

**Public Hearing Notice**  
**Proposed Major and Collector Street Plan Amendment for area**  
**along the north side of West End Avenue between Bowling Avenue and Craighead Avenue**  
**Metro Planning Commission Case Number 2016CP-010-001**

**WHAT IS THE PUBLIC HEARING ABOUT?**

The Metropolitan Planning Commission will hold a public hearing on a proposed change to the Major and Collector Street Plan. The Major and Collector Street Plan guides public and private investment on major streets that make up the backbone of the city's transportation system. It outlines a vision for Nashville's streets and ensures that this vision is fully integrated with the city's land use, streets, mass transit, walking, and biking networks. Street designations in the Major and Collector Street Plan help Metro planners and engineers assess how the street may be used by people walking, bicycling, taking transit, and driving in the future. It informs pavement width, which is composed of the number of travel lanes, ability to provide bicycle lanes, need for on-street parking, and improved stormwater treatment; the streetside needs, composed of a grass strip and sidewalk width; and the interface with new development. These dimensions comprise the right-of-way width for a street segment in meeting the neighborhood, city, and region's land use and transportation needs.

The plan amendment proposes no change to the Major and Collector Street Plan designation of West End Avenue; it only proposes a change to the corresponding right-of-way width. This issue will be presented to the Planning Commission for consideration with a public hearing for persons to express their views about the requested amendment.

**WHEN AND WHERE IS THE PUBLIC HEARING?**

The Metropolitan Planning Commission will hold a public hearing on the plan amendment request at its meeting on **Thursday, February 11, 2016 at 4:00 PM** in the **Metro Nashville Public Schools Headquarters** in the Board of Education Meeting Room located at **2601 Bransford Avenue**. The purpose of the public hearing is to provide interested persons the opportunity to express their views about the requested amendment, which is shown on the graphic on the reverse side of this notice.

**WHY HAVE YOU RECEIVED THIS NOTICE?**

You have received this notice because 1) you are a property owner within the notification area surrounding the amendment area or 2) you represent a group or organization that is potentially affected by the requested change.

**WHAT IS THE CURRENT MAJOR AND COLLECTOR STREET PLAN DESIGNATION?**

The current street plan designation for the property is **T4-R-AB5-IM**, an Arterial-Boulevard with five lanes (**AB5**) within an Urban (**T4**) context of Davidson County tied to Residential (**R**) land use policies outlined in the Green Hills-Midtown Community Plan. Additionally, the street is identified as an Immediate Need Multimodal Corridor (**IM**) related to the potential for high capacity transit service identified in NashvilleNext's Growth and Preservation Concept Map. A Planned Bike Lane is also identified in the Strategic Plan for Sidewalks and Bikeways. A right-of-way width of **102 feet** incorporates the existing pavement width with future needs for improved streetside (grass strip and sidewalks) accommodations.

**WHAT CHANGES ARE PROPOSED?**

The amendment proposal would change the right-of-way width from 102 feet to **87 feet** for the street segment between Bowling Avenue and Craighead Avenue. An 8 foot grass strip and 6 foot sidewalk from the existing street curb is outlined in the Major and Collector Street Plan while the development proposes keeping the existing 3 foot grass strip and 5 foot sidewalk within public right-of-way and increasing the sidewalk by 1 foot within a pedestrian easement. This results in a 3' grass strip and 6' sidewalk. An associated subdivision plat would not be required to dedicate additional right-of-way if the amendment is approved.

