

What does this policy translation mean for me?

- *My Community Plan has already been updated using the new Community Character Manual (CCM) policies, so how does this translation affect me and my neighborhood?*
 - Five out of the fourteen Community Plans have already been updated using CCM policies applied during the community update process. These are Madison, West Nashville, North Nashville, Bellevue, and Antioch-Priest Lake.
 - As such, this translation does not apply to these five Community Plans, and they remain as they are, already using CCM policies.

- *My Community Plan is using the older Land Use Policy Application (LUPA) policies, so how does this translation affect me and my neighborhood?*
 - Nine out of the fourteen Community Plans are still using the older LUPA policies – Joelton, Parkwood-Union Hill, Bordeaux-Whites Creek, East Nashville, Downtown, Green Hills-Midtown, South Nashville, Southeast, and Donelson-Hermitage-Old Hickory.
 - This process translates those older LUPA policies to their closest match in the new CCM policies. Currently, there are 103 separate policies used in Community Plans between LUPA policies and CCM policies. This translation reduces the number of policies to 36 policies – each of which has more design guidance, but does not change the intent of the older LUPA policies.
 - During the NashvilleNext process, the community will discuss their vision for the city, what should be preserved, and where growth should be located. Using uniform policy categories and descriptions across communities allows consistency during those conversations.
 - Over time, some Plan Amendments have occurred in areas within these older plans that have been amended using the newer CCM policies. Any area using CCM policies remains the same. It is not changed in the translation.

- *My Community Plan has special policy areas and/or detailed design plans. With this translation, will these special policies still exist?*
 - If your Community Plan includes special policy areas and detailed design areas, these remain in place, and the translation does not alter their detailed guidance. The translation simply updates the policy with its corresponding CCM policy.

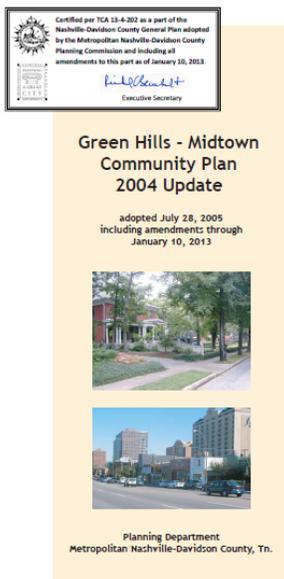
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- *What is the difference between the older Land Use Policy Application (LUPA) policies and the newer Community Character Manual (CCM) policies?*
 - The Community Character Manual (CCM) was adopted in 2008 and represents the evolution in the community's understanding of community planning. LUPA was created in 1992 and focused primarily on land use and density. Over time, the community's understanding of desirable development has come to put more emphasis on the *form or character* of development – massing, orientation and scale of buildings, setbacks and spacing, location of access and parking, etc. Meanwhile, the community's commitment to preserving Nashville/Davidson County's diversity of development in rural, suburban and urban areas has grown. LUPA did not provide adequate guidance on how to preserve or create community character through form, nor did it create significant distinctions between rural, suburban or urban development. The result has been development that is homogeneous and does not preserve or create the sense of place that community members often call for during Community Planning. Replacing LUPA policies with Community Character policies, speaks to these issues and also to the form and character of development.

- *What else do I need to know about this translation?*
 - In some of the older Community Plans, not all floodplain areas were placed in Conservation policy, especially those areas where the floodplain had been previously disturbed. In this translation, Conservation policy applies to all floodplain areas.
 - Any areas that currently do not have sewer service have been placed in Rural policies.

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- **What happens next?**
 - From July through November, this policy translation will be available for public comment and review at NashvilleNext Community Meetings and online at www.nashvillenext.net.
 - In January 2014, NashvilleNext staff plans to hold an additional countywide meeting to discuss the policy translation. During February 2014, NashvilleNext staff anticipates taking this policy translation to the Metro Planning Commission for adoption.
 - If the translation is adopted, it would mean that the respective page/map in each of the LUPA-based Community Plans that shows the Land Use Policy would be updated to the CCM's Community Character Policy. Also, any references to and language from LUPA policies will be removed and substituted with references to and language from CCM. The remainder of the plan – including other text, special policy areas, and detailed design areas – would remain in place until the individual Community Plan goes through the update process, sometime after the NashvilleNext process concludes.
 - See graphics below, using the Green Hills-Midtown Community Plan as an example:

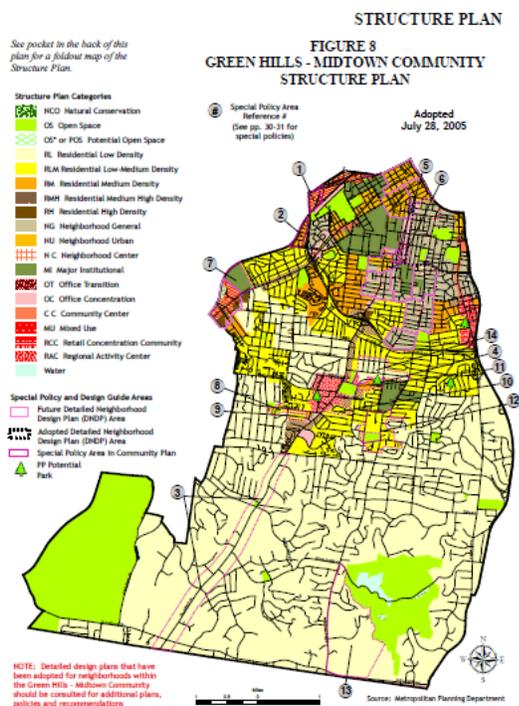


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"Structure Plan" fold-out	Inside back cover

- The Table of Contents refers the reader to appropriate page for the Land Use Policy Map/Structure Plan.

- This page (page 29) would be replaced with the translated CCM Policy Map, along with online policy maps.
- Note the numbered areas (gray circles with black lines). Those are Special Policy areas with accompanying text. The Special Policy areas remain in place on the translated CCM Policy Map until the entire Community Plan is updated in the future.



- *So if my Community Plan is one of the older ones, when will the entire Community Plan be updated?*
 - The Planning Department will not be updating any Community Plans until after the NashvilleNext process concludes. Translating the older LUPA policies into CCM policies levels gives all areas of town additional guidance in the interim 2.5 years.

For additional information on Community Plans, please visit <http://www.nashville.gov/Planning-Department/Community-Planning-Design/Community-Plans.aspx>

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