

Community Meeting and Public Hearing Notice

Proposed Community Plan Amendment for 4045 Dickerson Pike and unnumbered Dickerson Pike
Metro Planning Commission Case Number **2016CP-002-001**

WHAT IS THE COMMUNITY MEETING ABOUT? A request to change the Community Character Policies in the Parkwood/Union Hill Community Plan has been submitted. The requested plan amendment would change the policy for a portion of two parcels located at 4045 Dickerson Pike and Dickerson Pike unnumbered (Map 033, Parcel(s) 89 and 292, respectively) from Suburban Neighborhood Evolving (T3 NE) policy to Suburban Mixed Use Corridor (T3 CM) policy. The plan amendment study area is shown on the map on the back of this notice.

WHEN AND WHERE IS THE COMMUNITY MEETING? Tuesday, October 25, 2016 at 6:00 PM at the Grace United Missionary Baptist Church, 4033 Dickerson Pike, Nashville, TN 37216.

WHEN AND WHERE IS THE PLANNING COMMISSION PUBLIC HEARING? Thursday, November 17, 2016, beginning at 4:00 PM at the Sonny West Conference Center in the Howard Office Building, 700 Second Avenue South in Nashville.

WHAT IS A COMMUNITY PLAN? Community Plans guide future growth and preservation decisions made by Metro government. This includes recommendations to Metro Council on zone change requests. The Community Character Manual contains more information about the current community plan policy (available at <http://www.nashville.gov/Planning-Department/Community-Planning-Design/CCM.aspx>).

WHAT ARE THE CURRENT COMMUNITY PLAN POLICIES? The current policy for the community plan amendment area is Suburban Neighborhood Evolving (T3 NE). T3 NE is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

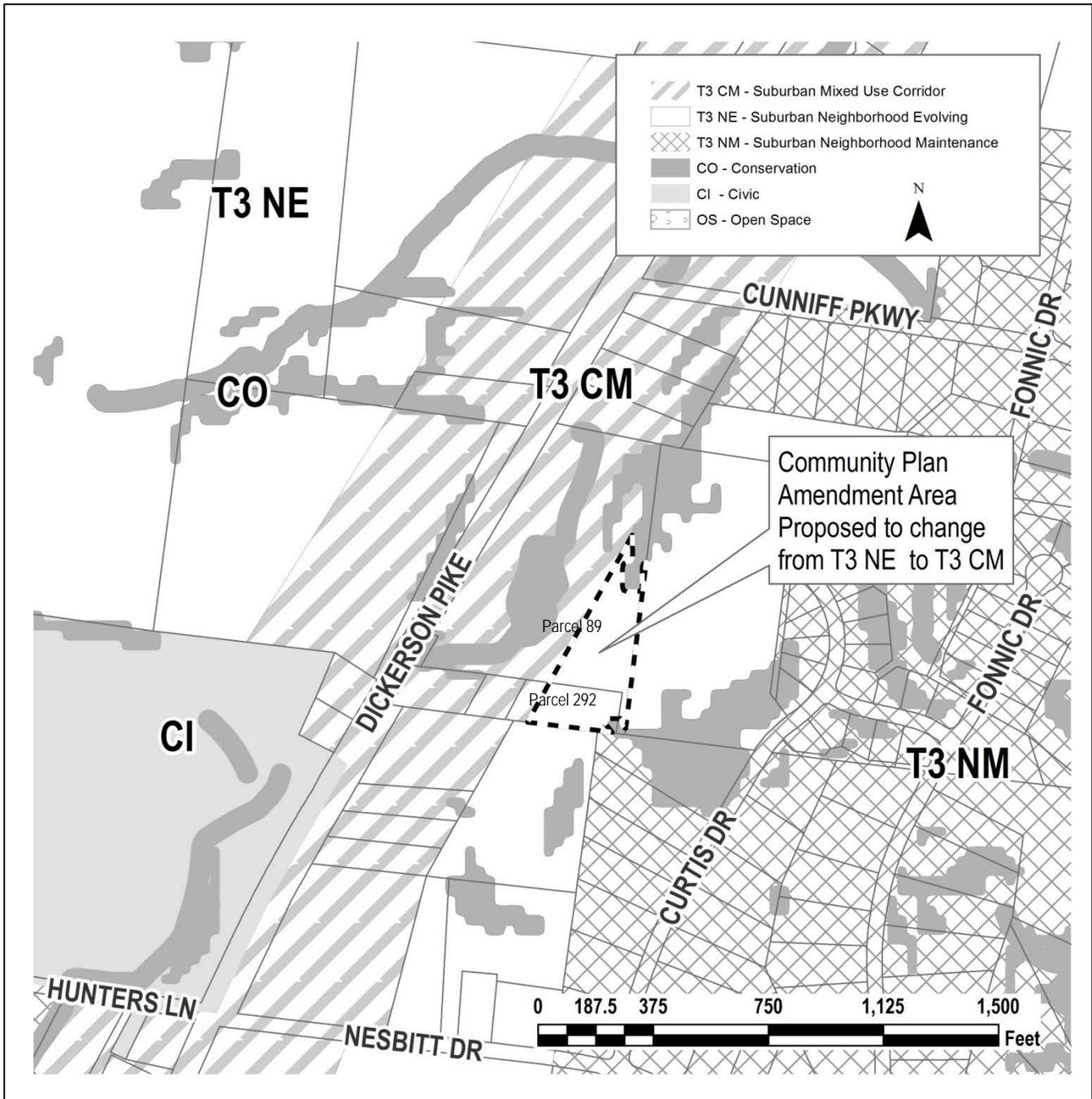
WHAT CHANGES ARE PROPOSED? The proposed plan amendment would change the community plan policy for the study area to Suburban Mixed Use Corridor (T3 CM). T3 CM is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.

WHY IS THIS CHANGE PROPOSED? There is an associated zone change request (Case #2016SP-074-001) that encompasses the entirety of the two parcels affected by this plan amendment (Map 033, Parcel(s) 89 and 292). The proposed plan amendment to T3 CM would make the community plan policies supportive of the requested zone change.

WHO CAN I CONTACT? For more information about the plan amendment, please contact Marty Sewell, email: marty.sewell@nashville.gov or 615-862-7218 and reference Case # 2016CP-002-001. You also may view information about the plan amendment and the associated zone change request on the Development Tracker website: <http://maps.nashville.gov/developmenttracker/>.

MPC Case #2016CP-002-001

Map of Proposed Community Plan Amendment Area



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