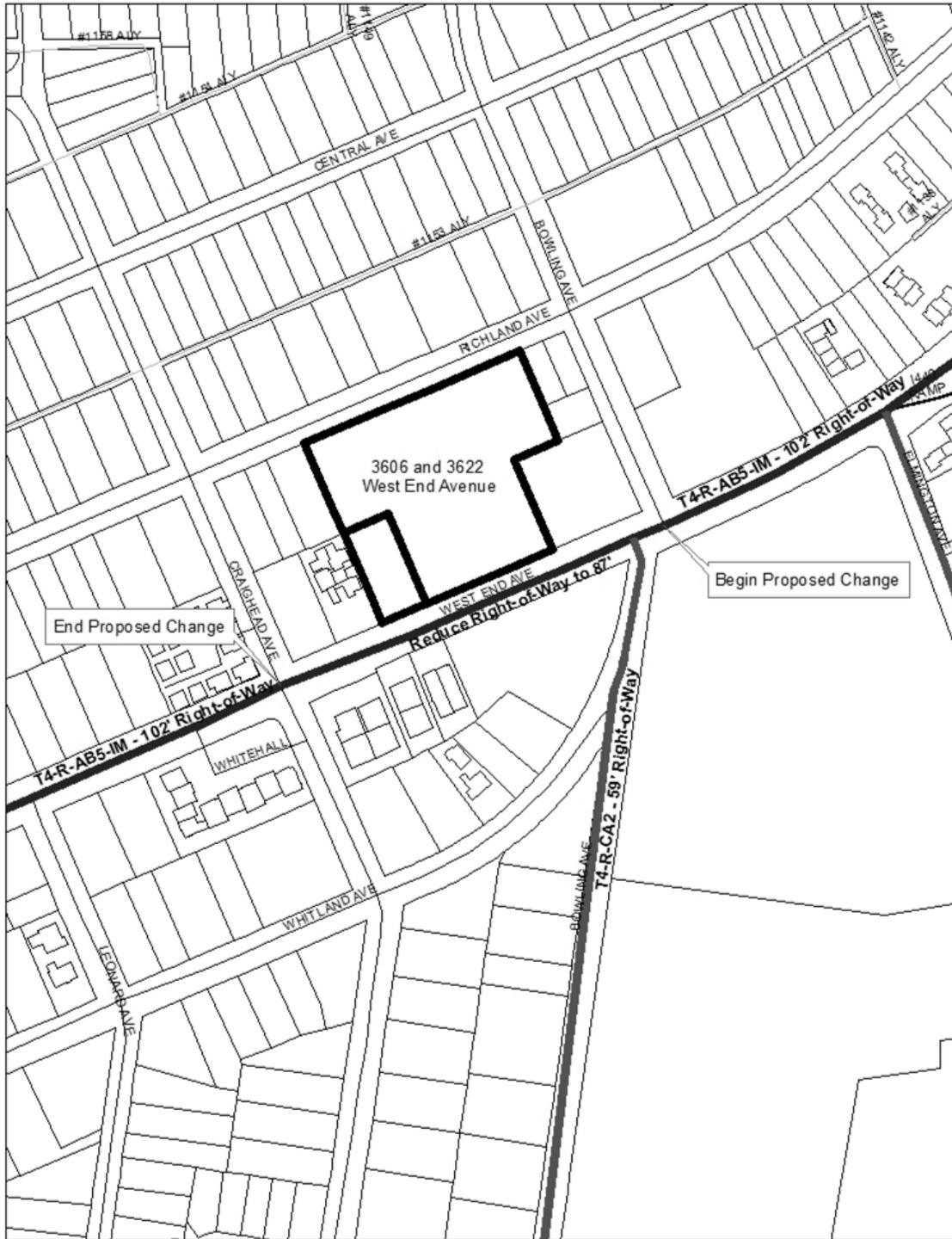
**WHY ARE THESE CHANGES PROPOSED?**

A subdivision plat (Case #2015S-174-001) is associated with this plan amendment for the property located at 3606 & 3622 West End Avenue to create 27 lots and dedicate easements. The plan amendment has been requested to make the street designation and right-of-way width recognize the likelihood that additional streetside (grass strip and sidewalk width) changes in this street block are unlikely in the future. The Planning Commission's adopted Subdivision Regulations require dedication or reservation of right-of-way when subdividing property in compliance with the street designations and corresponding right-of-way width amounts in the Major and Collector Street Plan. The applicant will not meet the current right-of-way guidance with the associated subdivision plat.

**WHO CAN I CONTACT?**

For more information about the plan amendment, please contact Michael Briggs ([michael.briggs@nashville.gov](mailto:michael.briggs@nashville.gov)/ 615-862-7219) and reference MPC Case Number **2016CP-010-001**. For more information about the subdivision plat, please contact Lisa Milligan ([lisa.milligan@nashville.gov](mailto:lisa.milligan@nashville.gov)/615-862-7185) and reference MPC Case Number **2015S-174-001**.

MPC Case #2016CP-010-001 – Map of Proposed Major and Collector Street Plan Amendment Area



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