Conference Center. (Lunch will be provided)
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 - 11:00 am – 2:00 pm;** 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room. (Lunch will be provided)

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 - 11:00 am – 2:00 pm**; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center. (Lunch will be provided)

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

D. March 26, 2015 MPC meeting NashvilleNext MPC Topic - Centers and Tiered Investment Approach (Claxton)

1. April 9, 2015 - Transition Implications and Missing Middle Housing and Map App Demo (Higgs)

E. Communications

1. NashvilleNext explanatory videos are in final 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.

F. Community Planning

1. The UT design studio students' work on application of missing middle housing continued with a second studio review on Monday, March 23.
 - 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)

G. Land Development

1. Brett Thomas started on March 16th in Land Development as a Planner 3. Brett comes from Douglas County, Colorado near Castle Rock where he was the Chief Planner. He went to the University of Colorado for his Master's Degree in Planning.
2. We are searching to fill an open Planner I position.

H. GIS

1. Continuing to work on NashvilleNext draft plan website
2. Prepared for launch for Cityworks in May, 2015.

I. Executive Director Presentations

1. Richmond Inner-city Visit on NashvilleNext process

J. NashvilleNext

1. Friday, March 27, 2015, NashvilleNext Draft Plan Release

2. NashvilleNext Overall Schedule

- a. March 27 NashvilleNext Draft Plan posted for public review
- b. March 30 MPC NashvilleNext Workshop #1/5
- c. April 13 MPC NashvilleNext Workshop #2/5
- d. April 20 NashvilleNext Draft Plan Open House (North Nashville & Edmondson Pike)
- e. April 27 MPC NashvilleNext Workshop #3/5
- f. April 27 NashvilleNext Draft Plan Open House (Bellevue & Madison)
- g. April 30 Public Review closes
- h. May 4 MPC NashvilleNext Workshop #4/5
- i. May 11 Static draft of NashvilleNext Plan posted in advance of MPC public hearing
- j. May 18 MPC NashvilleNext Workshop #5/5
- k. June 10 Planning Commission Public Hearing for NashvilleNext Plan (special called meeting)
- l. June 15 Planning Commission follow-up Public Hearing (if necessary) for NashvilleNext Plan (special called meeting)

3. Resource Teams:

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

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 3/19/2015**.

APPROVALS	# of Applications	Total # of Applications 2015
Specific Plans	0	1
PUDs	0	0
UDOs	0	0
Subdivisions	3	14
Mandatory Referrals	9	32
Total	12	47

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					

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)
1/14/2015	3/9/2015	APADMIN	2006SP-081-003	DAVENPORT DOWNS, (MODIFICATION)	A request to modify the Davenport Downs Specific Plan District for properties located at 4334 Maxwell Road and Maxwell Road (unnumbered), approximately 430 feet east of Flagstone Drive (65.74 acres), to permit 207 residential units, requested by Dale & Associates, applicant, PNB Holding Co. 2, Inc., owner.	33 (Robert Duvall)
2/12/2015	3/9/2015	APADMIN	2007S-264-001	CHRISTIANSTED VALLEY RESERVE (REVISION TO LOTS 12 & 13)	A request for final plat approval to revise the rear property lines for two lots on property located at 6928 and 6932 Shelly Trail, approximately 320 feet west of Christiansted Lane, zoned RS15 (0.35 acres), requested by Ragan- Smith & Associates applicant; The Jones Company of Tennessee, LLC. owner.	04 (Brady Banks)
5/7/2014	3/19/2015	APADMIN	2014S-110-001	BELLE FOREST, RESUB LOT 12	A request for final plat approval to create two lots on property located at 2013 Scott Avenue, approximately 270 feet south of Cahal Avenue, zoned R6 (0.6 acres), requested by Campbell, McRae & Associates Surveying, Inc., applicant; Bryan Letcher, owner.	07 (Anthony Davis)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
2/24/2015	3/6/2015	RECOM APPR	2015M-006EN-001	HONKY TONK CENTRAL AERIAL ENCROACHMENT	A request to allow aerial encroachments comprised of signs encroaching above the public right-of-way for property located at 329 Broadway, requested by Joslin Signs, applicant; HTDG, LLC, owner.	19 (Erica S. Gilmore)
3/2/2015	3/10/2015	RECOM APPR	2015M-007EN-001	MULINO TRATTORIA AT HILTON INN AERIAL ENCROACHMENT	A request to allow an aerial encroachment for "Il Mulino Trattoria" at the Hilton Inn comprised of a 16' X 5' X 18" double-faced illuminated projecting sign encroaching above the public right-of-way at 121 4th Avenue South, zoned DTC and located within the Capitol Mall Redevelopment District, requested by Joslin Signs, Inc., applicant; Nashville Downtown Hotel, LLC, owner.	19 (Erica S. Gilmore)
3/2/2015	3/10/2015	RECOM APPR	2015M-016ES-001	THOMPSON LANE- 100 OAKS EASEMENT	A request for replacement in place of approximately 2,520 feet of 6 inch C.I.P. Public Water main to 12 inch D.I.P. and the acceptance of 1,150 feet of 12 inch D.I.P. Public Water Main and Easement on property located at 719 Thompson Lane, Metro Water Services Project # 15-WG-0131, requested by Metro Water Services, applicant; 100 Oaks Plaza, LLC, owner.	16 (Tony Tenpenny)
3/2/2015	3/10/2015	RECOM APPR	2015M-017ES-001	22ND STREET AT DABBS AVENUE	A request to abandon approximately 130 feet of an existing 20 foot Sanitary Sewer Easement (Public Sewer Main was previously abandoned under Lakewood Sewer Project) on property located at Dabbs Avenue (unnumbered), requested by Metro Water Services, applicant; Jason Ayers, owner.	11 (Larry Hagar)
3/2/2015	3/10/2015	RECOM APPR	2015M-008EN-001	THOMPSON HOTEL ENCROACHMENTS	A request to allow encroachments for the Thompson Hotel in the Gulch, comprised of an entry canopy at the main hotel entrance and electrified signage above the public right-of-way and for irrigation lines to serve tree pits and planting that are located within the right-of-way at 410 11th Avenue South, zoned DTC and located within the Arts Center Redevelopment District, requested by Hastings Architecture Associates, LLC, applicant; Gulch Property Owner, LLC, owner.	19 (Erica S. Gilmore)
3/3/2015	3/13/2015	RECOM APPR	2015M-018ES-001	4911 TENNESSEE AVENUE	A request to abandon existing easement rights retained in former Right-of-Way and closed under Council Bill BL2004-176 on property located at 4911 Tennessee Avenue, requested by Metro Water Services, applicant; Heather Johnson, owner.	20 (Buddy Baker)
3/4/2015	3/17/2015	RECOM APPR	2015M-009EN-001	FRENCH'S SHOES & BOOTS AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of a boot sculpture encroaching above the public right-of-way for property located at 126 2nd Avenue North, requested by Crimm Blakeslee, applicant; Rodney S. French, owner.	19 (Erica S. Gilmore)

