

## CHAPTER V: IMPLEMENTATION

### INTRODUCTION - IMPLEMENTATION

The North Nashville Community Plan will be implemented through the efforts of numerous stakeholders. While Metro Planning staff will use the North Nashville Community Plan to provide guidance on future zone change and subdivision decisions, community stakeholders can also use the document to seek funding for community-led implementation and champion land use and urban design projects that meet the vision and goals of the North Nashville Community Plan. Stakeholders could also use the data in the North Nashville Community Plan to “pitch” their community to new businesses and residents, highlighting North Nashville’s many assets which also may lead to successful implementation of the community’s vision.

### INTERPRETING THE IMPLEMENTATION CHAPTER

The purpose of this chapter is to describe the standard tools involved in the implementation of this plan. Whether creating an urban mixed - use center, enhancing residential neighborhoods, or building new infrastructure, the Community Plan provides clear guidance for future development, redevelopment and preservation through the Community Character Policies and associated special policies found in Chapter II. Chapter V explains how to implement the North Nashville Community Plan’s vision, goals, and objectives by identifying stakeholder responsibilities and appropriate partnerships.

The Implementation Chapter discusses the numerous ways that the North Nashville Community Plan can be implemented – by Public Sector-led initiatives, by Private Sector-led initiatives, and by Community or Stakeholder-led initiatives. Each is explained in subsequent sections below.

Chapter II of the North Nashville Community Plan lists goals and objectives based on community input that specifically address land use, urban design, transportation and infrastructure. These goals and objectives, along with the ideal timeframe for their completion, are translated into an *Implementation Table* found at the end of this chapter. These goals and objectives are the types of implementation steps that the Community Plan can generally influence.

There are, however, additional goals and objectives that are important to the community’s sustainability. These include goals and objectives related to Economic Development and Reinvestment, Residential Development and Reinvestment, and Youth and Community Development. These goals and objectives were identified



## **North Nashville Community Plan: 2010 Update**

### Chapter V - Implementation

by the community and are found later in this chapter. This set of goals is generally outside the direct purview of the Community Plan and are best implemented through actions of community groups and non-profits.

Chapter V concludes with the Implementation Table listing goals and objectives that specifically address the improvement of open space, neighborhoods, centers, corridors, and transportation networks through the interpretation of the Community Plan's Community Character Policies, urban design policies, and transportation recommendations; all of which are best accomplished through actions taken by the public and private sector. The Implementation Table is a useful tool for the community. It may be used to evaluate development proposals and their conformity with the goals and objectives of the Community Plan. It may also be used to prioritize, petition for, and track, infrastructure projects that meet the community's needs as it relates to public and private investment. Again, for implementation actions of very specific economic, residential, and youth and community development goals, the reader should focus on the actions described in the *Community-Led Implementation* section of this chapter.

#### **IMPLEMENTING THE NORTH NASHVILLE COMMUNITY PLAN – PRIVATE SECTOR ACTIONS**

The North Nashville Community Plan is primarily implemented as private property owners make the decision to rezone, subdivide or develop their property. As they decide to develop or redevelop their land, the Community Character Policies in the North Nashville Community Plan provide guidance on how that development or redevelopment should take shape as it contributes to the community. As a result, much of the change proposed in the North Nashville Community Plan will only take place as the market supports it; when individual property owners decide that the time and market are right for development or redevelopment.

Metro Planning staff will use the North Nashville Community Plan whenever a zone change or subdivision request is made within the North Nashville Community. When these applications are made by private property owners, they are reviewed by the Metro Planning Department and several other Metro Departments related to development. Metro Planning staff reviews the proposed zone change or subdivision request to see how well it conforms to the guidance of the North Nashville Community Plan and specifically the guidance in the Community Character Policy and any associated special policies. Metro Planning staff provides a recommendation to the Metro Planning Commission on subdivision requests and the Commission makes the final decision on subdivisions. Metro Planning staff provides a recommendation to Metro Planning Commission on zone change requests and the Commission makes a recommendation to the Metro Council, which makes the final decision on zone changes. For development proposals that do not require a zone change or a subdivision, the Community Plan should be consulted by the property owner or developer, because it represents the vision of the community. The property owner or developer is not required, however, to follow the Community Plan if he or she is building within their current zoning. North Nashville stakeholders are encouraged to track development proposals and insist that the proposals honor the goals and objectives outlined in the North Nashville Community Plan. The relationship of the North Nashville Community Plan to other planning regulations and guidance is discussed below.

#### **Zoning Regulations**

The primary purpose of the North Nashville Community Plan is to serve as the guide for approval or disapproval of future zoning applications. The Zoning Code is Chapter 17 of the *Code of the Metropolitan Government of Nashville and Davidson County, Tennessee*. The Zoning Code regulates land use and how development occurs on a site. The North Nashville Community Plan outlines the vision for what future growth, development and preservation should look like in North Nashville and zoning is one tool used to achieve that vision. While the Community Character Policies contained within the North Nashville

## **North Nashville Community Plan: 2010 Update**

### Chapter V - Implementation

Community Plan are non-regulatory, zoning is regulatory with the force of law. To ensure that the design objectives associated with the Community Character Policies contained within the North Nashville Community Plan are realized in new development, zoning is needed to make these objectives regulatory.

Each Community Character Policy discussed within the North Nashville Community Plan has accompanying, recommended zoning districts that can be used to implement the design principles of that particular policy. In many residential policies, the typical base zoning districts that allow residential development (R and RS zoning districts) are recommended, with additional design-based zoning districts recommended for multi-family developments to ensure higher levels of design. In center and corridor policies, design-based zoning districts are recommended to ensure higher levels of site and building design. Design-based zoning includes Specific Plan (SP), Urban Design Overlay (UDO), and Planned Unit Development (PUD). In each type of design-based zoning, specific standards are established to provide certainty in site and building design that is tailored to the particular property in its particular context. These are the most powerful zoning tools to implement the North Nashville Community Plan.

#### **Subdivision Regulations**

The zoning district classification determines the types of uses and levels of density/intensity that will be allowed on a particular property. Meanwhile, the Metro Subdivision Regulations control the pattern of development and how each lot relates to one another. Essentially, zoning decisions are a legislative decision made by the Metropolitan Council that confers development entitlements, while subdivision decisions are made by the Metropolitan Planning Commission – a ten member board of volunteers appointed by the Mayor and confirmed by Council. The Subdivision Regulations include standards for how property is divided, and how streets and utilities are located. The Subdivision Regulations provide patterns of development consistent with the types of uses permitted in the various zoning districts.

The Metro Subdivision Regulations have tools that allow for residential development that better reflects the rural, suburban and urban neighborhoods found and desired in Nashville and Davidson County. Many of the planning principles incorporated into the Subdivision Regulations during that update are also found in the *Community Character Manual* and the North Nashville Community Plan.

The Metro Subdivision Regulations provide several options for implementing subdivision design with either a rural, suburban, or urban character. Walkable Subdivisions are subdivisions that promote urban forms of development. These are most appropriately used in the T4 Urban Transect and may be used in T4 Urban Neighborhood Maintenance, Evolving, and Mixed - Use Neighborhood Policy areas as identified in the North Nashville Community Plan. Lastly, classic suburban design with improved pedestrian, cyclist and vehicular connectivity is most appropriate in T3 Suburban Transect areas, and in T3 Suburban Neighborhood Maintenance and Evolving Policy areas.

The Community Character Policies and special policies found in the North Nashville Community Plan play a smaller role in future subdivision decisions than they play in future zoning decisions in terms of future land uses. However, the Community Character Policies do play an important role in determining future road locations and infrastructure decisions that may be part of a new subdivision plat. Individual property owners and developers are still encouraged to consult the North Nashville Community Plan when proposing subdivisions, as the Plan represents the form of development that reflects the vision of the community.

## **IMPLEMENTING THE NORTH NASHVILLE COMMUNITY PLAN – PUBLIC SECTOR ACTIONS**

### **Capital Improvements Budget (CIB) and Capital Spending Plan (CSP)**

Metro Planning staff uses the North Nashville Community Plan in conjunction with other planning documents that guide public sector-led development projects such as building of streets, greenways, sidewalks, bikeways, parks, schools, etc. For example, when Metro Planning staff is called on to give recommendations for the Capital Improvements Budget (CIB) and the Capital Spending Plan (CSP), staff looks to the North Nashville Community Plan and the other thirteen Community Plans in Davidson County for suggested projects.

