THE ANTIOCH - PRIEST LAKE COMMUNITY PLAN UPDATE

Adopted October 25, 2012

Planning Department
Metropolitan Nashville
Davidson County, TN

NASHVILLE METROPOLITAN PLANNING DEPARTMENT
PLANNING
A GREAT CITY

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METROPOLITAN PLANNING COMMISSION
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

Resolution No. RS2012-199

WHEREAS, the Metropolitan Planning Commission directed Planning Department staff to conduct open community meetings to provide the community the opportunity to work with the staff on the updating of the *Subarea 13 Antioch – Priest Lake Community Plan: 2003 Update* that was adopted July 10, 2003; and

WHEREAS, from April 2012 through August 2012, the Metropolitan Planning Department staff working extensively with residents, Council members, property owners, and civic and business interests, including conducting twelve meetings in the community, prepared an updated plan for the Antioch – Priest Lake community, also known as Subarea 13; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on October 25, 2012 to obtain additional input regarding the proposed *Antioch – Priest Lake Community Plan: 2012 Update; and*

WHEREAS, the Metropolitan Planning Commission finds that the updated plan for the Antioch – Priest Lake Community, including the amendments recommended by staff, are appropriate; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby ADOPTS the *Antioch – Priest Lake Community Plan: 2012 Update* (Subarea Plan) in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville, and Davidson County as the basis for the Commission's development decisions in that area of the county. The Antioch – Priest Lake Community Plan: 2012 Update is also adopted as part of the General Plan.

/S/ James McLean
James McLean, Chairman

Adoption Date: October 25, 2012

Attest:
/S/ Rick Bernhardt
Rick Bernhardt, Secretary and Executive Director

RESOLUTION NO RS2013-578

A resolution accepting the 2012 Plan Update for the Antioch – Priest Lake Community, adopted by the Metropolitan Planning Commission on February 5, 2013.

Whereas, Section 18.02 of the Charter of the Metropolitan Government of Nashville and Davidson County requires that zoning regulations be enacted by the Council "only on the basis of a comprehensive plan prepared by the Metropolitan Planning Commission;" and

Whereas, the Metropolitan Planning Commission, in order to fulfill its duty to develop and maintain the General Plan to provide the basis for zoning decisions, has divided the County into fourteen subareas and developed specific plans for each such subarea; and

Whereas, the Plan for Subarea 13 encompasses the community traditionally known as Antioch – Priest Lake; and

Whereas, the Metropolitan Planning Commission directed its staff to work with Antioch – Priest Lake citizens to conduct public meetings and take such other steps deemed necessary to retrieve and review the public input that contributes to the update of the Subarea 13 Plan; and

Whereas, seven community meetings were held between April 2012 and August 2012, at which community members worked extensively with Planning Department staff to develop their vision for the future of the Antioch – Priest Lake Community; and

Whereas, the 2012 Plan Update for the Antioch – Priest Lake Community, was approved by the Metropolitan Planning Commission following a public hearing on October 25, 2012; and

Whereas, it is fitting and proper that the Metropolitan Council recognize the efforts of Antioch – Priest Lake citizens in developing the updated community plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

SECTION 1. The Metropolitan Council hereby goes on record as accepting the updated plan for the Antioch – Priest Lake Community which was adopted by the Metropolitan Planning Commission on October 25, 2012.

SECTION 2. The Metropolitan Council further resolves to work with members of the Antioch-Priest Lake Community and the Metropolitan Planning Commission to discuss and develop measures that will contribute to the achievement of this community plan.

SECTION 3. This Resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

|S| Councilman Duane Dominy
|S| Council lady Karen Johnson
|S| Council lady Jacobia Dowell
|S| Councilman Robert Duvall

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Executive Summary

The Antioch - Priest Lake Community Plan: 2012 Update (Antioch - Priest Lake Plan) replaces the Subarea 13 Plan updated in 2003. The Antioch - Priest Lake Plan will guide the community's growth, development and preservation over the next seven to ten years. The community plan update occurred over a six-month period with the participation of over 400 residents, civic and community leaders, property owners, business owners, institutional representatives, development professionals, and elected and appointed officials working to assess growth, development and preservation options, to discern a shared vision for future growth, and to adopt development goals, design principles, Community Character Policies and other tools to achieve that vision.

Realistically Facing Challenges and Building on Strengths

Antioch - Priest Lake is a rapidly growing community. The community is made up of traditional suburban development in built out areas, while other areas are rural in character but have an emerging suburban residential and commercial development pattern. Since 2000, the community has experienced a 30% increase in total population. Income and education levels have remained steady, and residential development was significant. While the community has experienced record growth, challenges still persisted.

