

Community Character Manual 2012 Proposed Changes

These are the proposed changes to the Community Character Manual (CCM) that the Planning Department has identified so far. These come from experience in developing and implementing community plans and amendments over the past year. We welcome comments and questions about these changes as well as suggestions for additional changes. Please send your thoughts to [Cynthia.wood@nashville.gov](mailto:Cynthia.wood@nashville.gov) or call her at 615-862-7166. Thank you.

Section	Proposed Change
General Principles	Add Health Department's "Healthy Communities" text to the General Principles (see separate draft for proposed language).
Throughout Chapters	Add links to General Principles Chapter to help the reader cross-reference to General Principles that are applicable across the County.
Throughout Chapters	Update Zoning Districts Boxes to include the new Lists of Zoning Districts, which includes the new Alternative zoning districts (see separate document for more information).
Throughout Chapters	Add relevant photographs and other graphics as needed to accompany the expanded number of pages from the added text.
Conservation (CO)	Add examples of remediation techniques (where development has caused damage to environmentally sensitive features, but it can be improved if not fixed) to CO policies.
Conservation (CO)	Clarify that existing commercial uses are sometimes found in Conservation areas and that guidance for these commercial uses is provided in the applicable community plan. Clarify that <i>new</i> commercial uses are rarely added to a Conservation area.
T2 Rural Neighborhood Maintenance (T2 NM) T3 Suburban Neighborhood Maintenance (T3 NM) T4 Urban Neighborhood Maintenance (T4 NM)	Add language regarding infill areas: what they are, how they are established, and how transitions are made between the infill area and the rest of the Neighborhood Maintenance area.
T2 Rural Neighborhood Maintenance (T2 NM) T3 Suburban Neighborhood Maintenance (T3 NM) T4 Urban Neighborhood Maintenance (T4 NM)	Add language regarding the distinction between an infill area and a Neighborhood Evolving area.
T2 Rural Neighborhood Evolving (T2 NE) T3 Suburban Neighborhood Evolving (T3 NE) T4 Urban Neighborhood Evolving (T4 NE)	Add language regarding the distinction between an infill area and a Neighborhood Evolving area.
T2 Rural Neighborhood Evolving (T2 NE) T3 Suburban Neighborhood Evolving (T3 NE) T4 Urban Neighborhood Evolving (T4 NE)	Add language about how to establish transitions between the Neighborhood Evolving area and any adjacent Neighborhood Maintenance areas.

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T2 Rural Neighborhood Center (T2 NC) T3 Suburban Community Center (T3 CC) T3 Suburban Mixed Use Corridor (T3 CM) T4 Urban Mixed Use Neighborhood (T4 MU) T4 Urban Community Center (T4 CC) T4 Urban Mixed Use Corridor (T4 CM) T5 Center Mixed Use Neighborhood (T5 MU) T5 Center Regional Center (T5 RC) T5 Center Super Regional Center (T5 SR) T6 Downtown Neighborhood (T6 DN) D District Industrial (D IN)	Add language to guide appropriate design and access for various auto related uses.
T5 Center Mixed Use Neighborhood (T5 MU) – Policy Intent	Change to “Preserve, enhance, <i>or create high intensity</i> mixed use neighborhoods...” (new language in italics).
T5 Center Mixed Use Neighborhood (T5 MU) – General Characteristics	Change to “Parking <i>is generally in structures and</i> is behind or beside...” (new language in italics).
T5 Center Mixed Use Neighborhood (T5 MU) – Examples of Appropriate Land Uses	Change the list of land uses to be in alphabetical order with an asterisk that says a preference can be set in the Community Plan.
T5 Center Mixed Use Neighborhood (T5 MU) – Access	Add language highlighting a greater emphasis on pedestrian and transit access.
T5 Center Mixed Use Neighborhood (T5 MU) – Block Length	Add language about not creating superblocks, also about restructuring blocks and realigning streets where needed for redevelopment.
T5 Center Mixed Use Neighborhood – (T5 MU) Building Form	Change language to say that the area is a high-intensity environment.
T5 Center Mixed Use Neighborhood (T5 MU) – Building Form	Add language to address the roles of primary, secondary, and tertiary streets and different kinds of block patterns in determining building form.

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T5 Center Mixed Use Neighborhood (T5 MU) – Building Form	<p>Add new language (in italics) and delete old language (in <del>strikethrough</del>).</p> <p><b>Building Form (Mass, orientation, placement)</b> – <i>Midtown’s central location and its role as a regional hub of medical, office and educational facilities, along with its diversity of building types and uses results in a mixture of building heights. <del>Multi-family housing, mixed use, commercial and office buildings range from 2 to 20 stories</del> including high-rise buildings. The Future heights are <del>should be</del> based on the building type and location within the T5 Center Mixed Use Neighborhood Area. When considering heights on proposed development, consideration is <del>should be</del> given to the following factors:</i></p> <ul style="list-style-type: none"> <li>• proximity to other Community Character Policies and the role of the building in transitioning between policies,</li> <li>• <i>planned</i> height of surrounding buildings and the impact on adjacent historic structures,</li> <li>• <i>the contribution that the building makes to the overall fabric of the Midtown neighborhood in terms of creating pedestrian-friendly streetscapes, plazas and open space, innovative stormwater techniques, etc.,</i></li> <li>• relationship of the height of the building to the width of the street (generally 6 to 1), prominence of the street and its <i>role in Midtown’s street hierarchy, the capacity of the block structure and rights-of-way to accommodate development intensity, and</i></li> <li>• <i>proximity to transit stops.</i></li> </ul>
T5 Center Mixed Use Neighborhood (T5 MU) – Connectivity (Pedestrian / Bicycle)	Add language supporting transit.
T5 Center Mixed Use Neighborhood (T5 MU) – Density/Intensity	Increase the density and intensity permitted in this area and add language to address the roles of the primary, secondary, and tertiary streets.
T5 Center Mixed Use Neighborhood (T5 MU) – Landscaping	“Either a planting strip or street trees” – should state that street trees in planting strips are appropriate in residential and industrial environments and street trees in tree wells are appropriate in mixed use environments.
T5 Center Mixed Use Neighborhood (T5 MU) – Parking	Address the roles of the primary, secondary, and tertiary streets.

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T5 Center Mixed Use Neighborhood (T5 MU) – Signage	<p>Add new language (in italics):</p> <p><b>Signage</b> – Signage alerts motorists, pedestrians and cyclists to their location and assists them in finding their destination in a manner that is not distracting or overwhelming to the streetscape. The design and location of signage complements and contributes to the envisioned character of the corridor. Signage is scaled for pedestrians and building mounted signs, projecting signs, or awning signs are appropriate. Skyline signage is also appropriate. Monument signs may be appropriate <i>though emphasis should be placed on design and placement of building signage.</i></p>
T5 Center Mixed Use Neighborhood (T5 MU) – Utilities	Address the roles of the primary, secondary, and tertiary streets.
D District Office Concentration (D OC)	Address issues of size of area and intensity of area as associated with size. Perhaps even change the name to “District Office” to reflect flexibility of the category in dealing with different kinds of office areas.