

## Approved amendments to NashvilleNext

The Planning Commission approved these amendments to NashvilleNext on June 22, 2015.

1. Authorize Planning staff to make edits to NashvilleNext correct errors, add explanatory content and photos, improve clarity (including updating maps for clarity), and add up-to-date, non-policy content. Examples of planned edits include:
  - a. Example of up-to-date, non-policy content – request that the Donelson-Hermitage-Old Hickory Community Plan list the Grand Ole Opry among its historic sites. The Grand Ole Opry was recently listed on the National Historic Register.
  - b. Example of explanatory content – request by MDHA that the East Nashville Plan include more description of the public housing sites in East Nashville.
  - c. Example of explanatory content – request by Metro Planning staff to add a graphic from the Joe Minicozzi work to the section in the Downtown Community Plan where his findings are discussed.
  - d. Example of improving clarity – request by Metro Planning staff, working with Parks staff, to add language in each Community Plan, under “Enhancements to Open Space” that explains more clearly that the Parks Master Plan will be updated soon and specific parks requests should be made during that process.
2. Add action item to Natural Resources and Hazard Adaptation (NRHA) and cross reference in Land Use, Transportation, and Infrastructure (LUTI). Action Item - “Design and initiate a process to review old undeveloped or partially developed PUDs and SPs that impact environmentally sensitive features. Implementers – Metro Planning Department. Timeframe – Near term.”
3. Amend the Land Use, Transportation, and Infrastructure (LUTI) Element and Action Items in the following manner:
  - a. Add to the Element a sidebar on Smart Cities leveraging new technology and data sources to improve the functioning of the city.
  - b. Add to the action items - "Create a Smart Cities Advisory Council to assess opportunities to connect infrastructure through emerging technologies, so data can be analyzed to make smarter decisions, improve efficiency, and provide better services. Team members may consist of elected officials, government, non-profit, and private sector to bridge between Metro departments, other municipalities, state agencies, and other major stakeholders. Areas that could be addressed include transportation, water management, public safety, energy, buildings, and IT and connectivity. Implementers – Mayor’s Office, Metro Council, Relevant Metro Departments and Agencies. Timeframe – Near term.”
4. Delete T2 Rural Neighborhood Maintenance (T2NM) and T2 Rural Neighborhood Evolving (T2NE) policies in their entirety from the Community Character Manual (CCM) and replace them with T2 Rural Maintenance.
5. Amend the NashvilleNext Growth and Preservation Concept Map to show two additional anchor parks: a) the newly-secured anchor park in Antioch-Priest Lake and b) Stones River Bend Park.
6. Amend the Bellevue Community Plan to reword the text for Special Policy Area 06-T2-RN-01 to reflect the addition of T2 Rural Neighborhood Policy in the Community Character Manual and remove references to T2 Rural Neighborhood Maintenance Policy and T2 Rural Neighborhood Evolving Policy.



7. Amend the Antioch-Priest Lake Community Plan in the following manner:
  - a. Amend the Community Character Policy Map to change the Community Character Policy on the land Metro has secured for a new park (at I-24 Crossings Boulevard) from T3 Suburban Neighborhood Maintenance, T3 Suburban Mixed Use Corridor, and District Employment Center to T3 Suburban Open Space.
  - b. Add language in the Community Plan referencing the new park land.
8. Add content on Green Hills-Midtown Community Plan describing the African-American history, identity, and continuing contributions of the Edgehill neighborhood.
9. Amend the North Nashville Community Plan by removing the special policy from Andrew Jackson Court and Cheatham Place.
10. Retain current CCM policies for 11 properties in the Bordeaux-Whites Creek Community Plan; defer consideration of proposed policies until August 13 (see Map 1).
11. Add special policy limiting conservation subdivisions in Scottsboro/Bells Bend portion of Bordeaux-Whites Creek Community Plan
12. Add language to the Application section of T3 Suburban Neighborhood Evolving on avoiding use of the policy in a way that can create food and service deserts.
13. Add language to T3 Suburban Neighborhood and T4 Urban Neighborhood policies on parking in areas without usable alleyways.
14. Incorporate data on land area, open space, average housing costs, per capita housing costs, vacancy rates, and owner/renter share, as available, into each Community Plan's demographics table. Include a cross-community comparison in the introduction to the Community Character Manual.
15. Amend language in action 302 acknowledging that a "significant" source of funding for the Barnes Fund is required.
16. Add sentence to the end of action 106: "Identify strategic incentives to encourage new development types and builders to get certified by third parties."
17. Add an action to create a Climate Smart Nashville study, based on the Trust for Public Land methodology.
18. Include key greenways along creeks identified by Parks and Greenways.
19. Adopted Map 2 showing T4 Urban Neighborhood Maintenance and T4 Urban Neighborhood Evolving areas along Heiman and Scovel Streets.
20. Incorporate references and actions from "Action Plan for Reinvestment and Revitalization in Madison, TN" (ULI, 2012) and "The Livability Project – Building More Livable Communities: Madison and Sylvan Park" (Civic Design Center, 2011) into Madison Community Plan.
21. Add language on regional competitiveness to Antioch-Priest Lake community plan. Add language on transitioning from surface to structured parking to design study of the Hickory Hollow Mall area.