MANDATORY REFERRALS: MPC Approval (continued)

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
3/11/2015	3/18/2015	RECOM APPR	2015M-019ES-001	HESTER BEASLEY ROAD STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent easements for the Hester Beasley Road Stormwater Improvement Project on properties located at 9262 and 9269 Hester Beasley Road, (Project No. 15-SWC-135), requested by Metro Water Services, applicant; Anita S. Hamblen and James S. & Gladys F. Jones, owners.	35 (Bo Mitchell)
12/17/2014	3/18/2015	RECOM APPR	2015M-002EN-001	FOUNTAINS AT GERMANTOWN OVERHEAD ENCROACHMENT	A request to allow structural and aerial encroachments for "Fountains at Germantown" comprised of a skybridge encroaching above Alley #201, a stoop and upper balconies encroaching above Taylor Street and awning/canopies and upper level balconies and signage encroaching along Third Avenue North on properties located at 1401 and 1403 Third Avenue North, 1408 and 1410 Fourth Avenue North and at 302 Taylor Street, zoned Specific Plan and located within the Phillips-Jackson Street Redevelopment District and the Germantown Historic Preservation District, requested by Civil Site Design Group, applicant; Fountains Germantown Holdings LLC., owner.	19 (Erica S. Gilmore)

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
3/6/2015	Approved Extension/Reduction	2008B-001-007	NATCHEZ POINTE, PHASE 1
3/10/2015	Approved Extension/Reduction	2013B-001-003	PARK PRESERVE, PHASE 1B
3/12/2015	Approved New	2015B-006-001	HOLMAN HEIGHTS, RESUB PART OF BLOCK E
3/13/2015	Approved Extension	2014B-006-002	PARK PRESERVE, PHASE 1C
3/16/2015	Approved Extension/Reduction	2012B-014-004	VILLAGES OF RIVERWOOD, PHASE 2B, SECTION 1
3/18/2015	Approved Extension/Reduction	2011B-007-005	GREENSIDE PARK
3/19/2015	Approved Extension/Reduction	2014B-005-002	TULIP GROVE POINTE, SECTION 3

Schedule

- A. 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
- B. Thursday, April 9, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. Monday, April 13, 2015** – [MPC NashvilleNext Workshop #2/5](#); 11am–2pm; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
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
- D. Thursday, April 23, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. Monday, April 27, 2015** – [MPC NashvilleNext Workshop #3/5](#); 11am–2pm; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
Topic – Review of Health, Livability & the Built environment; Housing; Natural Resources & Hazard Adaptation; and Land Use, Transportation, & Infrastructure Elements and Key Proposed Actions
- F. Monday, May 4, 2015** – [MPC NashvilleNext Workshop #4/5](#); 11am–2pm; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room.
Topic – Review of Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills Midtown Community Plan Updates
- G. Thursday, May 14, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. Monday, May 18, 2015** – [MPC NashvilleNext Workshop #5/5](#); 11am–2pm; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
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
- I. Thursday, May 28, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. Wednesday, June 10, 2015** – [Special Called MPC Meeting to consider NashvilleNext Plan](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. Thursday, June 11, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. Monday, June 15, 2015 (if necessary)** – [Special Called MPC Meeting to consider NashvilleNext Plan](#); 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**