




**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

Date: April 23, 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; LeQuire; Clifton
 - b. Leaving Early: Haynes (5:45pm); Gee (6pm); Farr (7pm); Dalton (7pm)
 - c. No Response as of distribution time: Adkins; Hunt
 - d. Absent: Blackshear
2. Legal Representation – Jon Michael will be attending

B. MPC Workshops on NashvilleNext Draft Plan

1. **#3/5 April 27, 2015 - 11:00 am – 2:00 pm**; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center. (Lunch will be provided)
Topic – Education & Youth; Health, Livability & the Built Environment; Housing; and Natural Resources & Hazard Adaptation Elements
2. **#4/5 May 4, 2015 - 11:00 am – 2:00 pm**; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room. (Lunch will be provided)
Topic – Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills-Midtown Community Plan Updates
3. **#5/5 May 18, 2015 - 11:00 am – 2:00 pm**; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center. (Lunch will be provided)
Topic – Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; and South Nashville Community Plan Updates

C. April 23, 2015 MPC meeting NashvilleNext MPC Topic - Transition Implications (Wood)

1. May 14, 2015 - Map App Demo (Higgs) and Missing Middle Housing (Saliki)

D. Communications

1. Webpage visits to the draft NashvilleNext plan are now over 17,000

2. The April 18 Community discussion on the draft NashvilleNext plan was recorded for playback on Metro 3. If you are interested in getting a copy, please let me or Craig know.

E. Community Planning

1. The UT design studio students' work on application of missing middle housing continues with the final studio review held on Monday, April 20.
 - 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. Continue to recruit to fill an open Planner I position.

G. GIS

1. Prepared for launch for Cityworks in June, 2015.

H. Executive Director Presentations

1. The Future of Zoning, APA National Conference, Seattle WA
2. Urban Design and the Revolutionized Planning Department, APA National Conference, Seattle WA
3. Embracing New Urbanism, Plan to Reality, APA National Conference, Seattle WA

I. NashvilleNext

1. NashvilleNext Overall Schedule

- a. April 27 MPC NashvilleNext Workshop #3/5
- b. April 27 NashvilleNext Draft Plan Open House (Bellevue & Madison)
- c. April 30 Public Review of initial draft closes. NOTE: Public review will continue but the comments will be included for the static draft.
- d. May 4 MPC NashvilleNext Workshop #4/5
- e. May 11 Static draft of NashvilleNext Plan posted in advance of MPC public hearing

- f. May 18 MPC NashvilleNext Workshop #5/5
- g. June 10 Planning Commission Public Hearing for NashvilleNext Plan
- h. June 15 Planning Commission consideration of NashvilleNext Plan

2. 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

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 4/26/2015**.

APPROVALS	# of Applications	Total # of Applications 2015
Specific Plans	5	8
PUDs	0	0
UDOs	1	3
Subdivisions	7	23
Mandatory Referrals	5	45
Total	18	79

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)
1/30/2015	4/7/2015	RECOM APPR	2005UD-006-011	31ST AVE AND LONG UDO FINAL (3121 BELWOOD ST)	A request for final site plan approval for property located at 3121 Belwood Street, approximately 600 feet of west of Mason Avenue and within the 31st and Long Urban Design Overlay, to permit two attached residential units, requested by Revive Development, owner.	21 (Edith Taylor Langster)

PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

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)
12/10/2014	4/6/2015	RECOM APPR	2012SP-005-004	VOCE, PH 2B (FINAL)	A request for final site plan approval for a portion of property located within the Voce Specific Plan district at 5570 Granny White Pike, approximately 300 feet north of Oman Drive, to permit 17 single-family dwelling units, requested by Civil Site Design Group, PLLC, applicant; Granny White Cabin Realty, LLC, owner.	34 (Carter Todd)
1/15/2015	4/9/2015	RECOM APPR	2013SP-022-002	KIRTLAND COTTAGES (FINAL)	A request for final site plan approval for property located at 4201 Kirtland Road, at the southwest corner of Kirtland Road and Overhill Drive (0.45 acres), to permit up to four detached residential dwelling units, requested by Dewey Estes Engineering, applicant; Land Development.com, Inc., owner.	25 (Sean McGuire)
1/15/2015	4/14/2015	RECOM APPR	2012SP-014-003	OCEOLA PLACE	A request for final site plan approval for properties located at 200 and 202 Oceola Avenue, at the northeast corner of Oceola Avenue and Burgess Avenue, (0.55 acres), to permit up to 13 dwelling units, requested by Civil Site Design Group, PLLC, applicant; Catalyst Nashville, LLC, owner.	20 (Buddy Baker)
12/11/2014	4/15/2015	RECOM APPR	2014SP-020-002	FOUNTAINS GERMANTOWN (FINAL)	A request for final site plan approval for properties located at 302 Taylor Street, 1408 and 1410 4th Avenue North and 1401 and 1403 3rd Avenue North, south of Van Buren Street (2.41 Acres), to permit up to 249 multifamily dwelling units in two buildings with a parking garage and amenities, requested by Civil Site Design Group, PLLC, applicant; R.D. Herbert & Sons, Co., owner.	19 (Erica S. Gilmore)
11/24/2014	4/15/2015	RECOM APPR	2014SP-034-002	942 RIVERSIDE (FINAL)	A request for final site plan approval for property located at 942 Riverside Drive, approximately 170 feet south of Rosebank Avenue, zoned SP (0.59 acres), to permit eleven attached residential dwelling units, requested by Dale & Associates, applicant; Venita Teague, owner.	06 (Peter Westerholm)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
3/25/2015	4/6/2015	RECOM APPR	2015M-023ES-001	SMITH SPRINGS ROAD EASEMENT	A request to approve an easement from the U.S. Army Corps of Engineers to extend an existing 24-inch corrugated metal culvert and headwall, approximately 10-feet along the north side of Smith Spring Branch Road and install a new 18-inch reinforced concrete pipe and headwall with approximately 8.5-feet on Corps Tract No. 1031. These easements are to be maintained by Metro. Resolution No. 2002-1052, requested by Metro Public Works, applicant.	33 (Robert Duvall)
3/26/2015	4/7/2015	RECOM APPR	2015M-011EN-001	LIV EAST AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of awnings and balcony overhangs encroaching the public right-of-way for property located at 1034 W Eastland Avenue, requested by Civil Site Design Group, applicant; Sophia's Heart Foundation, Inc., owner.	05 (Scott Davis)
3/31/2015	4/8/2015	RECOM APPR	2015M-010AB-001	WOODFOLK AVENUE, ALLEY #1089 AND AN UNNUMBERED ALLEY R.O.W. ABANDONMENT	A request to abandon a portion of Woodfolk Avenue, a portion of Alley #1089, and a portion of an Unnumbered Alley right-of-way (easements and utilities to be retained) on various properties located approximately 680 feet west of Brick Church Pike, requested by Hawkins Development Co., applicant; Tennessee Processing Center, LLC., owner.	02 (Frank R. Harrison)
3/31/2015	4/8/2015	RECOM APPR	2015M-024ES-001	FORMER ALLEY #12 ABANDONMENT OF EASEMENT RIGHTS	A request to abandon easement rights in the former Alley #12 (previously retained in Council Bill 092-318) on properties located at 200, 206, 216, 222 2nd Avenue South and 209, and 217 1st Avenue South, requested by Metro Water Services, applicant; C.B. Ragland Company and L.L. Turner, Jr. and C.T. Thornton, Co-Trs, owners.	19 (Erica S. Gilmore)
1/16/2015	4/14/2015	RECOM APPR	2015M-003AB-001	UNNUMBERED ALLEY ABANDONMENT	A request to abandon Unnumbered Alley from Alley #701 southeastward to its terminus (easements and utilities to be abandoned and relocated), requested by Dewey-Estes Engineering, applicant; JJB Properties, LLC., Owasso Development, LLC., and Michael Sullivan Builders GP, property owners.	21 (Edith Taylor Langster)