22. Change the policy for identified lots on the south side of Pulley Road to T3 Suburban Neighborhood Evolving.
23. Change policy in the area bounded by West Kirkland to the north and Trinity Lane to the south, Gallatin Pike to the east and the rail line to the west to T4 Urban Neighborhood Evolving and Transition as shown in Map 3.
24. Apply T4 Urban Community Center to four parcels at Sharpe and Greenwood Avenues along Gallatin Pike as shown in Map 4.
25. Clarify infill versus side street transition policy in special policy area 07-T3-NM-02-IA 03 and amend guidance on landscaping (Charlotte Pike across from Nashville West)
26. Expand length of widening project along Charlotte Pike to include the intersection with I-40 (see Map 5).
27. Do not show Conservation policy over Open Space policies.

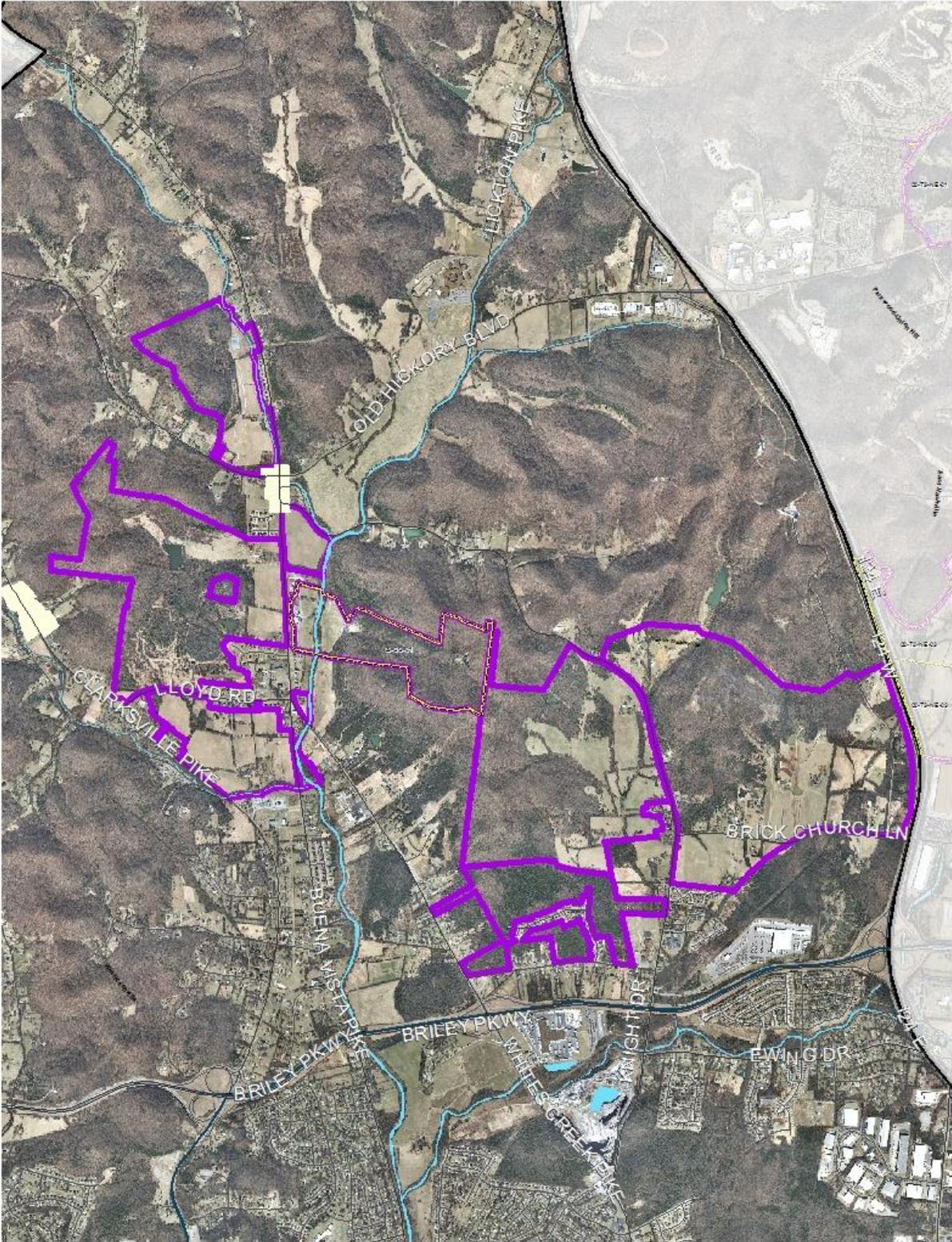
### **Potential amendments not made by Planning Commission**