The CIB is Metro Nashville and Davidson County Government's listing of proposed publicly-funded infrastructure projects. Projects on the CIB range from street improvements (new streets, widenings, etc.) to the creation of sidewalks and bikeways, to parks, schools and the like. While the CIB lists *all* proposed projects, the CSP is the final list of projects that are planned and funded for the subsequent six years. The purpose of the CIB and CSP is to identify short- and long-term capital needs; prioritize capital improvement projects; allow for the coordination of all projects in Metro Nashville allowing more efficiency and cost savings; and to develop a financial plan for funding projects. The Metro Planning Commission makes a recommendation for capital improvement projects to the Mayor's Office, which makes its recommendations to the Metro Council. The Metro Council adopts the CIB and CSP. The CIB and CSP are prepared annually, and review of the North Nashville Community Plan by Metro Planning staff for prioritizing and proposing capital projects is an important recurring implementation task.

### **Major and Collector Street Plan (MCSP)**

The MCSP is the official Metro plan for arterial and collector streets. The MCSP outlines the envisioned use and features of arterial and collector streets – their locations, function, and design. The guidance of the MCSP is implemented when its proposed projects are programmed and funded using local, state and federal funds. When updating a Community Plan, Metro Planning Department staff considers the recommendations of the currently adopted MCSP for the community (in this case, the MCSP's recommendations for North Nashville) and simultaneously studies whether the recommendations of the MCSP should still stand, given the community's input and staff's analysis on the role of the arterial and collector streets in the area. As a result, Metro Planning staff may make recommendations on whether or not the MCSP should be amended to add, delete or modify recommendations on specific streets. In recommending adding or removing streets from the MCSP, Planning staff is essentially evaluating transportation impacts on the built and un-built environment, overall connectivity, and on providing multiple modes of transportation.

## **IMPLEMENTING THE NORTH NASHVILLE COMMUNITY PLAN – COMMUNITY ACTIONS**

North Nashville stakeholders including residents, business owners, property owners, institutional representatives, developers and elected and appointed officials can be leaders implementing the community plan.

As discussed above, the primary product of the North Nashville Community Plan is the application of Community Character Policies, which are used to evaluate future zone change and subdivision decisions. There are, however, other goals, objectives and initiatives that are of interest to the community, beyond growth and development. These may include how to better

## *North Nashville Community Plan: 2010 Update*

### Chapter V - Implementation

unite a community, provide social services, combat crime, and improve the overall look and condition of a community. While the growth and development of North Nashville may impact these issues, the community may want to take more immediate actions that have a more direct impact on these issues. For this reason, these initiatives are best championed by the community.

Acting on some of these initiatives will require community organizing, creating effective partnerships amongst stakeholders, locating funding sources to implement programs and accomplish goals, educating other community members, and prioritizing goals and objectives. During the North Nashville Community Plan update, stakeholders took the first step in community plan implementation by prioritizing goals and objectives that were most important to the North Nashville stakeholders.

During the community plan update process, three issues surfaced as being the most important to the community – Economic Development and Reinvestment, Residential Development and Reinvestment, and Youth and Community Development. During the July 27<sup>th</sup> Implementation meeting, North Nashville stakeholders held focused conversations and participated in an exercise to prioritize goals within each of these overarching topics. The result was a list of goals for the community to pursue, which serves as a template enabling more focused community-led implementation efforts during this planning period.

## **Economic Development and Reinvestment**

Economic development is typically defined as a change in any community that enables greater production, increased employment, and a better distribution of goods and services. Economic development can take various forms in terms of programs, actions and services. Some communities will be successful by using typical economic development programs, while others will have to think more creatively in developing their assets to become more marketable. This is the case within the North Nashville Community.

The concepts of economic development and reinvestment are comprised of numerous ideas, approaches, and strategies. In discussions with North Nashville stakeholders, including JUMP and the Nashville Area Chamber of Commerce, conversations revolved around four strategies – workforce development, marketing, reinvesting, and access to transportation – as being the most relevant to improving the economic condition of the North Nashville Community.

Listed below those concepts are the North Nashville Community’s more specific economic development and reinvestment priorities. These were actions identified by stakeholders to jumpstart economic development within this planning period. Addressing the following concepts in concert with the community’s priorities may help to achieve the larger goal of economic development and reinvestment.

- *Workforce Development – Preparing individuals for the work place, increasing individual and family buying power, and thinking about, and responding to, trends in business, such as green jobs.*

Workforce Development is the process whereby a community works to sustain and retain a viable employment pool to support existing and future businesses. Many communities utilize their resources to create programs and provide assistance that help residents obtain employment, retain employment or re-enter the workforce. This may range from customized training for a specific company, to broad community-wide training for potential employment in many different fields, to job placement assistance (writing resumes, applying for jobs, maintaining an available jobs database). In North Nashville, economic development may start first with strengthening the local workforce. Doing so would increase the number of North Nashville residents who are employed, subsequently increasing the buying power in the community. Increasing the buying power in North Nashville could strengthen the market for potential businesses and consequently residential development.

North Nashville stakeholders expressed interest in preparing the workforce for, and attracting companies in, the green jobs industry. The Tennessee Department of Labor and Workforce Development defines “green jobs” as jobs that directly produce green products or provide green services in any of the following five sectors: (1) producing or manufacturing renewable energy, (2) increasing energy efficiency, (3) conserving natural resources, (4) preventing, reducing and cleaning up pollution, and (5) producing clean fuels and transportation. North Nashville stakeholders may consider this industry along with other prominent job industries in Nashville (i.e. music and healthcare) as areas in which to focus workforce development.

## **North Nashville Community Plan: 2010 Update**

### Chapter V - Implementation

- *Marketing – Promote North Nashville and its attractions to bring more visitors and dollars to North Nashville.*

The North Nashville Community has a rich history centered on music - historically jazz and blues. The North Nashville Community also has its heritage rooted in its institutions including major universities like Fisk University and Tennessee State University and notable and historic religious institutions. North Nashville may consider developing a unified marketing campaign to promote these resources to Nashville and Davidson County residents and others within the Middle Tennessee Region.

North Nashville may also use marketing to attract, retain, and promote businesses that are seen as unique to the local economy. Businesses that offer unique products and services not only attract local customers, but customers from other communities and throughout the region. This will also help reposition North Nashville as a significant contributor to the Nashville and Davidson County and regional economy. In the same vein, North Nashville must still promote local businesses to its existing residents; many commercial areas depend on local foot traffic to remain viable. An example community that has succeeded in finding this balance is the East Nashville Five Points area and its accompanying association ReDiscover East. In this example, local businesses boast a regional draw while also serving neighborhood residents.

- *Reinvesting – Improving existing commercial businesses and housing to make North Nashville attractive to potential business owners, employers, residents and students.*

“Community reinvestment” was initially a concept that subsequently became a government regulation calling for the removal of barriers to commercial and residential lending and investing in low-to-moderate income neighborhoods. The Community Reinvestment Act passed in 1977 sought to regulate banks and other lending institutions to ensure fair lending practices and make credit more accessible in low-to-moderate income neighborhoods. Today, this concept has reached beyond traditional banks to community-based and non-profit lenders. Many of these new lenders were created specifically to encourage investing in low-to-moderate income neighborhoods, to improve the housing stock in these areas, and revitalize commercial centers. North Nashville has and will continue to benefit from these types of institutions and the reinvestment activity that they create.

The act of reinvesting in the context of non-profit and community-based organizations may include constructing affordable and workforce housing, providing financing training and support for potential home owners and providing incentives, training, and support for small businesses. In North Nashville some of these actions have begun to take place. Several non-profit community development corporations (CDCs) have completed and continue to build affordable housing throughout the community and other CDCs are forming to address the needs of the business community in North Nashville.

## North Nashville Community Plan: 2010 Update

### Chapter V - Implementation

- *Encouraging accessible transportation for the local workforce, students, seniors and youth.*

Transportation to get residents to services, activities, employment, and education was an identified need in the North Nashville Community Plan update process. Transportation can also impact economic development. As stated above, North Nashville may begin to address economic development by strengthening the local workforce. Development of the workforce includes obtaining and retaining jobs, and having adequate transportation is critical in doing so.

