

**Community Meeting and Public Hearing Notice Regarding a Community Plan Amendment  
Requested for Properties Located at 15 1<sup>st</sup> Avenue South; 134, 150, 200, 217 and 222 2<sup>nd</sup> Avenue South;  
150 3<sup>rd</sup> Avenue South and 205 Demonbreun Street  
Metro Planning Commission Case Number 2016CP-009-002**

**WHAT IS THE COMMUNITY MEETING ABOUT?**

The Metropolitan Planning Department is hosting a community meeting to discuss a proposed change to the *Downtown Community Plan*. It would amend the land use special policy of T6-DN-SOBRO-01 in the SoBro Neighborhood, for the properties located at 15 1<sup>st</sup> Avenue South; 134, 150, 200, 217 and 222 2<sup>nd</sup> Avenue South; 150 3<sup>rd</sup> Avenue South and 205 Demonbreun Street. The properties are shown on the map (Attachment A) on the other side of this notice.

**WHEN AND WHERE IS THE COMMUNITY MEETING?**

The community meeting to discuss this plan amendment will be held on Wednesday, April 13th, 2016 from 6 pm to 7 pm, in the Development Services Conference Room at the Metro Office Building, 800 2nd Avenue South, 37219.

**WHY HAVE YOU RECEIVED THIS NOTICE?**

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

**WHAT IS THE CURRENT LAND USE POLICY?**

The current land use policy for the property is **T6 Downtown Neighborhood (T6 DN), with Special Policy SPA 09-T6-DN-SOBRO-01**. T6 DN Policy is intended to preserve and create diverse Downtown neighborhoods that are compatible with the general character of surrounding historic developments and the envisioned character of new Downtown development, while fostering appropriate transitions from less intense areas of Downtown neighborhoods to the more intense Downtown Core policy area. T6 Downtown Neighborhood Areas contain high density residential and mixed use development. The special policy 09T6-DB-SOBRO-01, SoBro Neighborhood, is intended to be a high-intensity, mixed use neighborhood emphasizing cultural, entertainment, and residential uses while accommodating some office uses. It encourages SoBro to develop as a distinctive, architecturally eclectic neighborhood with tall buildings with some sheer walls along certain streets, as well as some "stepped back" buildings to create a variety of viewsheds and allow for light and air circulation throughout the neighborhood. Overall, development in SoBro should emphasize a comfortable and lively pedestrian environment for residents and visitors.

**WHAT CHANGES ARE PROPOSED?**

The applicant has requested an amendment to the land use special policy **SPA 09-T6-DN-SOBRO-01** for the properties listed to permit additional building height relative to the historic building heights of 1<sup>st</sup> and 2<sup>nd</sup> Avenues in the Broadway area, and to allow greater flexibility to the contextual basis standards relative to historic structures.

To view a PDF of the *Downtown Community Plan*, go on-line to: <http://www.nashville.gov/Planning-Department/Community-Planning-Design/Community-Plans/Downtown.aspx>. A more detailed description of the existing 09-T6-DN-SOBRO-01 special policy, SoBro Neighborhood, begins on page 52 of the PDF. For more detailed descriptions of the existing T6DN policy, go on-line to: <http://www.nashville.gov/Planning-Department/Community-Planning-Design/CCM.aspx>. Click on the link for "T6 Downtown." The "Downtown Neighborhood" begins on page 351 (page 5 of the PDF).

**WHY ARE THESE CHANGES PROPOSED?**

The applicant has asked to amend the community plan special policy to support additional building height relative to the historic building heights of 1<sup>st</sup> and 2<sup>nd</sup> Avenues in the Broadway area and greater flexibility to the contextual basis standards relative to historic structures, for the amendment area. The current height allowed is high rises, but policy states it should be at the height of the historic areas north of the pedestrian bridge. The proposed plan amendment would align with the current conditions, and support additional building height for the properties that are undeveloped in the study area, while maintaining context sensitivity. Flexibility in height would allow development to maintain at context sensitive height at the street of 8 stories or less, before continuing with the high rise structure after a step-back.