1. Provide affordable homeownership programming that shares the increase in home values between Metro and the owner: Already addressed by Action 124.
2. Assess a fee on new construction to provide the local match for new affordable housing and transit projects: Already addressed by actions 302 and 132.
3. Assess proposals for new or stronger tools for historic preservation: Actions 5, 9, 11, 14, 37, 49, and 97 represent the Historical Commission's priorities.
4. Include transit line on Harding Place, Woodmont, and Hillsboro/21st as higher priority transit on the Growth & Preservation Concept Map; Make Harding Place an Immediate Need: Routes and priorities were reviewed by the public and MTA and represent areas with the greatest chance to incorporate higher capacity transit in future.
5. Add stronger language on defining "Immediate need" for High Capacity Transit Corridor routes: Current language is already in use by MTA's nMotion Strategic Plan. If that plan identifies a shorter timetable, it will be incorporated into NashvilleNext.
6. Change the definition of steep slopes to either 10% and higher or 15% and higher: Action 210 already addresses this request.
7. Check Equity & Inclusion Background Report (Disabilities appendix) for inclusion of recommendations: Action 73,70, 71, 333, 334, 345, 362, 363, and multiple Housing, Economic & Workforce Development, and Health, Livability & the Built Environment actions and policies LUTI 2.1, 2.5, 2.6; BE 2.1 address proposals included in the Equity & Inclusion Background Report.
8. Include a corridor transit concept in each community plan (such as the concept shown in the East Nashville Community plan on page 61 of the East Nashville Plan): The Northeast Corridor Plan is the only one with proposed stations; as other corridor plans are completed and adopted by the Nashville Area Metropolitan Planning Organization, they will be incorporated into relevant community plans.
9. Revise Rosebank/Eastland special policy to be less restrictive (only one address—801 Rosebank): this special policy was adopted in 2014, following significant community discussion.
10. Specify that Infrastructure Deficiency Areas should include transportation improvements (currently included) and affordable housing (new): The IDA was established specifically to