A local economy is also dependent on the mobility of its residents. If residents cannot access commercial centers, jobs, and activities, then it is less likely that these components of the community will thrive. In North Nashville the organization Jefferson Street United Merchants Partnership (JUMP) has begun to address mobility needs of seniors by providing a senior shuttle service. The shuttle transports seniors who are disabled or that do not have personal transportation to locations within the community. Similar transportation needs exist for those in the workforce who are without transportation and for youth who need transportation to and from school and after school activities. Meeting the mobility needs of a community enables the movement of goods and services which in turn is beneficial to the local economy.

### Community Priorities for Economic Development and Reinvestment

In discussing the various components of economic development that are unique to North Nashville, stakeholders built on the ideas mentioned above and offered additional strategies for improving the economic state of North Nashville. Out of 28 ideas, these four rose to the top and are most closely related to reinvesting and marketing in North Nashville. The list of ideas in its entirety can be found in Appendix C of this document.

- Support the development of a new grocery store in the North Nashville Community.
- Support researching and creating tax incentives to spur economic development for specific types of businesses.
- Market North Nashville within a larger fundraising /marketing campaign for the city under the title “Movement City” recognizing North Nashville’s role in the historic Nashville Civil Rights Sit-ins.
- Improve the gateways to Tennessee State University, Fisk University and Meharry Medical College as they are among the community’s strongest assets.



## Residential Development and Reinvestment

Residential neighborhoods are the back bone of the community. They provide a diversity of housing for residents at every point in the life cycle. Housing is also the driving force behind our commercial centers and corridors because they contain the residents that shop, work, and recreate within them. Throughout the North Nashville Community Plan update process, stakeholders have expressed the need to strengthen the residential neighborhoods by attracting more professionals, families, and students and promoting home ownership within the community. To do so requires considering not only the housing but the nature of individual neighborhood streets as well. Some ideas on how to strengthen a residential neighborhood include:

- Providing a mixture of buildings types (single-family, two-family, alley house, townhouse, stacked flat, cottage courts) to attract a variety of residents (young families, students, singles, extended families, empty nesters, seniors, etc.) who have different housing needs at different points in their lives.
- Creating streets that accommodate a variety of transportation options and transportation-related amenities (transit stops and shelters, sidewalks, bike lanes)
- Creating a pedestrian friendly and pleasant street with appropriate streetscape elements (landscaping, screening, stormwater management, street trees, benches, lighting, trash receptacles)

North Nashville stakeholders began to think about the specific actions that could be taken to improve the condition of residential neighborhoods. Of the 50 ideas from the implementation discussion, the following four ideas were determined to be the most important priorities. The list of ideas in its entirety can be found in the Appendix C of this document.

- Decrease crime through appropriate infill as there is a correlation between crime, vacant properties, and diminished property values.
- Improve the perception of North Nashville neighborhoods by working with local news stations on neighborhood geography to accurately report the location of crime incidents. Currently, crime that occurs in other parts of Nashville is reported as being in “North Nashville”, increasing the perception that North Nashville is dangerous.
- Increase the number of residents in North Nashville with discretionary income – discretionary income *as well as* additional residents are needed to attract services.
- Promote North Nashville after public investments have been made (streetscape, signage, landscaping) to attract private developers.



## Youth and Community Development

Providing additional activities to support youth was a reoccurring theme for North Nashville stakeholders as was community development to support youth and families. Rather than focusing solely on stopping young people from engaging in risky behaviors, youth development aims to mobilize communities to create positive goals and outcomes for all youth and the programming to support these outcomes.

Community development is the process of creating a viable urban community that has appropriate housing, a suitable living environment, and economic opportunities. Effective community development also utilizes the wealth of knowledge and experience within it, which if used in creative ways, can be channeled into collective action to achieve the communities' desired goals.

North Nashville stakeholders began to think about the specific needs of the youth and other community members and how enhancements within the community can help address those needs. Of the 27 ideas from that discussion, the following four ideas were determined to be the most important priorities. The list of ideas in its entirety can be found in Appendix C of this document.

- Utilize school facilities more frequently for youth and community activities.
- Provide more accessible and frequent transportation for youth to get to and from activities.
- Encourage local colleges and universities to engage youth and families while becoming more involved in service learning.
- Provide access to healthier food for the community's youth and families.



## North Nashville Community Plan: 2010 Update

### Chapter V - Implementation

#### Resources for Community-Guided Implementation

Various Metro Nashville government departments, representatives from the Office of the Mayor, non-profit organizations, institutional representatives, and neighborhood / business organizations attended the July 27<sup>th</sup> Implementation meeting. To address the priorities identified, North Nashville stakeholders were encouraged to utilize the various resources available to them. The community was also reminded that some resource groups may be effective leaders or co-leaders while others may only play a supportive role, with the community itself leading the effort. In all cases, the North Nashville Community should be prepared to act as the champion of the priorities identified above.

Below is a detailed listing of resources that have been identified throughout the North Nashville Community Plan update process. This list is not exhaustive, and there are a number of additional resources that may be available to the North Nashville Community. The designation of **E** (Economic Development and Reinvestment), **R** (Residential Development and Reinvestment), and **YC** (Youth and Community Development) denote the resources' applicability to each topic area.

#### Metropolitan Nashville Government

*Metropolitan Nashville Arts Commission* – Administers a grant program to provide public arts and assists neighborhoods in public art projects, including neighborhood gateways. [www.artsnashville.org](http://www.artsnashville.org) **(YC)**

*Metropolitan Nashville Career Advancement Center* – Works with individuals to explore career options, target a career or industry, then strategize and market oneself for the job search. NCAC's Workforce Board promotes workforce and economic development as well as youth education throughout the region. <http://www.nashville.gov/ncac> **(E) (YC)**

*Metropolitan Nashville Department of Building Codes and Safety* – Administers building code, ensure building code and property standards compliance. Administers the NOTICE (Neighborhoods Organized to Initiate Codes Enforcement) program, which is designed for residents to report building codes violations to Metro Codes Department. [www.nashville.gov/codes](http://www.nashville.gov/codes) **(E) (R)**

*Metropolitan Development and Housing Agency (MDHA)* – Works to ensure access to affordable and adequate housing, administers redevelopment districts, assists in development of public projects, and administers HUD grants benefiting low – moderate income communities. [www.nashville-mdha.org](http://www.nashville-mdha.org) **(E) (R)**

*Metropolitan Nashville Historical Commission* – Works to preserve and reuse historical buildings, places and neighborhoods and administers the Historical Marker Program. Works with the Historic Zoning Commission to apply and oversee historic overlay and conservation zoning districts. [www.nashville.gov/mhc](http://www.nashville.gov/mhc) **(R) (YC)**

*Metropolitan Nashville Health Department* – Promotes physical and mental well-being and prevents disease, injury and disability for Nashvillians. Administers programs targeting youth, families and seniors that encourage healthy lifestyles. It is also the home of Metro Animal Care and Control which assists with loose animals and spay/neuter programs for pets. [www.health.nashville.gov](http://www.health.nashville.gov) **(R) (YC)**

## **North Nashville Community Plan: 2010 Update**

### Chapter V - Implementation

*Metropolitan Nashville Parks and Recreation Department* – Manages over 10,000 acres of public park land and recreational centers offering both passive and active recreation, including senior programs, special population programs, cultural arts classes, dog parks, a variety of trails, nature programs, sports leagues, art galleries. [www.nashville.gov/parks](http://www.nashville.gov/parks) (YC)

*Metropolitan Nashville Public Schools* – Oversees Nashville and Davidson County’s public education system. Administers the use of public school facilities for the community, and acts as a partner with non-profit and faith-based community in local family resource centers. [www.mnps.org](http://www.mnps.org) (YC)

*Metropolitan Nashville Public Works Department* – Ensures a safe, clean and convenient transportation network of public streets and alleys, and provides an efficient system of waste management in Davidson County. Is also the home of the Metro Beautification and Environment Commission, which sponsors a variety of programs and educational opportunities to promote recycling, community clean-ups, neighborhood landscaping projects, and anti-litter initiatives. [www.nashville.gov/pw/](http://www.nashville.gov/pw/) (E) (R)

*Metropolitan Police Department* – Provides safety and security for all of Nashville / Davidson County. Administers the Citizen Police Academy Program and other programs that address the intervention of crime, while assisting neighborhood watch groups. [www.police.nashville.org](http://www.police.nashville.org) (YC)