The community's central commercial and retail district – Hickory Hollow – was severely impacted by the economic and social challenges of the last ten years. As a result, the once booming regional retail center suffered from vacancies and perception issues. Due to changes in the housing market, the area had higher rates of mortgage holders than other parts of Davidson County. The community also faced negative perception issues that followed the Mall's decline. Despite these challenges, the Antioch – Priest Lake Community showed that it is a resilient community that is determined to succeed. To do so, the community wishes to build on the assets that have remained constant even through these uncertain times; the Percy Priest Lake as a regional attraction, regional location and access, the Nashville International Airport, and neighbors and business owners committed to the success of the community.

Percy Priest Lake continues to draw roughly 6 million visitors and roughly $61 million dollars annually to the Middle TN region. Commercial, employment and residential synergies between Antioch – Priest Lake and cities like Murfreesboro, LaVergne, Smyrna and Mt. Juliet have become more apparent and beneficial. Meanwhile, proximity to transportation systems like Interstate 24 and the Nashville International Airport continue to appeal to regional and international travelers.

While the community has numerous strengths, including the dedication of its stakeholders, present-day Antioch - Priest Lake faces and must triumph over a variety of challenges to return to the stature, vibrancy and pride it has enjoyed in times past. Decades ago, Antioch - Priest Lake was a bedroom community that supported established families and professionals. Today, the area is more diverse with a younger population as well as an aging population whose lifestyles now require nearby amenities, transit options, and local employment. Therefore, the community needs to redefine its vibrancy through greater retail and entertainment, transit, and employment options. Most importantly, the Antioch - Priest Lake Community needs housing choices with varying price points that are walkable and that are served by neighborhood scaled amenities. The community is positioned to accommodate these needs in undeveloped areas south of Bell Road and in mixed use and employment centers near the Hickory Hollow Mall, The Crossings, and near the Nashville International Airport.

Honoring Community Character

Antioch - Priest Lake stakeholders voiced a desire for creating new development patterns on corridors and in significant retail and employment centers; mainly Murfreesboro Pike, the Hickory Hollow Mall area and The Crossings area, respectively. Stakeholders were also committed to providing a range of housing choices near those primary retail and employment centers. Antioch – Priest Lake stakeholders were adamant about new housing being well-designed, and walkable, similar to that of Lenox Village – a suburban, mixed use community in the southern portion of Davidson County.

The Antioch - Priest Lake stakeholders were also very vocal about overall connectivity in these areas through pedestrian, vehicular, bicycle and transit facilities. Sidewalks were mentioned on numerous occasions throughout the process. As a result, sidewalk priorities were identified near the Hickory Hollow Mall area, near schools, and in developed subdivisions mostly north of Bell Road. The Antioch - Priest Lake Plan also provides open space recommendations that build upon the existing open space network in the community, encourage additional connections between open spaces, and encouraging the creation of community and neighborhood parks that can be easily accessed from residential areas by walking or biking.

The Antioch - Priest Lake Plan uses Community Character Policies that are tailored to suburban and rural character to honor the diversity of character in Antioch - Priest Lake, from the suburban neighborhoods near historic Downtown Antioch, to the rural areas near J. Percy Priest Lake. The Antioch - Priest Lake Plan uses Community Character Policies to avoid one-size fits all development, to reinforce and enhance the development pattern of existing neighborhoods, enhance the character of mixed use corridors, and to preserve green spaces.

The Vision for the Antioch - Priest Lake Community

The Antioch - Priest Lake Plan reflects the values and vision of the numerous participants in the planning process. The vision balances that input with sound planning principles to achieve a realistic, long-term plan for sustainable growth, development and preservation. Antioch - Priest Lake community members envision a community that – in ten years – will be a - "sought after community with greater access to Percy Priest Lake and community-scaled parks, housing that is competitive in the market and that meets the needs of a changing demographic, transportation improvements that include sidewalks, bikeways, and mass transit, and employment centers that produce jobs to support rebounding retail centers."

To accomplish this vision, a coordinated and persistent effort is required by residents, property owners, developers and investors, business owners and public/private agencies is essential. Beyond the role of Metro departments and governmental agencies, organized groups of citizens, must display patient and persistent determination in supporting local retail, housing that meets the needs of all Antioch-Priest Lake residents, and community promotion and branding that works to dispel myths and negative perceptions. Developers and investors, who are encouraged by public policies and agencies, will likewise be encouraged by such evidence of stakeholders' activism and dedication.

To bring about this vision, the Antioch - Priest Lake Plan encourages development that is forward thinking in its approach to regionalism, sustainability, and creating complete communities. Development in the Antioch - Priest Lake Community should also support the vision, goals and objectives of the Antioch - Priest Lake Plan and the general intent of the Community Character Policies. Doing so will create the community that Antioch - Priest Lake stakeholders envision and a community that makes significant, positive contributions to the county and the region.

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