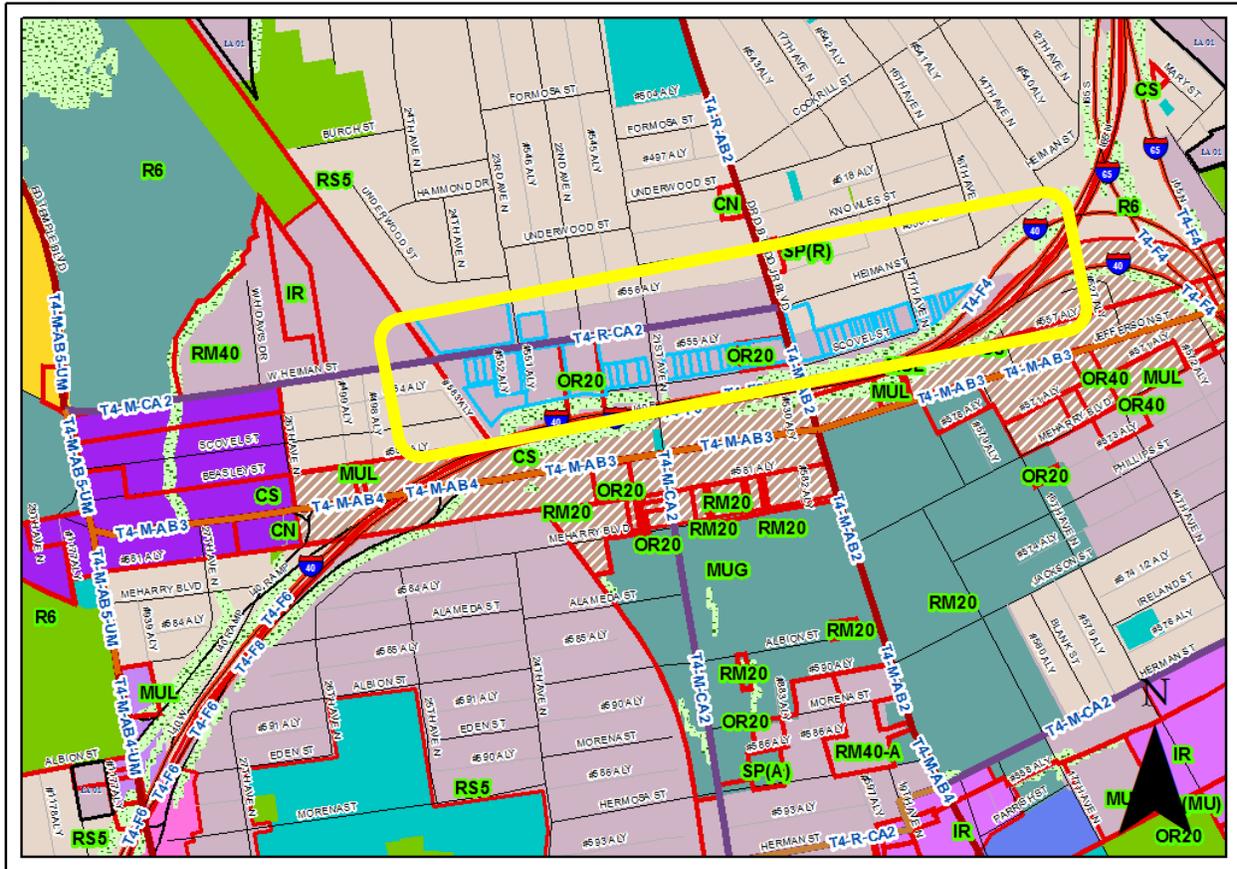
address transportation deficiencies. Policies that support affordable housing exist in all policy categories in the IDA.

11. Designate Green Hills, Harding Town Center/Lions Head, and Charlotte/White Bridge centers as Tier 2 over concerns of intensity of development and prohibiting the expansion of Nashville State Community College: Designation as Tier 1 does not relate to the intensity of development; it relates to the timing of supportive infrastructure and programming.
12. Remove Collins Road as a collector from the Major and Collector Street Plan and the Bellevue Community Plan: The extension of Collins Road has been included in the streets plan since 1984. The proposed route was revised in 2011 to reflect topography and carried forward in the 2012 Bellevue Community Plan update. Traditionally, McCrory Lane has been the dividing line between Rural and Suburban policies. The proposed route reflects that dividing line and reflects current zoning and sewer patterns.
13. Show proposed Bob Brown Park: This recommendation has been forwarded to the Park Department in their Parks Master Plan update. Potential Open Space and related recommendations are no longer included in Community Plans because of the confusion it caused among stakeholders and property owners. Consideration in the Parks Master Plan update is the most effective
14. Identify Sevenmile Park as a priority in Southeast Community Plan and in Parks Master Plan: This request relates primarily to internal programming of Sevenmile Park. It has been forwarded to the Parks Department for consideration in the Parks Master Plan update.
15. Keep vacant residential land undeveloped until after commercial centers and corridors are redeveloped in South Nashville and Donelson-Hermitage-Old Hickory: Most of these vacant residential areas have T3 Suburban Neighborhood Evolving (T3 NE) Policy applied to them. The policy intent of T3 NE discusses including the best qualities of classic suburban neighborhoods, greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. The T3 NE Policy Intent also states: “Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing development character, such as the street network and block structure and proximity to centers and corridors.”

