Music Row Design Plan Recommendations

January 11, 2016 Community Meeting

Draft Goals

Goal 1: Preserve the integrity of Music Row as a district where the business of music production & publication occurs. There is nothing like Music Row anywhere in the nation.

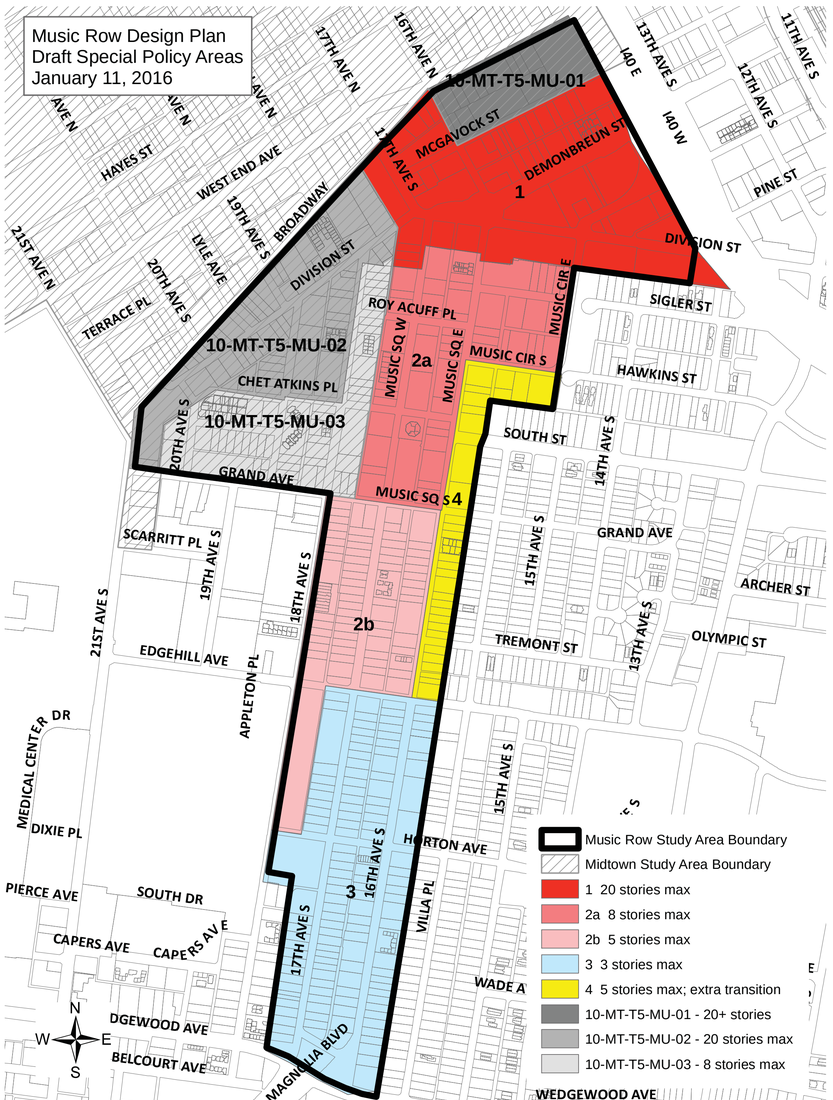
Goal 2: New development should support the Music Row community while maintaining neighborhood character. Reuse of existing buildings will play a major part in helping that happen.

Goal 3: Manage tourism. Music Row should be an entertaining and educational place for tourists to visit, but we can't let tourist traffic interfere with the work that goes on there. A visitors' center, signage, historical markers, and mobile apps are some possible ways for tourists to learn about the history and culture of Music Row without disrupting business and creative activities.