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)
8/14/2014	4/9/2015	APADMIN	2014S-187-001	LOHAVEN	A request for final plat approval to create 25 lots and open space and dedicate right-of-way within the Lochaven Specific Plan District on property located at 6015 Cloverland Drive and on a portion of property located at 6021 Cloverland Drive, approximately 540 feet west of Grand Oak Way, zoned SP (7.263 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; Beazer Homes Corp., owner.	04 (Brady Banks)
4/1/2015	4/13/2015	APADMIN	2015S-054A-001	HILLMONT, LOT 11 (FRONT SETBACK AMENDMENT)	A request to amend the recorded plat for property located at 1701 Hillmont, at the northwest corner of Hillmont Drive and Glen Echo Road, zoned R10 (0.4 acres), to modify the recorded front setback along Glen Echo Road from 40 feet to 30 feet, requested by Bill Morton, applicant for Rochford Realty and Construction Company, Inc.	25 (Sean McGuire)
6/6/2014	4/14/2015	APADMIN	2014S-134-001	NASHVILLE BALLPARK DEVELOPMENT	A request for final plat approval to consolidate six parcels into four lots within the Phillips-Jackson Street Redevelopment District on properties located at 839 and 963 3rd Avenue North, 816 and 916 4th Avenue North, 815 5th Avenue North and 4th Avenue North (unnumbered), between Harrison Street and Jackson Street (16.3 acres), zoned DTC, requested by Barge Cauthen & Associates, applicant; Metro Government, State of Tennessee and MFP Real Estate, LLC, owners.	19 (Erica Gilmore)
1/29/2015	4/15/2015	APADMIN	2015S-031-001	TRINITY HEIGHTS, RESUB LOT 22	A request for final plat approval to create two lots on properties located at 317 Edwin Street, approximately 400 feet east of Meridian Street, zoned RS5 (0.381 acres), requested by Dale & Associates, applicant; D222, LLC, owner.	05 (Scott Davis)
1/15/2015	4/16/2015	APADMIN	2015S-026-001	TUNE SUBDIVISION	A request for final plat approval to create one lot on part of property located at Battle Road (Unnumbered), approximately 1,600 feet south of Battle Road, zoned AR2a (2.01 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; Paul H. Tune, owner.	31 (Fabian Bedne); 33 (Robert Duvall)
12/29/2014	4/17/2015	APADMIN	2015S-020A-001	ROEHRIG ESTATES, LOTS 4, 5, 6 & 7 SETBACK AMENDMENT	A request to amend the recorded front setback from 60 feet to 50 feet for properties located at 14, 18, 22 and 26 Roehrig Court, north of Jones Circle, (0.20 acres), zoned R15, requested by Jesse Walker, applicant; William Bryan Roehrig, III, owner.	11 (Larry Hagar)

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
4/7/2015	Approved New	2012B-024-003	BURCH HOMESTEAD TRACT, CONSOLIDATION LOTS 1, 2, 3 & 28, REVISION 1
4/7/2015	Approved Extension/Reduction	2007B-085-007	RIVENDELL WOODS, PHASE 3
4/8/2015	Approved Extension	2009B-019-006	CARRINGTON PLACE, PHASE 2
4/9/2015	Approved Extension	2007B-024-007	MATLOCK, PHASE 1
4/15/2015	Collected	2006B-073-011	HIDDEN SPRINGS, PHASE 2

Schedule

- A. **Thursday, April 23, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Monday, April 27, 2015** - [MPC NashvilleNext Workshop #3/5](#); 11am–2pm; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
Topic – Education & Youth; Health, Livability & the Built Environment; Housing; and Natural Resources & Hazard Adaptation Elements
- C. **Monday, May 4, 2015** - [MPC NashvilleNext Workshop #4/5](#); 11am–2pm; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room.
Topic – Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills-Midtown Community Plan Updates
- D. **Thursday, May 14, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Monday, May 18, 2015** - [MPC NashvilleNext Workshop #5/5](#); 11am–2pm; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
Topic – Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; and South Nashville Community Plan Updates
- F. **Thursday, May 28, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Wednesday, June 10, 2015** - [Special Called MPC Meeting to consider NashvilleNext Plan](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, June 11, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **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
- J. **Thursday, June 25, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Thursday, July 23, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, August 13, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Thursday, August 27, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. **Thursday, September 10, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. **Thursday, September 24, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- P. **Thursday, October 8, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Q. **Thursday, October 22, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- R. **Thursday, November 12, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

- S. **Thursday, December 10, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- T. **Thursday, January 14, 2016** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center