*Metropolitan Nashville Social Services* – Provides planning and coordination while delivering services to the city’s elderly, homeless, disabled and low income populations. Oversees the Poverty Initiative Plan and the Nashville Poverty Council to reduce poverty by addressing a range of factors throughout the city. [www.nashville.gov/sservices](http://www.nashville.gov/sservices) (YC)

*Metropolitan Transit Authority* – Provides public transportation for Davidson County. Administers the Bus Link Program (now a operating in the Madison community) whereby riders call to schedule personal pick-up and drop-off at identified stops. MTA implements programs and strategies to provide safe and easy access to local attractions, employment, and retail centers throughout Davidson County. [www.nashvillemta.org](http://www.nashvillemta.org) (E) (YC)

#### **Mayor’s Office**

[www.nashville.gov/mayor](http://www.nashville.gov/mayor)

*Mayor’s Office of Children and Youth* – Works with other entities to ensure that all of Nashville’s children are healthy, safe, successful in school, and connected to caring adults, allowing them the opportunity to contribute to the progress of our city. Recently, the Office of Children and Youth released its *Children and Youth Master Plan*. To view that plan visit: [www.nashville.gov/mocy/masterplan.asp](http://www.nashville.gov/mocy/masterplan.asp) (YC)

*Mayor’s Office of Economic and Community Development* – Works to stimulate local economic activity through focusing and coordinating government resources. (E)

*Mayor’s Office of Environment and Sustainability* - Oversees the implementation of the Mayor’s Green Ribbon Committee report of recommendations. This may be relevant to the creation of green jobs and industry in North Nashville. To view a copy of the report “Together Making Nashville Green visit: [www.nashville.gov/mayor/green\\_ribbon](http://www.nashville.gov/mayor/green_ribbon) (E) (YC)

## **North Nashville Community Plan: 2010 Update**

### Chapter V - Implementation

*Mayor's Office of Neighborhoods* – Engages the community in programs to create an informed, active and involved citizenry and enhanced governmental response to community needs. Administers the Fix My Street Program and supports the Codes Department's NOTICE program. **(R)**

#### **Non – Profit Organizations**

*15<sup>th</sup> Avenue Baptist Church Community Development Corporation* – FABCDC is a 501(c)(3) non-profit organization established by the Fifteenth Avenue Baptist Church in Nashville, Tennessee. The FABCDC focuses on workforce development, financial and home buyer education classes, and housing and economic development. The FABCDC is located in the North Nashville Community and has completed several development projects including a senior center and mixed - use development on Jefferson Street. [www.fabcdc.org](http://www.fabcdc.org) **(E) (R) (YC)**

*Affordable Housing Resources* – AHR's mission is to create affordable housing and strong neighborhoods and is committed to providing homeownership opportunities for low to moderate income families. Its three main programs are home buyer education, single-family housing development, and mortgage lending programs. [www.ahrhousing.org](http://www.ahrhousing.org) **(R)**

*All The Kings Men, Inc.* – AKM is dedicated to reducing the disproportionate minority contact with the juvenile court system amongst the African American population across the United States of America.; i.e. reducing the number of times a child is involved in and/or is charged with illegal activity. Primary programming includes group mentoring of young men and women ranging in age from 8 to 18. AKM currently focuses its efforts in the North Nashville Community. [www.akmnashville.org](http://www.akmnashville.org) **(YC)**

*Be a Helping Hand Foundation* – The Foundation, based in the North Nashville Community, teaches trade skills and provides job search and placement assistance for young men and women in inner city neighborhoods. Based in North Nashville. [bahelpinghand.org](http://bahelpinghand.org) **(YC) (E)**

*Boys and Girls Club of Middle Tennessee* – The Boys and Girls Club is a comprehensive youth development organization. Core program areas include: education & career development, character & leadership development, health & life skills, the arts, sports, fitness & recreation. There are two Boys and Girls Club locations in the North Nashville Community. [www.bgcmt.org](http://www.bgcmt.org) **(YC)**

*BURNT* - A local environmental justic organization whose goal is to improve the environment through citizen involvement with government, business, and academia. [www.burnt-tn.org/BURNT](http://www.burnt-tn.org/BURNT)

*Community Food Advocates* – CFA is dedicated to addressing the root causes of hunger and poverty and ensuring that everyone has access to healthy, affordable food from a just and sustainable food system. Programs include Re/Storing Nashville (access to healthy food in existing food retailers), Growing Healthy Kids (access to healthy food in schools), and Food Stamp Outreach and Advocacy (food stamp program education and advocacy). CFA is specifically concerned with issues of food deserts in the North Nashville Community. [www.communityfoodadvocates.org/](http://www.communityfoodadvocates.org/) **(E) (YC)**

## **North Nashville Community Plan: 2010 Update**

### Chapter V - Implementation

*EarthMatters* – EarthMatters offers a broad range of programs to enhance interior and exterior living spaces and to educate young people on the benefits of environmental responsibility. Earth Matters assists neighborhoods in establishing community gardens, such as the garden at McGruder Family Resource Center, the G.W. Carver Food Park (Community Garden) in the Sevier Park area, and school gardens. [www.earthmattersnetworks.com](http://www.earthmattersnetworks.com) (YC)

*Mt. Nebo Community Development Corporation*– Mt. Nebo, in partnership with Merry Street Church of God, works in redevelopment efforts in the Booker Street / Merry Street area of North Nashville. [www.mountnebobaptistchurch.org](http://www.mountnebobaptistchurch.org) (R)

*McGruder Family Resource Center* – MFRC is a partnership of various private and public organizations that provide services for the North Nashville Community, including youth outreach, family programs, nutrition education, mental health services, computer training and a community garden. [www.uwtn.org/content/index.php?pid=90](http://www.uwtn.org/content/index.php?pid=90) (YC)

*NAACP (National Association for the Advancement of Colored People)* - NAACP Nashville Branch is a champion for social justice, equity, and fairness as it relates to education, employment, voting rights, economic development, health, and environmental issues. [www.naacpnashville.org](http://www.naacpnashville.org) (E) (YC)

*Nashville Alliance for Financial Independence* – NAFI is an initiative of United Way of Metropolitan Nashville to help working individuals and families achieve stable, long-lasting financial independence. Services provided include income tax preparation assistance and financial planning. [www.nashvilleafi.org](http://www.nashvilleafi.org) (YC)

*Nashville Civic Design Center* – NCDC works to elevate the quality of Nashville’s built environment and to promote public participation in the creation of a more beautiful and functional city for all. The NCDC is considering opportunities in the North Nashville Community to promote through education sustainable development and quality urban design. The NCDC also works with local neighborhoods in providing planning and neighborhood assessment services. [www.civicedesigncenter.org](http://www.civicedesigncenter.org) (R)

*Neighborhoods Resource Center* – NRC assists Nashville residents in the formation and development of neighborhood-related organizations by providing information, leadership training, consulting, and supportive services, as well as by forming collaborative relationships with, and providing support to, institutions that serve neighborhoods. The NRC has been involved in the North Nashville update process and may act as a resource for community organizing efforts. [www.tnrc.net](http://www.tnrc.net) (R)

*New Level Community Development Cooperation* – New Level CDC is an outreach of Mt. Zion Baptist Church. The work of the CDC focuses on four key areas: affordable housing services including homebuyer training, financial stability and wealth building, economic development and entrepreneurship, and community building. New Level CDC has been involved in the North Nashville Community Plan update process and is a local developer of affordable housing in the North Nashville Community. [www.newlevelcdc.org](http://www.newlevelcdc.org) (E) (R)

*Northwest YMCA* – The YMCA is a community-based organization, founded and run by community members. The Northwest YMCA is outside of the North Nashville community planning area, but serves the larger North Nashville Community. The YMCA specializes in programs and services that help build individuals as well as entire communities. [www.ymcamidtn.org/northwest](http://www.ymcamidtn.org/northwest) (YC)

## **North Nashville Community Plan: 2010 Update**

### Chapter V - Implementation

*Oasis Center*—The Oasis Center works to help young people overcome serious challenges that prevent them from transitioning into a healthy adulthood. The Oasis Center works with young people to address homelessness, violence, depression and low self esteem, disconnection, and failing schools. The Oasis Center is located in the North Nashville study area and representatives are aware of the North Nashville Community Plan update and were present during the discussion involving youth and community development. [www.oasiscenter.org](http://www.oasiscenter.org) (YC)