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

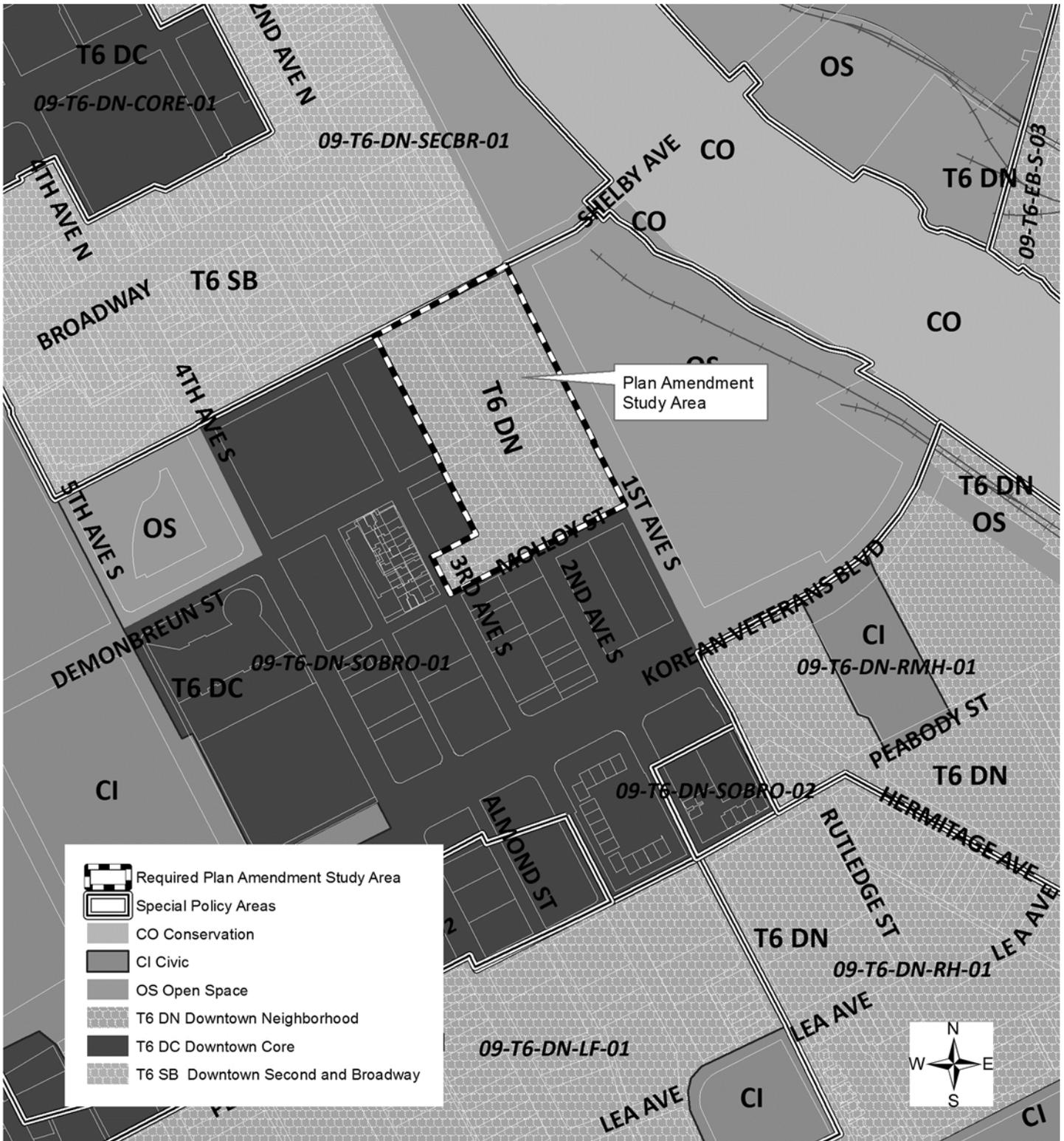
The Metropolitan Planning Commission will hold a public hearing on the plan amendment request. This meeting will be on **Thursday, May 12 at 4:00 PM** in the **Howard School Office Building** located at **700 Second Avenue South**. The staff report and recommendation to the Planning Commission regarding this request will be prepared and will be posted on the Planning Department Website on Friday, May 6<sup>th</sup>. The link to the report is: <http://www.nashville.gov/Planning-Department/Meetings-Deadlines-Hearings/Current-Year.aspx>. When at this site, scroll down to the May 12<sup>th</sup> meeting and click on the link to the Staff Report. You may also view the staff report in person at the Metro Planning Office at 800 Second Avenue South.

**WHO CAN I CONTACT?**

For more information: Regarding the plan amendment, please contact Andrew Collins, email: [andrew.collins@nashville.gov](mailto:andrew.collins@nashville.gov) or 615-862-7207 and reference the plan amendment case number **2016CP-009-002**.

**Attachment A – Map of Proposed Plan Amendment Study Area**

The T6 Downtown Neighborhood special policy 09-T6-DN-SOBRO-01 within the black/white outline, would be amended for the properties located at 15 1st Avenue South, 134, 150, 200, 217 and 222 2nd Avenue South, 150 3rd Avenue South and 205 Demonbreun Street. See descriptions of the policy on the first page of this notice.



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