




**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: May 14, 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; LeQuire; Farr; Dalton; Adkins; Hunt; Clifton; Gee
  - b. Leaving Early
  - c. No Response as of distribution time:
  - d. Absent: Blackshear; Haynes
2. Legal Representation – Jon Michael will be attending

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

1. **#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; Parkwood/Union Hill; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; North Nashville; Madison and South Nashville Community Plan Updates

**C. May 14, 2015 MPC meeting NashvilleNext MPC Topic**

1. **Map App Demo (Higgs) and Missing Middle Housing (Saliki)**
2. May 28, 2015 - Overview of Feedback during Phase V (Claxton) and Procedures for June 10 and June 15, 2015 MPC meetings on NashvilleNext (Bernhardt)

**D. Communications**

1. For the second consecutive year, NashvilleNext won multiple Parthenon Awards for communications excellence, presented by the Nashville chapter of the Public Relations Society of America. The "Pick your Nashville" campaign won top honors for Public Relations Campaign, Community Relations Campaign, Feature Writing, Pitch Material, and Photography, while the entire NashvilleNext campaign won a Parthenon for new media/social media outreach. NashvilleNext also won Awards of Merit for the Pick your Nashville brochures and booklets, the NashvilleNext Lounge displays, and our online videos.

2. The Planning Department was recently recognized as a “Bike Friendly Business” by the League of American Bicyclists - one of sixteen locally and 161 across the country.

**E. Community Planning**

1. The UT design studio students’ work on application of missing middle housing is complete and designs and analysis has been provided.

**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**

1. I have attached a copy of the revised Procedures for the Planning Commission for the NashvilleNext hearing and consideration on June 15 and June 22, 2015. This is a recommendation from the Executive Committee and is revised to include additional time for Planning Commission members to request amendments and the revised schedule.

**I. NashvilleNext**

**1. NashvilleNext Overall Schedule**

- a. May 13 Static draft of NashvilleNext Plan Elements posted
- b. May 13 Public review and comment continues to June 15 in response to the static draft.
- c. May 18 Static draft of NashvilleNext Plan Community Character Manual, Community Plans and Access 2040 Nashville posted
- d. May 18 MPC NashvilleNext Workshop #5/5
- e. June 15 Planning Commission Public Hearing for NashvilleNext Plan
- f. June 22 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** (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 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, 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 5/8/2015**.

APPROVALS	# of Applications	Total # of Applications 2015
Specific Plans	1	9
PUDs	0	0
UDOs	0	3
Subdivisions	2	25
Mandatory Referrals	5	50
<b>Total</b>	<b>8</b>	<b>87</b>

<b>SPECIFIC PLANS (finals only): MPC Approval</b> <b>Finding: Final site plan conforms to the approved development plan.</b>						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
3/31/2015	5/5/2015	RECOM APPR	2014SP-066-002	SKY HOUSE NASHVILLE (FINAL)	A request for final site plan approval for the Skyhouse Nashville Specific Plan District for properties located at 1701 & 1707 Broadway & 115, 119 & 121 17th Avenue South, at the southwest corner of Broadway and 17th Avenue South, (1.47 Acres), to permit a mixed use building of up to 25 stories in height, requested by Kimley-Horn, applicant; West End Capital, LLC, owner	19 (Erica S. Gilmore)

<b>URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval</b> <b>Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.</b>						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE		RECOM APPR				

<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)
4/21/2015	4/28/2015	RECOM APPR	2015M-012EN-001	GULCH CROSSING AERIAL ENCROACHMENT	A request to allow an encroachment comprised of exterior signage encroaching the public right-of-way for property located at 1033 Demonbreun Street, requested by Civil Site Design Group, applicant; Gulch Crossing, LLC, owner.	19 (Erica S. Gilmore)
4/20/2015	4/28/2015	RECOM APPR	2015M-026ES-001	CHURCH STREET MULTIFAMILY	A request to abandon approximately 1,240 linear feet of sanitary sewer and easement and the acceptance of a new manhole, and 30 linear feet of 12" DIP for various properties along George L Davis Boulevard, 12th Avenue North, and Church Street (Project No. 15-SL-11), requested by Metro Water Services, applicant; North Gulch Partners II, LLC, owner.	19 (Erica S. Gilmore)
4/17/2015	4/28/2015	RECOM APPR	2015M-025ES-001	BROADSTONE 8TH SOUTH DEVELOPMENT	A request to abandon approximately 126 linear feet of an 8" sanitary sewer and easement on property located at Elliott Avenue (unnumbered) (Project No. 15-SL-42), requested by Metro Water Services, applicant; Eighth South, LLC., owner.	17 (Sandra Moore)
4/17/2015	4/29/2015	RECOM APPR	2015M-003SR-001	WOODLAND POINT DRIVE RENAMING	A request to rename Woodland Point Drive to "Woodland Pointe Drive" from Bell Road to the cul-de-sac, requested by Woodland Pointe Homeowner's Association, applicant; various property owners.	13 (Josh Stites)
4/29/2015	5/7/2015	RECOM APPR	2015M-010PR-001	JEFFERSON STREET POLICE HEADQUARTERS	A request authorizing the Director of Public Property, or his designee, to exercise options to purchase real property for use in a public project for the Metropolitan Government of Nashville and Davidson County and specifically with relation to the construction of a new Police Headquarters in the Jefferson Street corridor area, requested by the Metro Finance - Public Property Department; various property owners.	19 (Erica S. Gilmore)

