

Public Hearing Notice
Proposed Community Plan Amendment for Properties
at the Intersection of Edgehill Avenue and Villa Place (including Edgehill Village)
Metro Planning Commission Case Number 2015CP-010-004

WHAT IS THE PUBLIC HEARING ABOUT?

The Metropolitan Planning Department will hold a public hearing to consider a proposed change to the *Green Hills-Midtown Community Plan*. The proposal is to change the policies for eleven properties located on Edgehill Avenue and Villa Place from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Center. The Edgehill Village retail development is included in the area. The properties that are proposed to be changed are shown on the map on the other side of this notice.

WHEN AND WHERE IS THE PUBLIC HEARING?

The public hearing on the plan amendment will be held as part of the Planning Commission meeting on **Thursday, February 12, 2015. The Planning Commission meeting will begin at 4 PM in the Sonny West Conference Center (First Floor), 700 2nd Ave S. in Nashville.**

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 COMMUNITY PLAN POLICY?

The current community plan policy for the site is **T4 Urban Neighborhood Maintenance (T4 NM)**. T4 NM policy is intended to preserve the general character of existing urban neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity. The existing Edgehill Village development is covered by a general policy that recognizes the existence of uses that do not conform to zoning or the community plan. For the full description of T4 NM please see the Community Character Manual at: http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/CCM/2012Certified/8_CCM_T4_adopted%20Oct%2025%202012.pdf. T4 NM policy is on pages 159-165.

WHAT IS THE PROPOSED COMMUNITY PLAN POLICY?

The proposed community plan policy for the site is **T4 Urban Neighborhood Center (T4 NC)**. T4 NC policy is intended to preserve, enhance, and create urban neighborhood centers that fit in with the general character of urban neighborhoods. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Neighborhood Centers are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and civic and public benefit land uses. For the full description of T4 NC please see the Community Character Manual at: http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/CCM/2012Certified/8_CCM_T4_adopted%20Oct%2025%202012.pdf. T4 NC policy is on pages 181-186.

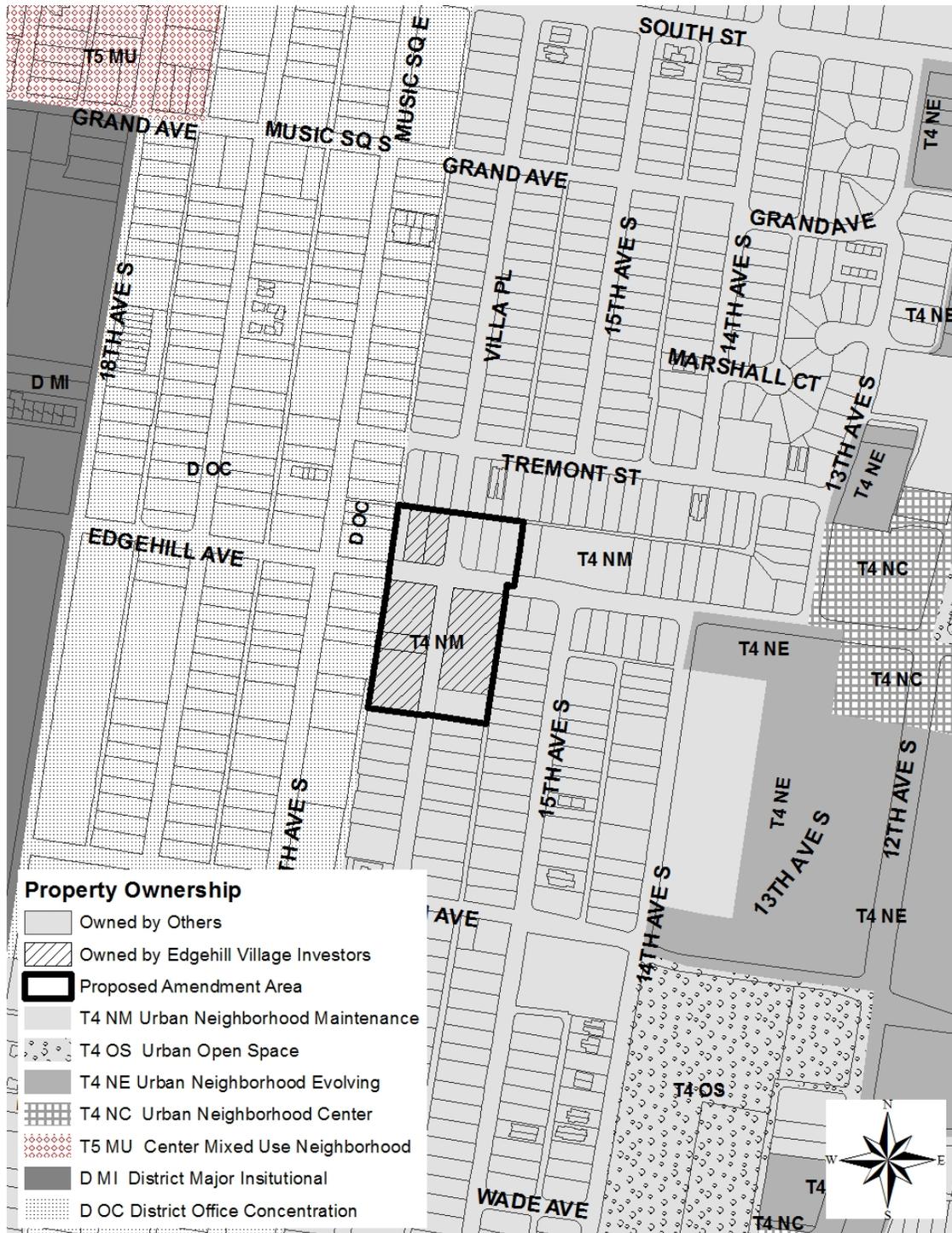
WHY IS THE COMMUNITY PLAN AMENDMENT BEING PROPOSED?

The applicants for the community plan amendment would like for the Edgehill Village development to be supported by a mapped community plan policy that reflects its current use as a neighborhood center rather than continue to be recognized as a nonconforming use. The applicant would like to make improvements to the development and has expressed interest in applying for a change in zoning in the future to make the development, which currently operates under approvals granted by the Board of Zoning Appeals, a permitted use under zoning. The applicants would also like to be able to rezone other parcels they own within the area proposed for amendment to provide additional parking and possible future mixed use activities. The applicants own six of the eleven properties within the plan amendment area, while five are owned by others. The Planning Department worked with the applicants and representatives of the Edgehill Village Neighborhood Association to come up with a logical area to consider for a possible change in policy.

WHO CAN I CONTACT?

For more information about the plan amendment, please contact Cindy Wood at cindy.wood@nashville.gov or 615-862-7166 and reference MPC Case **#2015CP-010-004**.

MPC Case #2015CP-010-004 – Map of Proposed Community Plan Amendment Area



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