*Second Harvest Food Bank of Middle Tennessee* – SHFB, located in MetroCenter, collects and distributes food throughout the region. Programs include Together We Grow, teaching kids about growing their own healthy food, and Healthy Options Made Easy, teaching cooking classes. [www.secondharvestmidtn.org](http://www.secondharvestmidtn.org) (R) (YC)

*The Housing Fund* – THF was established to finance affordable housing and neighborhood revitalization projects throughout Middle Tennessee and Allen, Edmonson and Warren counties in Kentucky. THF offers lending programs as well as technical and financial assistance to purchase, rehabilitate, or construct homes for low and moderate income families. [www.thehousingfund.org](http://www.thehousingfund.org) (R)

#### **Business and Neighborhood Organizations**

*Jefferson Street United Merchants Partnership (JUMP)* – JUMP’s mission is to develop, foster and promote cooperative economic development through revitalization, acquisition, education and public safety programs in North Nashville. JUMP is the leading business organization in the North Nashville Community and has been involved throughout the North Nashville community plan update. [www.jumptojefferson.com](http://www.jumptojefferson.com) (E)

*Nashville Area Chamber of Commerce / Chamber North Area Advisory Council*—The Chamber is a nonprofit organization dedicated to facilitating community leadership to create economic prosperity. The Nashville Chamber also promotes economic prosperity through its area advisory councils. The Chamber North Advisory Council includes areas within the North Nashville community planning area (Jefferson Street, Germantown, Metro Center), but also areas outside the community planning area – Trinity Lane, Dickerson Pike, and Skyline North. The Chamber North Area Advisory Council has been an avid participant in the North Nashville community plan process and may serve as a resource with regard to economic development and support for local businesses. [www.nashvillechamber.com](http://www.nashvillechamber.com) (E)

*North Nashville Neighborhood Groups and Associations* – NNOCI (North Nashville Organization for Community Improvement), Historic Buena Vista Neighborhood Association, Hadley Park Neighborhood Association, Salemtown Neighbors Neighborhood Association, Historic Germantown Neighborhood Association, Neighbors Reaching Out, Fisk Area Neighborhood Group (FANG), Buena Vista Association – The North Nashville Community boasts many neighborhood groups and associations, some of which have been involved in the North Nashville Community Plan update. More information about each neighborhood group may be found at [www.nashville.gov/mpc/neighborhoods](http://www.nashville.gov/mpc/neighborhoods) or by contacting the Neighborhoods Resource Center. [www.tnrc.net](http://www.tnrc.net) (R) (YC)

*Re-Discover East* – Re-Discover East is a nonprofit organization committed to preserving the authentic character of East Nashville and enhancing the quality of life for all of its citizens. Its organization includes business groups, neighborhood groups, and individual East Nashville merchants and residents. It is the leading example of an umbrella organization created specifically for the implementation of a neighborhood master plan. [www.rediscovereast.org](http://www.rediscovereast.org) (E)

## North Nashville Community Plan: 2010 Update

### Chapter V - Implementation

*The Urban League of Middle Tennessee* -- The mission of The Urban League is to enable African Americans and other minorities and disenfranchised groups to secure economic self-reliance, power, parity, and civil rights by focusing on issues pertaining to economic empowerment, youth & education, health & quality of life, civic engagement, and civil rights and racial justice. The Urban League has several signature programs aimed at youth and community development and workforce development. [www.ulmt.org](http://www.ulmt.org) (E) (YC)

#### Institutions

*Fisk University* – FU is a small, predominantly African American institution with a strong liberal arts and sciences emphasis. FU has a historic history, beginning classes in 1866 in the North Nashville Community, and its campus includes numerous historic buildings. <http://www.fisk.edu> (YC) (E)

*Matthew Walker Comprehensive Health Care Center* – MWCHCC provides health care services and programs to underserved populations and provides jobs to low income persons. The Center has been located in the North Nashville Community since 1968. <http://www.mwchc.org> (YC) (E)

*Meharry Medical College* – MMC is a historically African American medical school that includes a school of dentistry. The majority of graduates provide medical services in underserved communities. <http://www.mmc.edu> (YC) (E)

*Museum of African American Music, Art, and Culture* – The Museum continues its fundraising efforts to begin construction on the museum building at the southeast corner of Jefferson Street and Rosa L. Parks Boulevard. The Museum will focus on African American contributions to music and their influences on art and culture. [www.maamac.com](http://www.maamac.com) (YC) (E)

*Tennessee State University* – TSU, founded in 1912, is a large, predominantly African American university with a 500-acre campus in North Nashville. TSU offers a wide range of educational programs, offering 64 degrees. <http://www.tnstate.edu> (YC) (E)

*Tennessee State University Center for Service Learning and Civic Engagement* – The Center exists to facilitate quality educational experiences through community-based service-learning. The Center connects campus and community resources to create diverse learning experiences and to serve community needs. The Center also seeks to provide resources through service learning that includes training and technical assistance to students, faculty and community. Representatives from the Center have been actively involved in the North Nashville Community Plan update and are considering ways that the University can play a role in the implementation of the community plan. [www.tsuservicelearning.com](http://www.tsuservicelearning.com) (E) (R) (YC)

*Watkins College of Art, Design and Film* – WCADF is a small institution that focuses on education in fine arts, including film, photography, and graphic design, including a community education program. The school began in 1885 as the Watkins Institute and relocated its campus to MetroCenter in the last decade. <http://www.watkins.edu> (YC) (E)

**IMPLEMENTING THE NORTH NASHVILLE COMMUNITY PLAN – ADDITIONAL PLANNING EFFORTS**

**Detailed Design Plans (DDP)**

In many instances, Community Plans are refined by identifying areas where detailed planning should occur, conducting detailed design planning work on an area of smaller geographic scale, and by subsequently considering pursuing zoning to make the design recommendations regulatory. While the Community Character Policies applied during the Community Plan Update give general guidance on land use, site design, building design and form of development for areas that may be several blocks and many acres large, a DDP provides more specific guidance on land use, site design, building design, and the form of development on a block-by-block and parcel-by-parcel basis. DDP's are typically created for a neighborhood with a commercial center or edge and surrounding residential development and open space. More recently, however, the larger community planning process has revealed a need to concentrate detailed design work on commercial centers and corridors because of their outdated development patterns, underperformance and lack of appeal to residents and consumers.

During the North Nashville Community Plan update process there was some discussion about the community's desire to implement the guidance of the Community Plan. The first step could be to conduct a DDP, which can then be followed by zoning for implementation. Tools that are most commonly used to do this are the Urban Design Overlay (UDO) or the Specific Plan (SP) zone district. The creation of a UDO or an SP zone district requires a separate planning process that would involve residents, property owners, business owners, developers, institutional leaders and elected and appointed officials. The planning process would include meetings separate from the North Nashville Community Plan update, and would not only require approval by the Metro Planning Commission, but also Metro Council. The Community Character Policies established during the North Nashville Community Plan update and any subsequent Detailed Design Plans will inform the intent of the UDO or SP zone districts, with further refinement of the intent through the UDO or SP process

During the update to the North Nashville Community Plan, Jefferson Street, with particular emphasis on the 28<sup>th</sup> Avenue and Rosa L. Parks intersections, were identified as possible areas where further implementation either through zoning or detail design studies may be warranted. As DDP's are completed, they would be adopted as amendments to the North Nashville Community Plan. The following is a discussion of proposed detailed design planning for the Jefferson Street corridor and possible implementation tools.



## **Jefferson Street Corridor**

During the North Nashville Community Plan update, Jefferson Street was often cited as a corridor in need of significant improvement. While there are other major corridors such as Buchanan Street, 28<sup>th</sup> Avenue North, and Rosa L. Parks Boulevard, the community agreed that Jefferson Street has the most potential of becoming the primary mixed - use and pedestrian-friendly street in the community.

While Jefferson Street continues to be a busy commercial corridor, visual clutter from signs and utilities, inconsistent land uses, and neglected properties make it visually unappealing. The corridor has adequate sidewalks, street trees, and lighting from previous streetscape improvements, however with numerous curb-cuts (access points from the street to adjacent properties), continuous turn lanes, and parking in front of buildings, the corridor is still oriented to drive-through traffic, and is not friendly to pedestrians or cyclists. Some active land uses along the corridor have evolved in recent years, but there are still many gaps in the land uses that hinder the corridor from being a comprehensive commercial center for surrounding neighborhoods.