### 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						

### 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					

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
11/6/2013	4/27/2015	APADMIN	2013S-225-001	R.W. TURNER, RESUB LOTS 1-4	A request for final plat approval to shift lot lines between properties located at 5401 and 5409 Charlotte Avenue and 331 and 333 54th Avenue North, at the southwest corner of Charlotte Avenue and 54th Avenue North, zoned CS and located within the Floodplain Overlay District (1.51 acres), requested by Galyon Northcutt, applicant; Covington Revocable Trust, Emily K. Deford, John and Lisa Henderson and Scott Moskovitz, owners.	24 (Jason Holleman)
3/12/2015	5/2/2015	APADMIN	2015S-047-001	WEST NASHVILLE SUBDIVISION, RESUB LOTS 821 & 823	A request for final plat approval to create two lots on property located at 4910 Indiana Avenue, approximately 345 feet east of 51st Avenue North, zoned R6 (0.28 acres), requested by Xcel Land Surveying, applicant, Terry Woodall, owner.	20 (Buddy Baker)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
4/20/2015	Approved Extension/Reduction	2013B-037-002	FAWN CROSSING, SECTION 3
4/20/2015	Approved Extension	2014B-012-002	HARVEST GROVE, SECTION 2
4/24/2015	Approved Replacement	2009B-004-007	CROSSINGS CIRCLE RIGHT-OF-WAY ABANDONMENT & DEDICATION
4/24/2015	Approved Extension/Reduction	2014B-015-003	SECOND ADDITION TO SUGAR VALLEY, PHASE 3, SECTION 2
5/6/2015	Approved New	2015B-010-001	JAMES BURNS, RESUB
5/6/2015	Approved Extension/Reduction	2014B-014-002	PARKSIDE
5/6/2015	Approved New	2015B-014-001	PLAN OF WEST NASHVILLE RESUBDIVISION
5/6/2015	Approved Extension/Reduction	2006B-013-009	RIVENDELL WOODS, PHASE 1, SECTION 1
5/6/2015	Approved New	2015B-013-001	WEST NASHVILLE SUBDIVISION, RESUB LOTS 821 & 823
5/7/2015	Approved Extension/Reduction	2013B-029-002	HIGH POINT, PHASE 2, SECTION 1
5/7/2015	Approved Extension/Reduction	2014B-019-002	HIGH POINT, PHASE 2, SECTION 2

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## Schedule

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- A. **Thursday, May 14, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Monday, May 18, 2015** – [MPC NashvilleNext Workshop #6/6](#); 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
- C. **Thursday, May 28, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Monday, June 15, 2015** – [Special Called MPC Meeting for Public Hearing on NashvilleNext Plan](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, June 11, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Monday, June 22 2015** – [Special Called MPC Meeting to consider NashvilleNext Plan](#); 1pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, June 25, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, July 23, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, August 13, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Thursday, August 27, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Thursday, September 10, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, September 24, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Thursday, October 8, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. **Thursday, October 22, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. **Thursday, November 12, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- P. **Thursday, December 10, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Q. **Thursday, January 14, 2016** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center



**METROPOLITAN GOVERNMENT  
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Metropolitan Planning Commission  
Metro Office Building  
800 2<sup>nd</sup> Avenue S.  
Nashville, Tennessee 37210

Date: May 14, 2015

To: Metropolitan Planning Commission

From: Planning Commission Executive Committee  
(Commissioners McLean, Adkins and LeQuire)

Re: REVISED - Recommended procedures for the public hearing and consideration of the NashvilleNext General Plan.

**Recommendation:** Approval of the recommended procedures for the public hearing and consideration of the NashvilleNext General Plan.

The Executive Committee met on April 23, 2015 and in accordance with Section VII B8 of the Commission's Rules and Procedures recommends the Planning Commission approve the following procedure for the public hearing and consideration of the NashvilleNext General Plan and component updates currently scheduled for June 15 and June 22, 2015.

