

Planning Commission Public Hearing Notice

Proposed Community Plan Amendment for properties between Vaughn Street and Cleveland Street on both sides of Meridian Street
Metro Planning Commission Case Number **2016CP-005-001**

WHAT IS THE PUBLIC HEARING ABOUT? A request to change the Community Character Policies in the East Nashville Community Plan for 900, 901, 902, 903, 905, 907, 908, 909, and 914 Meridian Street; 219, 307, and 309 Cleveland Street; and 206 Vaughn Street. The request is to change Urban Neighborhood Maintenance (T4 NM) and Urban Neighborhood Evolving (T4 NE) policies to Urban Neighborhood Center (T4 NC) policy. A map on the back of this page shows the affected area.

WHEN AND WHERE IS THE PLANNING COMMISSION PUBLIC HEARING? Thursday, April 28, 2016, beginning at 4 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 East Nashville Community Plan contains information about existing conditions and future plans, such as transportation improvements (available at <http://www.nashville.gov/Planning-Department/Community-Planning-Design/Community-Plans/East-Nashville.aspx>).

The Community Character Manual contains more information about the current and proposed community plan policies (available at <http://www.nashville.gov/Planning-Department/Community-Planning-Design/CCM.aspx>). The existing and proposed policies are in the T4 Urban chapter.

WHAT ARE THE CURRENT COMMUNITY PLAN POLICIES? The current policies for the community plan amendment area are **Urban Neighborhood Maintenance (T4 NM)** and **Urban Neighborhood Evolving (T4 NE)**. **T4 NM** policy preserves the character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, such as expanding or replacing buildings. When this occurs, the plan recommends retaining the existing character of the neighborhood. **T4 NE** policy applies to existing or planned urban residential neighborhoods. T4 NE areas experience more changes than T4 NM areas. These changes should provide a broad range of housing types to meet different housing needs and improve mobility options (walking, biking, transit, and driving). T4 NE areas support mass transit and consumer businesses through a denser housing pattern that provides more nearby transit riders and customers.

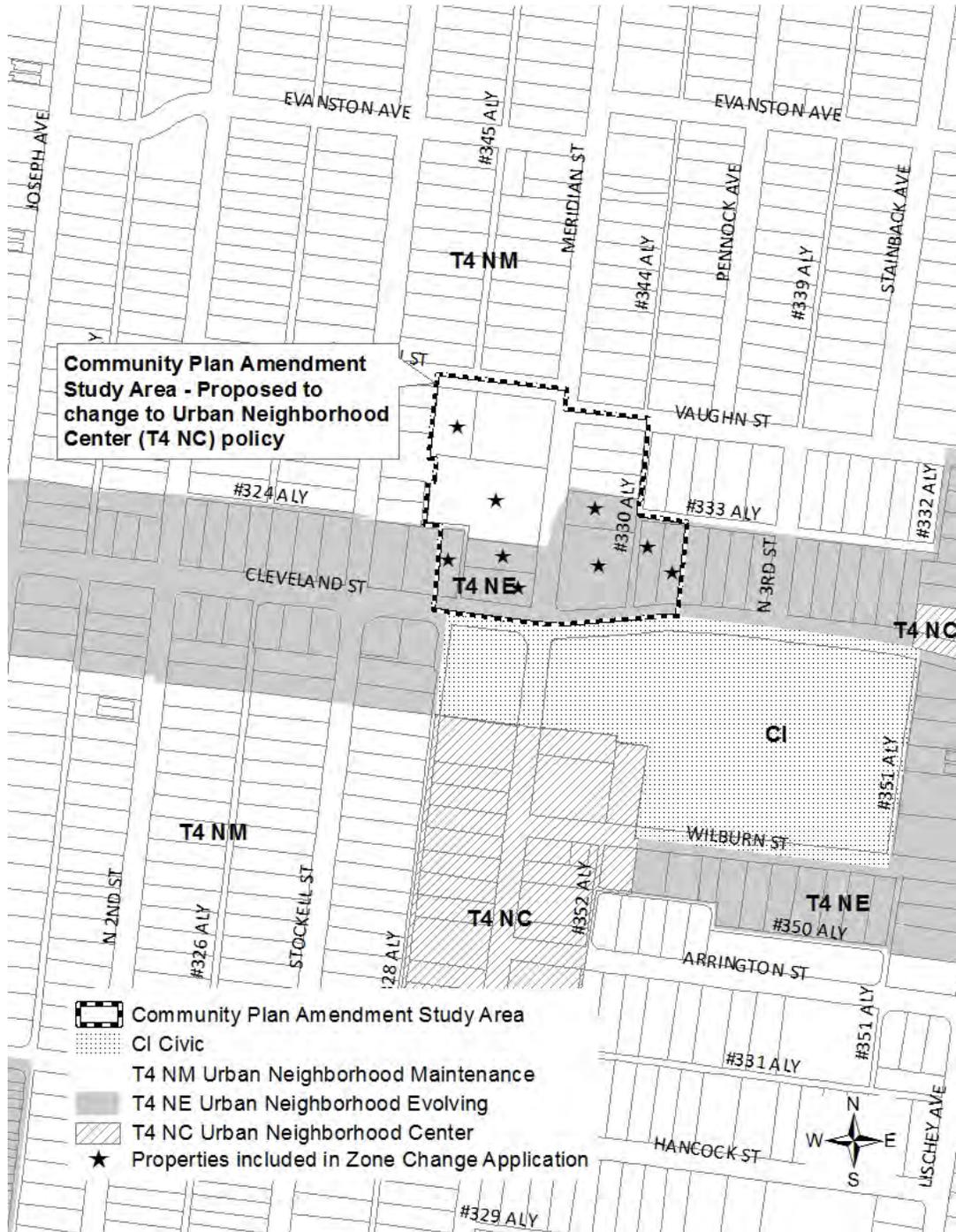
WHAT CHANGES ARE PROPOSED? The request would change the policies to Urban Neighborhood Center (T4 NC). T4 NC areas are small, neighborhood-scaled mixed use areas that serve neighborhoods within about a 5-minute walk. T4 NC areas contain a mix of uses that can include retail, restaurant, offices, and residential. These uses can be within the same building or separate buildings.

WHY IS THIS CHANGE PROPOSED? To make the community plan policies supportive of a requested zone change and to recognize changing conditions in the area. The community plan amendment area includes 4 properties (905, 907, 909, and 914 Meridian Street) that are not part of the zone change application, but are similar to the properties in the zone change application.

WHO CAN I CONTACT? For more information about the plan amendment, please contact Cindy Wood, email: cindy.wood@nashville.gov or 615-862-7166 and reference MPC Case # **2016CP-005-001**. For more information about the zone change please contact Lisa Milligan at lisa.milligan@nashville.gov or 615-862-7203 and reference MPC Case # **2016SP-024-001**.

MPC Case #2016CP-005-001

Map of Proposed Community Plan Amendment Area



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