The *Jefferson Street Corridor Study* completed in 1996 contained transportation and land use recommendations for the corridor. The study area was Jefferson Street from 28<sup>th</sup> Avenue North to Rosa L. Parks Boulevard. The study analyzed each intersection for transportation improvements (turn lanes, traffic lights, capacity) and land use recommendations related to the segments between each intersection. The North Nashville Community Plan update process examined Jefferson Street as a mixed corridor with two nodes (intersections with potential for greater development intensity) at each end – one at 28<sup>th</sup> Avenue North and the other at Rosa L. Parks Boulevard. Development activity has already begun at these intersections, which can be used as a catalyst for any implementation actions. Community Character Policies for those intersections recommend more intensity and density than would be found in the remaining segments along the corridor. Along the segments between these prominent intersections a less intense mixed - use corridor policy was applied. Should further study occur, the 28<sup>th</sup> Avenue North and Rosa L. Parks Boulevard intersection are the most appropriate intersections to receive additional study and implementation.

### *28<sup>th</sup> Avenue North and Jefferson Street Intersection*

The 28<sup>th</sup> Avenue North intersection has a mix of residential and commercial land uses from Jefferson Street south to the Interstate 40 overpass. The *Jefferson Street Corridor Study* identified this intersection as an important gateway into the North Nashville community. Planning for a more prominent gateway is already underway with the *Gateway to Heritage Project*, the landscape improvement project for the Interstate 40/Jefferson & 28<sup>th</sup> Avenue exit and entrance ramps. The *Jefferson Street Corridor Study* also recommended that this area be branded as the “Tennessee State Village” – an area that would provide educational, athletic and recreational needs that cater to the local residents and the students and faculty at Tennessee State.

### *Rosa L. Parks Boulevard and Jefferson Street Intersection*

The Rosa L. Parks Boulevard intersection mostly contains commercial and office land uses. Unlike the 28<sup>th</sup> Avenue intersection, residential land uses are not located directly on the Jefferson Street corridor, but are found in stable residential neighborhoods on the edge of this intersection. Development at this intersection would benefit from the proximity of strong neighborhoods such as Germantown, Salemtown and Historic Buena Vista. Other existing land uses that add to the momentum at this intersection include the Farmers Market, the Hope Gardens neighborhood and the forthcoming African

## **North Nashville Community Plan: 2010 Update**

### Chapter V - Implementation

American Museum of Music, Art, & Culture (AAMMAC). This intersection also benefits from its proximity and direct access to Downtown Nashville, MetroCenter, and the Bicentennial Mall all of which bring visitors and employees to the area daily. The *Jefferson Street Corridor Study* recommends land uses and amenities at this intersection that would cater to visitors and employees as well as local residents.

The *Jefferson Street Corridor Study* should be used in concert with the North Nashville Community Plan Update if any additional study or implementation actions are taken.

#### **Recommendations for Successful Corridor Redevelopment**

Jefferson Street is a dynamic street with great redevelopment potential. For Jefferson Street and other corridors like it to reach their full redevelopment potential, other variables such as the corridor's transportation role, demographics of surrounding neighborhoods and communities, and major community attractors must be considered. Once considered, it may become clearer as to how these variables influence the market for retail business, employment, and housing along a corridor, making the environment for redevelopment more viable.

The recommendations below were outcomes of research and study by Metro Planning Staff prior to and during the North Nashville Plan Update. Understanding that successful economic development is North Nashville's priority, these recommendations were included to help North Nashville stakeholders make informed decisions regarding the redevelopment of its corridors and centers, particularly the Jefferson Street corridor.

##### *Create public - private partnerships*

Creating public-private partnerships are vital to any corridor redevelopment effort. A public-private partnership helps to establish methods for funding, public improvements, and development incentives. A successful partnership between private and public entities also establishes the roles of various partners and works within those roles to remove barriers to redevelopment early in the process.

##### *Identify and understand the corridor's transportation role in the County and the Region*

Many corridors that traverse Davidson County carry a large number of vehicles per day, and serve several counties and cities throughout the region. Then there are other corridors that carry smaller amounts of traffic and serve a smaller community or neighborhood within Davidson County. While the latter still plays an important role in the movement of people and goods, it may warrant a different character or type of development than a corridor that serves the entire region. Making this distinction should help guide the type of redevelopment that is appropriate for the type of market – either regional or local. Evaluating the transit, vehicular, and pedestrian/bicyclist travel patterns along the corridor, and how they influence adjacent neighborhoods and land uses, may also inform the appropriate character of future development along a corridor.

##### *Compile the demographic data of adjacent neighborhoods and communities*

The demographic composition of neighborhoods and communities adjacent to the corridor help to determine the racial, economic, age and household characteristics of potential patrons. This is important to any redevelopment effort as it helps determine the type and scale of business, housing, and employment that can be accommodated by the existing and future demographics.

## **North Nashville Community Plan: 2010 Update**

### Chapter V - Implementation

#### *Concentrate redevelopment efforts near attractors and major nodes (intersections)*

Redevelopment on the corridor should be focused in locations where redevelopment is most likely to happen. These locations include major street intersections where traffic counts suggest high visibility for businesses, and where large corner parcels make for more malleable redevelopment sites. Redevelopment should also be focused near attractors – community assets that serve as catalysts for development. For instance, at either end of Jefferson Street there are major attractors: Tennessee State University, the Farmers’ Market and the forthcoming African American Museum of Music, Art, & Culture. Similarly, on West End Avenue, a major attractor is Centennial Park.

There may be instances where major intersections lack available land or an obvious attractor does not exist. In those instances, identifying *opportunity sites/projects* (e.g. redevelopment of large parcels or vacant buildings) is also a sound strategy for concentrating development and creating an attractor for redevelopment. In any case, attractors or opportunity sites create synergy for redevelopment and provide a focal point for cohesive marketing strategies.

#### *Identify a unified marketing scheme – create a sense of place*

A unified marketing scheme helps create a “sense of place”, which is essentially the character and spirit of an area. Creating this sense of place through a unified marketing scheme accomplishes three main goals. First, it identifies the unique qualities that help an area distinguish itself from other locales. Secondly, it helps market those qualities in a way that may attract local and regional visitors, and lastly, it creates a vision which businesses and adjacent neighborhoods can use to set redevelopment priorities and strategies. Jefferson Street, for example, has music and the civil rights movement embedded into its history. These historical elements may be incorporated into a unified marketing scheme for the corridor to accomplish the outcomes stated above.

#### *Perform an assessment of historic and significant non-historic structures*

Historic buildings and structures may add to the character of the corridor and the unified marketing scheme. In many cases, historic buildings help maintain the historic fabric of a corridor or neighborhood and provide a frame of reference for new development. Historic buildings, and other significant but *non-historic* structures, may also help to preserve locations for small and local businesses as new development occurs. Therefore, an assessment of historic buildings and significant structures is an important exercise in the redevelopment and revitalization process.

## North Nashville Community Plan: 2010 Update

### Chapter V - Implementation

#### ADDRESSING ECONOMIC AND HEALTH DISPARITIES IN NORTH NASHVILLE

The North Nashville Community Plan is a land use policy document whose primary role is to provide guidance on land use decisions. The community plan can, however, also illustrate issues which go beyond the reach of land use planning. Citizens who participated in the North Nashville Community Plan update process including members of the Nashville Branch of the NAACP and BURNT, a Nashville based non-profit whose goal is to improve the environment through citizen involvement, requested this discussion of the economic and health disparities found in North Nashville as compared to Davidson County. These groups requested a specific comparison of health disparities through body mass and obesity, and economic disparities through per capita income, the number of individuals over the age of 16 in the workforce, and educational attainment. When compared to Davidson County, it is clear that overwhelming disparities in these areas exist in the North Nashville community:

Health and Economic Disparities	North Nashville Community	Davidson County
	*2000 Census of Population and Housing – SF3 Data (Long Form) **Nashville Area Chamber of Commerce 2006 Occupational Class Data ***From REACH 2010 survey data	
***Obesity (% with Body Mass Index ≥30)	33%	29%
*Per Capita Income	\$10,671	\$22,684
**Population over age 16 in the work-force (%)	7,206 (43%)	307,653 (68%)
*Educational Attainment (Total Associates, Bachelors, Professional Degrees Attained)	16%	35%

The health and economic disparities found in North Nashville are discussed in the North Nashville Community Plan (see below). However, the Metropolitan Nashville Planning Department believes that these issues require more time, attention and expertise than can be given in the Community Plan. Therefore, the community is encouraged to engage in ongoing partnerships and efforts occurring throughout the city of Nashville to address these and other health and economic disparities. North Nashville stakeholders should take part in the momentum of these efforts to ensure that the disparities in North Nashville are addressed and are included in these important conversations. Upon engaging in these efforts, the community is encouraged to keep the Metro Planning Staff and other elected and appointed officials abreast of the outcomes of these efforts and studies so that additional information can be shared with regard to health and economic disparities.