Map 1: Whites Creek deferred consideration

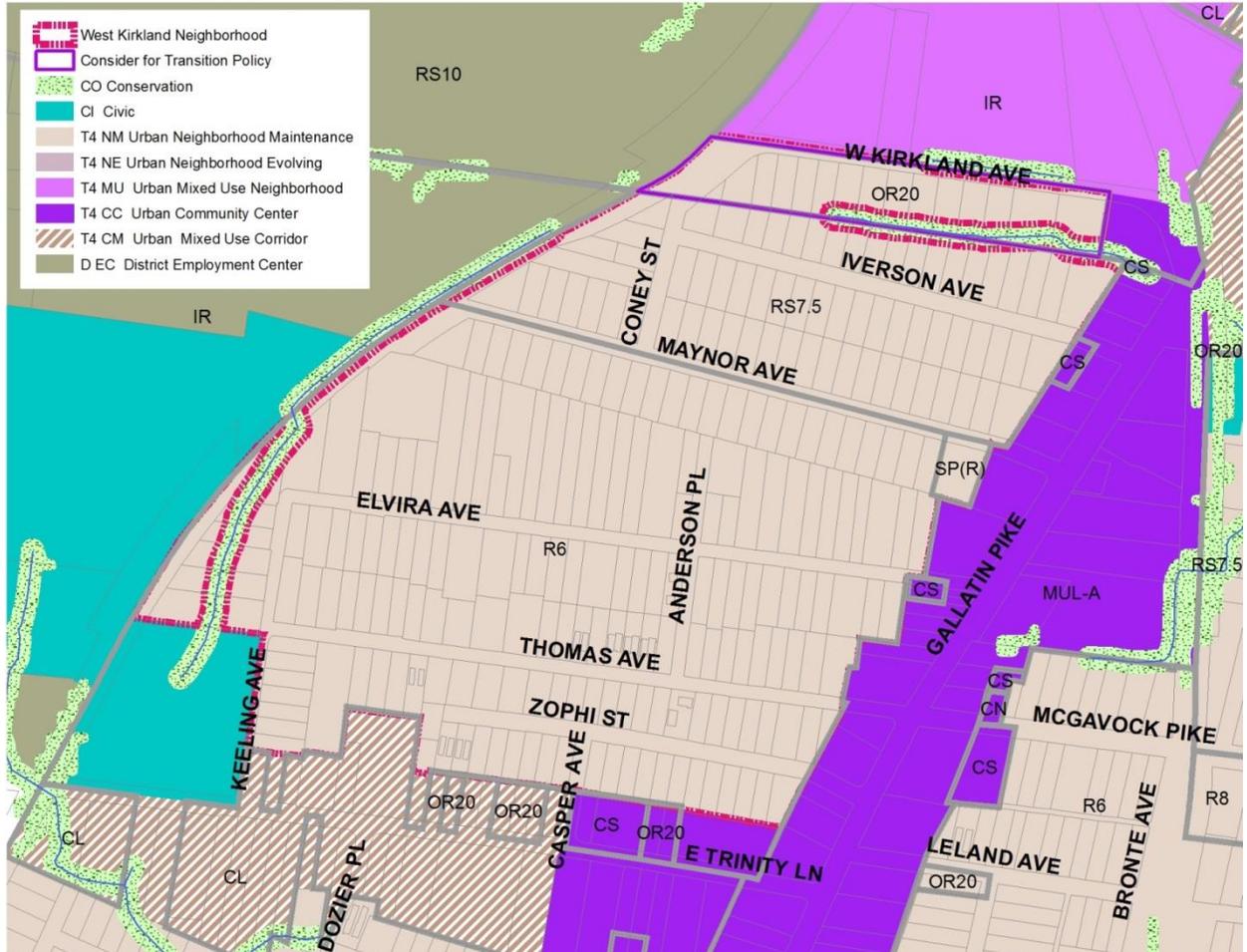


Map 2: Heiman and Scovel Streets



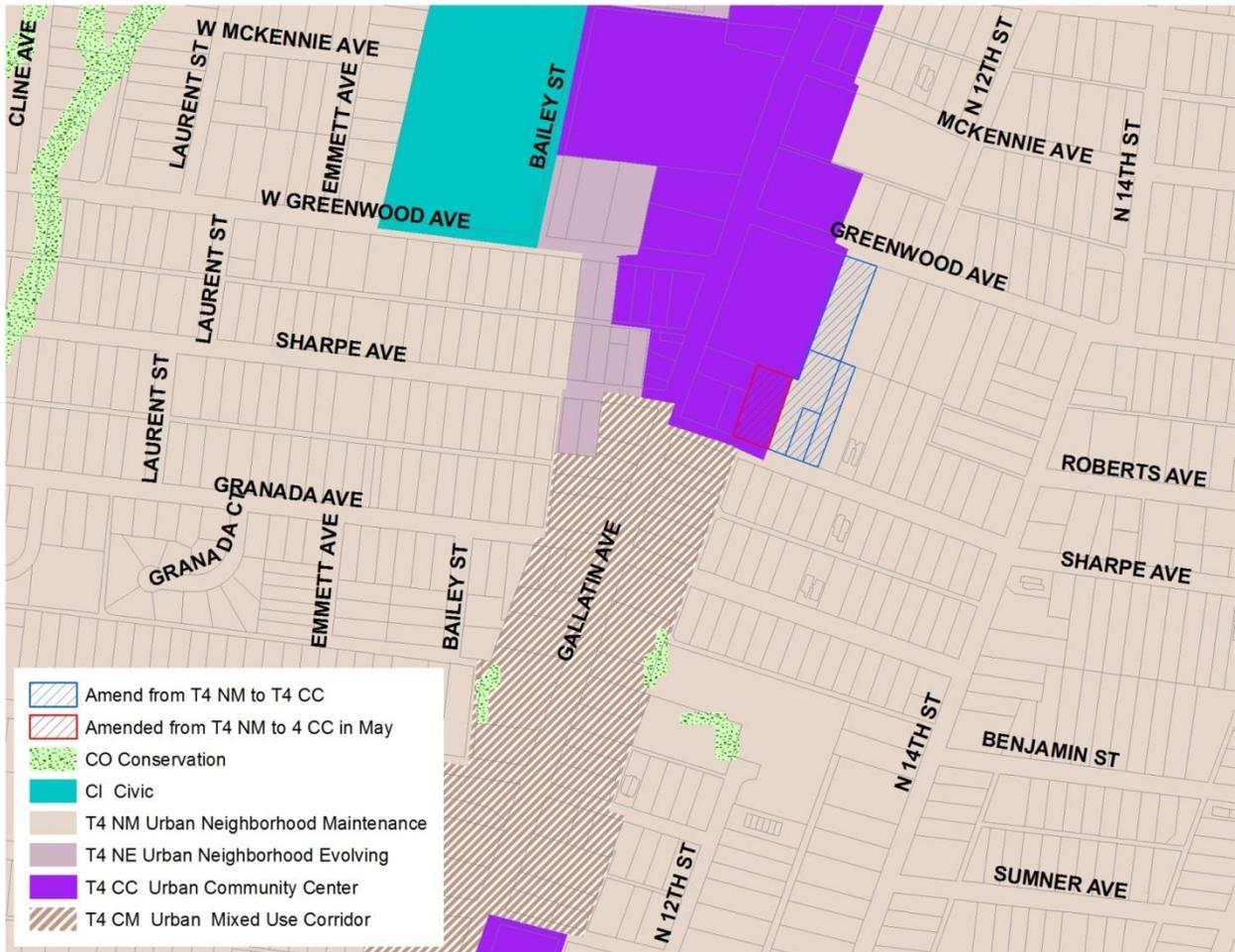
Along Heiman and Scovel Streets (outlined in yellow box) T4 Urban Neighborhood Evolving (dark lavender) would stay in properties outlined in bright blue. Other dark lavender properties will become T4 Urban Neighborhood Maintenance.

### Map 3: West Kirkland/Trinity/Gallatin/rail line



South side of Kirkland will be Transition policy. The area bounded by the Transition policy on the north, properties that front Gallatin Pike to the east, the rail line to the west, and the properties that front Trinity to the south will become T4 Urban Neighborhood Evolving.

## Map 4: Gallatin/Sharpe/Greenwood



## Map 5: Charlotte Pike widening