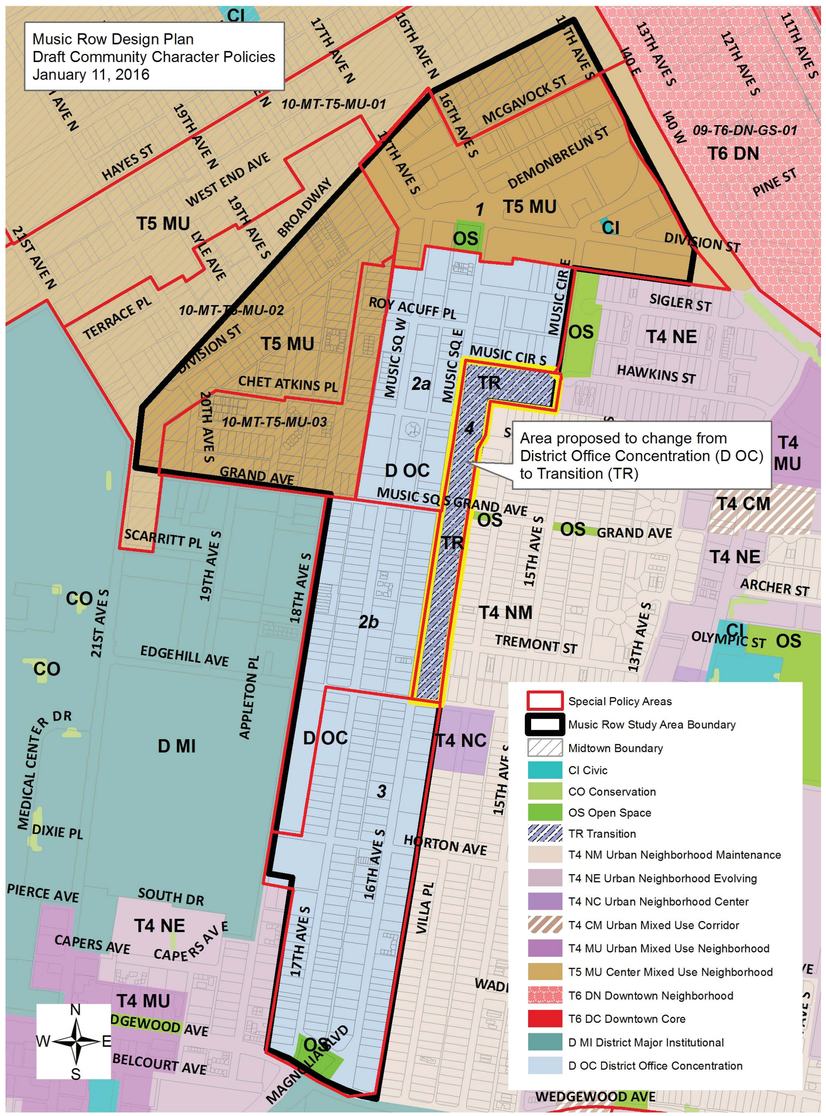
Goal 4: Encourage creativity and collaboration. The music community should have incentives for affordable and unique creative and performance spaces along Music Row.

Goal 5: Preserve and enhance the streetscape. Music Row's compact and walkable nature have been an essential part of the business and creative process – new development should respect that and continue to provide a pleasant, pedestrian-oriented environment.

Draft Special Policy Subdistricts



Draft Community Charater Policy



Policies in the Music Row Study Area

Civic (CI) – Intended to serve two purposes. The primary intent of CI is to preserve and enhance publicly owned civic properties so that they can continue to serve public purposes over time, even if the specific purpose changes. This recognizes that locating sites for new public facilities will become more difficult as available sites become scarcer and more costly. The secondary intent of CI is to guide rezoning of sites for which it is ultimately determined that conveying the property in question to the private sector is in the best interest of the public.

Open Space (OS) – OS Policy is intended to preserve and enhance existing permanently protected open space. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

T5 Center Mixed Use Neighborhood (T5 MU) – Intended to preserve, enhance, and create high-intensity urban mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include some of Nashville's major employment centers such as Midtown that represent several sectors of the economy including health care, finance, retail, the music industry, and lodging. T5 MU areas also include locations that are planned to evolve to a similar form and function.

D Office Concentration (D OC) – Intended to preserve, enhance, and create Districts where office use is predominant and where opportunities for the addition of complementary uses are present. The development and redevelopment of such Districts occurs in a manner that is complementary of the varying character of surrounding communities..

Proposed Policy in Music Row Area

Transition (TR) – Intended to preserve, enhance, and create areas whose primary purposes are to serve as transitions between higher-intensity uses or major thoroughfares and lower density residential neighborhoods while providing opportunities for small scale offices and a mixture of mainly moderate to high-density housing types. Housing in Transition areas can include a mix of building types and is especially appropriate for "missing middle" housing such as plex houses, house courts, and multifamily housing with small to medium-sized footprints.