Nashville Poverty Reduction - The Nashville Poverty Reduction Initiative has been working since 2008 on the topic of economic disparities and resulting poverty. [www.nashville.gov/sservices/planningcoordination/implemen\\_summ.asp](http://www.nashville.gov/sservices/planningcoordination/implemen_summ.asp)  
 The Metro Public Health Department's Communities Putting Prevention to Work (CPPW) Initiatives – A major focus of the CPPW grant is improving health equity in Nashville. Several CPPW initiatives aim to address health disparities in

## ***North Nashville Community Plan: 2010 Update***

### **Chapter V - Implementation**

North Nashville by improving access to healthy foods and opportunities for physical activity such as greenways, sidewalks, and bikeways. The work of the grant is conducted as part of the NashVitality campaign – Nashville’s collaborative effort between The Metro Public Health Department (MPHD), the Mayor’s Office and numerous community organizations to unite multiple efforts to build and support healthy places. [www.nashvitality.org](http://www.nashvitality.org)

Nashville Healthy Start - The Metro Public Health Department’s Nashville Healthy Start in partnership with CityMatCH – a national organization (for) urban maternal and child health (MCH) leaders – will address health disparities in North Nashville related to infant mortality in the North Nashville 37208 zip code. [www.citymatch.org](http://www.citymatch.org)

The social and economic disparities that exist in the North Nashville community are a result of decades of racially biased laws and policies that severely harmed early minority residents and their descendants; this situation is not unique to the North Nashville community. While the effects of those prior decisions are very real, the North Nashville stakeholders sought, during the Community Plan Update process, to balance those negative remnants with positive reinforcements of what exists today and what could exist in the future. It should be recognized that the aspirations of the future cannot be accomplished without first eradicating the health and economic disparities that exist today. Therefore, community engagement in the aforementioned efforts may bring additional attention and study to disparities that exist in the North Nashville Community and their impact on the health, well-being and prosperity of North Nashville today and in the future.

#### **Health and Economic Disparities Addressed Elsewhere in the Community Plan**

The North Nashville Community Plan does address health and economic disparities in various locations in the overall Community Plan. In Chapter I – Planning Fundamentals, sustainable development and health are discussed, as well as the current economic condition of the North Nashville community. The section titled Sustainable Development and Healthy Living highlighted the relationship between sustainable design and development and the creation of a healthy community. The section titled Addressing the Challenge – the Local Workforce, brought attention to the stark economic difference between North Nashville and Davidson County. In both sections, it was noted that significant health and economic disparities do exist and these sections discussed how the disparities could be addressed through land use policy – the primary product of the North Nashville Community Plan.

Addressing the economic disparities that exist in the North Nashville Community is further addressed in this Implementation Chapter in the section Economic Development and Reinvestment. In that section, goals related to workforce development, marketing, and reinvesting are discussed and implementation strategies are recommended. North Nashville stakeholders are encouraged to read that section and the Resources to Community-Guided Implementation to find agencies that may also be addressing those topics.

Health disparities are also further addressed in Chapter I – Planning Fundamentals in the section titled Sustainable Development and Healthy Living. North Nashville stakeholders are encouraged to review that section to understand how the community plan is addressing health through land use policy and through the involvement of the Metro Nashville Health Department and the Communities Putting Prevention to Work grant.

#### IMPLEMENTING THE NORTH NASHVILLE COMMUNITY PLAN - IMPLEMENTATION TABLE

As stated in the section *Interpreting the Implementation Chapter*, the North Nashville Community Plan lists goals and objectives based on community input that specifically address land use, urban design, transportation and infrastructure. These goals and objectives may be found in Chapter II. These goals and objectives, along with the ideal timeframe for their completion, are listed in the Implementation Table. The Community's goals on other topics and issues, are best implemented through actions of community groups and non-profits.

The implementation of the Community Plan is a collaborative effort between all North Nashville stakeholders (residents, property owners, business owners, appointed and elected officials, institutional leaders, developers and the public sector) and each plays a key role. The Implementation Table provides a summary of what each group's role should be. The table also outlines the appropriate time frame for the completion of implementation tasks. In the Implementation Table, the goals and objectives from the North Nashville Community Plan are divided into three categories of action: Policy-Programmatic, Zoning-Regulatory, and Capital Improvements.

- **Policy-Programmatic** objectives include the land use and urban design recommendations included in the Community Character Policies and any future Detailed Design Plans. The bulk of the policy-programmatic objectives will be achieved after the North Nashville Community Plan is adopted and individual properties are redeveloped. As individual properties are developed or redeveloped, the Community Character Policies and associated special policies are applied during rezoning or subdivision. The role of developers and other community stakeholders is to work with the Metro Planning Department and the Metro Council to ensure that each rezoning and subdivision follows the guidance of the adopted North Nashville Community Plan and any related Detailed Design Plans. Policy-programmatic goals as described in the implementation table may also apply to the programs and policies of other local and state agencies.
- **Zoning-Regulatory** objectives are those that are best carried out through by rezoning using special zoning tools such as Specific Plan (SP) Zoning, Urban Design Overlays (UDO), and appropriate Historic or Conservation Zoning. Stakeholders in the North Nashville Community should partner with area Council members to pursue regulatory actions to further implement the North Nashville Community Plan and any Detailed Design Plans. Community members will work most closely with the District Council member to pursue rezoning. Many of the corridors and centers that would benefit from rezoning have frontages on Jefferson Street, Buchanan Street, Clarksville Pike, and 28th Avenue North and Rosa L. Parks Boulevard. The Community Plan update process revealed, however, that Jefferson Street with emphasis on the 28<sup>th</sup> Avenue North and Rosa L. Parks Boulevard intersections would be the most appropriate areas for any rezoning efforts. In all cases, these corridors and their future development may have a large impact on North Nashville's growth. Therefore, any changes in zoning should focus on optimizing the developable areas on constrained sites and balancing the parking with creating a pedestrian-friendly streetscape.
- **Capital Improvements** (publicly-funded infrastructure projects) objectives are those best championed by the Council member and constituents to ensure that the recommended improvements to sidewalks, bike lanes/routes, streets, greenways and transit are budgeted for and implemented through the appropriate Metro and State agencies. Capital Improvements as described in the implementation table may also be funded by private, state, and/or federal funds.

For each goal and objective, "Implementation Responsibility" lists responsible agencies that should assist in the implementation of the objective. The agencies are generally listed in the order of what agency holds the most responsibility in the implementation of the goals and objectives.

## *North Nashville Community Plan: 2010 Update*

### Chapter V - Implementation

“Implementation Tools and Actions” includes a strategy for each objective and the tools that may be used by the responsible agency to carry out each goal and objective. Each list is not exhaustive and may not represent all of the tools that may be utilized for successful implementation. Innovation is encouraged in achieving these overarching goals and putting them into practice.

The actions proposed in the Implementation Table vary in their time frames from “Short” (one to three years), to “Medium” (three to seven years), “Long” (seven to ten years), and “Ongoing” (throughout the ten-year period of the community plan). The time frames act as a general measure for the initiation and completion of the implementation strategy, but may be shorter or longer.