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**June 15, 2015 (4:00 pm) – Metro Planning Commission Meeting – NashvilleNext Public Hearing  
700 Second Ave. South, Howard Office Building, Sonny West Conference Center**

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1. Members of the audience desiring to address the Planning Commission will be asked to complete the **Request to Speak** form (draft copy attached) noting the topic and details of their request.
  - a. Speakers will be given the opportunity to sign up for a 30 minute window to speak.
  - b. Speakers will be taken during the 30 minute window they designate or are assigned.
2. **Meeting Called to Order by the Chair**
3. Recognition of **Metro Council Members** that may want to speak
4. Staff Presentation on NashvilleNext including any staff recommended amendments from the static draft period.
5. **Chair opens the Public Hearing**
  - a. **Process for Hearing**
    - i. Each person may address the Planning Commission once
    - ii. All comments - 2 minutes maximum
    - iii. All persons desiring to address the Commission are to line up at podium to speak



- iv. Hand **Request to Speak** form to staff for consideration by the Planning Commission.
- v. Continue Public Hearing until all comments received
- vi. Following all Public Comment, staff will present any amendments requested during Static Draft review period but not presented at the Public Hearing.

## 6. Chair declares the Public Hearing Closed

7. Chair asks for a Motion and Second to Approve Nashville Next per staff recommendation<sup>1</sup> (see footnote in re Roberts Rules of Order, Article I, Part 2)
8. Short recess for Staff to assemble information for Commission
9. Staff will provide Planning Commission members a list of all requested amendments presented during the public hearing and copies of the **Request to Speak** form the speaker provided outlining or detailing their request.
10. Planning Commission members will identify any potential amendments for consideration by the full Planning Commission at the June 22, 2015 meeting. Any Planning Commissioner can make or request any amendment(s) be considered. No vote will be necessary. Amendments can come from the list provided by staff or any amendment desired by a Planning Commissioner, if not on the list. **Planning Commissioners may subsequently request that other items be pulled from the list provided that any requests are provided to the Executive Director by 12:00 noon on Wednesday, June 17, 2015.**
11. Continue the meeting to June 22, 2015 to allow staff time to prepare information and/or proper wording on the potential amendments for the Commission's consideration.

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<sup>1</sup> Roberts Rules of Order

### Art. I. How Business Is Conducted in Deliberative Assemblies.

**2. What Precedes Debate.** Before any subject is open to debate it is necessary, first, that a motion be made by a member who has obtained the floor; second, that it be seconded (with certain exceptions); and third, that it be stated by the chair, that is, by the presiding officer. The fact that a motion has been made and seconded does not put it before the assembly, as the chair alone can do that. He must either rule it out of order, or state the question on it so that the assembly may know what is before it for consideration and action, that is, what is the *immediately pending question*. If several questions are pending, as a resolution and an amendment and a motion to postpone, the last one stated by the chair is the immediately pending question.

While no debate or other motion is in order after a motion is made, until it is stated or ruled out of order by the chair, yet members may suggest modifications of the motion, and the mover, without the consent of the seconder, has the right to make such modifications as he pleases, or even to withdraw his motion entirely before the chair states the question. After it is stated by the chair he can do neither without the consent of the assembly as shown in **27(c)**. A little informal consultation before the question is stated often saves much time, but the chair must see that this privilege is not abused and allowed to run into debate. When the mover modifies his motion the one who seconded it has a right to withdraw his second.

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**June 22, 2015 (1:00 pm) - Metro Planning Commission Meeting – NashvilleNext Discussion and Consideration - 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**

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1. Reconvene the meeting from June 15, 2015 and Call the meeting to order
2. **Note - Public Hearing Closed**
3. Note - Motion to approve the plan in accordance with staff recommendation is on the floor
4. Open MPC discussion on motion
5. Consider **Consent Agenda of Amendment** Approvals (if any) – Amendments proposed by staff and/or requested by the Commission on June 15, 2015 with Staff concurrence and no known opposition.
  - a. Any Commissioner can request individual consideration of any amendment on the Consent Agenda by the Commission and it shall be removed from the Consent Agenda.
  - b. Vote on Consent Agenda Amendments.
6. Entertain **Individual Amendments** requested at the June 15, 2015 meeting
  - a. Amendments will be presented in the following order
    - i. Vision, Trends, Strategy
    - ii. Elements
    - iii. Actions
    - iv. Access Nashville 2040
    - v. Community Character Manual
    - vi. Community Plans (in alphabetical order)
  - b. Staff will present information on each individual amendment
  - c. **Motion needed to approve specific individual amendment**
  - d. **If motion made**, discuss individual amendment
  - e. Vote on the individual amendment
  - f. **If no motion**, move to the next individual amendment without discussion
7. At conclusion of all amendments, begin discussion on the main motion to approve **NashvilleNext as amended**
8. Vote on the motion to approve NashvilleNext as amended. 6 Votes required to pass the motion and adopt the plan.
9. Adjourn