# North Nashville Community Plan: 2010 Update

## Chapter V - Implementation

### North Nashville Community Plan Update 2010 - Implementation Guide

Community Plan Goals	Objective	Implementation Responsibility	Implementation Tools and Actions	Time Frame
<p><b>Open Space and Natural Areas</b></p> <p>Preserve and enhance easily accessible open space, preserve and reclaim environmentally sensitive features and areas, and provide opportunities for community gardens as one strategy to address "food deserts" within the North Nashville Community.</p>	<p>Preserve and enhance existing public parks, golf courses and greenways as consistent with the <i>Metro Parks and Greenways Master Plan</i>.</p>	<p>Metro Planning Department Metro Parks Department</p>	<p>Adopt the <i>North Nashville Community Plan</i> for guidance on the preservation of open space, parks, and greenways.</p>	<p>Short</p>
	<p>Provide additional programs and activities at Metro Parks, especially for youth and senior citizens, by working with the Metro Parks Department.</p>	<p>Metro Parks Department North Nashville Stakeholders</p>	<p>North Nashville Stakeholders with the support of the Metro Parks Department should work to further identify the community's needs with regards to programs and activities.</p>	<p>Short</p>
	<p>Encourage community gardens in appropriate areas throughout the community.</p>	<p>Metro Parks Department North Nashville Stakeholders</p>	<p>North Nashville Stakeholders should work with the Metro Parks Department utilizing the resources for the creation and maintenance of community gardens. North Nashville Stakeholders may also seek guidance in Chapter IV, the <i>North Nashville Community Plan Open Space Plan</i> and Chapter V's implementation strategies.</p>	<p>On-going</p>
	<p>Where appropriate, add additional housing and/or a mixture of uses around parks to provide more activity and increased safety, while decreasing the sense of isolation at some of the area parks.</p>	<p>Private Sector District Council Member(s) Metro Planning Department</p>	<p>Development proposals should meet the goals and the general intent of the <i>North Nashville Community Plan</i>, by incorporating open space into redevelopment and by considering parks and open space in the location and orientation of housing.</p>	<p>On-going</p>
	<p>Include usable open space in new development as it occurs.</p>			
	<p>Extend the Cumberland River Greenway as consistent with the <i>Metro Parks and Greenways Master Plan</i>.</p>	<p>Metro Parks Department District Council Member(s)</p>	<p>District Council Member(s) or North Nashville Stakeholders should work with the Metro Parks Department along with guidance provided in the Open Space Plan in Chapter IV on access, connections, and signage to the Metro Center Levee Greenway.</p>	<p>Long</p>
<p>Provide additional connections to parks and greenways from the surrounding neighborhoods, including more defined access from the neighborhoods to Rhodes Park and the Metro Center Greenway, access from area schools to parks, and links between the parks within the North Nashville Community to the greenway that is on the Community's edge.</p>	<p>Private Sector</p>	<p>The Private Sector should provide greenway easements and or construct greenway paths in conjunction with private development as described in the <i>North Nashville Community Plan</i>.</p>	<p>On-going</p>	
	<p>Capital Improvements</p>			

North Nashville Community Plan Update 2010 - Implementation Guide

Community Plan Goals	Objective	Implementation Responsibility	Implementation Tools and Actions	Time Frame
<p><b>Neighborhoods</b></p> <p><b>Preserve and enhance the character of established neighborhoods and create additional housing options throughout the community that provide opportunities for existing and new residents to find a home in North Nashville, regardless of their stage in life. Providing housing options will contribute to the sustainability of the North Nashville Community.</b></p>	<p>Preserve the character of "maintenance" neighborhoods by identifying the character details of these areas and applying appropriate Community Character Policies and associated design principles.</p> <p>Enhance and create the character of "evolving" neighborhoods by identifying the character details of these areas and applying appropriate Community Character Policies and associated design principles.</p> <p>Encourage appropriate infill development that provides a range of housing choices, in the form of townhouses, flats and cottages in strategic locations; infill development should be compatible with the character of maintenance and evolving neighborhoods and incorporate a high standard of urban design as defined by the Community Character Policies.</p> <p>Encourage strategic infill development by working with area non-profits and agencies such as Metropolitan Development and Housing Agency, Affordable Housing Resources, Habitat for Humanity, North Nashville Community CDCs, area churches, and other similar groups and by rehabbing existing viable houses in strategic areas to create synergy in residential development.</p>	<p>Metro Planning Department</p> <p>North Nashville Stakeholders District Council Member(s)</p> <p>Private Sector</p>	<p>Adopt the <i>North Nashville Community Plan</i> to provide guidance on preserving and enhancing neighborhoods and providing compatible infill development.</p> <p>North Nashville Stakeholders and District Council Member(s) should stay active in the planning process (following development proposals, attending Planning Commission meetings, attending community meetings) to ensure that the character of proposed development meets the vision and intent of the <i>North Nashville Community Plan</i>.</p> <p>Private Sector and Non-Profit developers should provide development proposals that meet the intent and guidance of the <i>North Nashville Community Plan</i>.</p> <p>Private Sector should continue to reach out to North Nashville Stakeholders, specifically non-profits and other government and community agencies to create synergy in infill residential development.</p>	<p>Short</p> <p>On-going</p> <p>On-going</p> <p>On-going</p>
<p>Policy—Programmatic</p>				

North Nashville Community Plan: 2010 Update

Chapter V - Implementation

North Nashville Community Plan Update 2010 - Implementation Guide

Community Plan Goals	Objective	Implementation Responsibility	Implementation Tools and Actions	Time Frame	
<p><b>Neighborhoods</b></p> <p>Preserve and enhance the character of established neighborhoods and create additional housing options throughout the community that provide opportunities for existing and new residents to find a home in North Nashville, regardless of their stage in life. Providing housing options will contribute to the sustainability of the North Nashville Community.</p>	<p>Identify and preserve structures or neighborhoods that may be deemed historic or worthy of conservation, using tools provided by the Metro Nashville Historic Zoning Commission.</p>	<p>District Council Member(s) North Nashville Stakeholders Metro Historic Commission</p>	<p>District Council Member(s) or North Nashville Stakeholders should work closely with Metro Historic Commission to identify appropriate historic zoning tools to preserve historic neighborhoods and/or structures.</p>	<p>Long</p>	
	<p>Utilize regulatory tools such as Specific Plan Zoning, Urban Design Overlays, and Planned Unit Developments to enforce high standards of design when creating new or infill development.</p>	<p>District Council Member(s) Private Sector Metro Planning Department</p>	<p>District Council Member(s) or North Nashville Stakeholders collectively or as individual property owners, should utilize regulatory tools such as <i>Specific Plan Zoning, Urban Design Overlays, and Planned Unit Developments</i>, to rezone individual properties or a large area to enforce the urban design goals of the North Nashville Community Plan.</p>	<p>Long</p>	
	<p>All buildings should be constructed of high quality building materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence.</p>				
	<p>Improve community appearance and the appearance of alleys by working with the Metro Codes, Health and Public Works Departments, private/non-profit agencies, neighborhood organizations and property owners to address poor property upkeep, alley maintenance, and lighting issues.</p>	<p>North Nashville Stakeholders District Council Member(s) Metro Codes Department Metro Health Department Metro Public Works Department</p>	<p>North Nashville Stakeholders and District Council Member(s) should work with the Codes, Public Works, and Health departments utilizing existing citation programs such as the NOTICE program and programs implemented by the Metro Beautification Commission to address property maintenance and upkeep issues.</p>	<p>Ongoing</p>	
	<p>Redevelop Cumberland View Homes as Preston Taylor Homes and John Henry Hale Homes have been redeveloped.</p>	<p>Metro Development and Housing Authority (MDHA) District Council Member(s)</p>	<p>District Council Member(s) should work with MDHA to redevelop Cumberland View Homes if such funding becomes available.</p>	<p>Long</p>	

# North Nashville Community Plan: 2010 Update

## Chapter V - Implementation

### North Nashville Community Plan Update 2010 - Implementation Guide

Community Plan Goals	Objective	Implementation Responsibility	Implementation Tools and Actions	Time Frame
<p><b>Centers</b></p> <p>Enhance commercial centers by encouraging property revitalization, vertical mixed use development, and by providing transportation options to create centers that are easily accessible and offer diverse consumer goods, services, housing, and employment opportunities for the North Nashville Community.</p>	<p>Enhance the Jefferson Street/28th Avenue community center as the western anchor of the Jefferson Street Corridor by building on the proximity to Tennessee State University, Hadley Regional Park and Community Center, and the forthcoming Gateway to Heritage Streetscape Improvement project.</p>	<p>Metro Planning Department</p> <p>Private Sector</p>	<p>Adopt the <i>North Nashville Community Plan</i> to provide guidance on enhancing centers at major intersections of the Jefferson Street Corridor.</p> <p>Private sector should provide development proposals that meet intent and guidance of the <i>North Nashville Community Plan</i> while coordinating development with public improvements at the 28th Avenue and Jefferson Street and Rosa L. Parks Boulevard and Jefferson Street intersections.</p>	<p>Short</p> <p>On-going</p>
	<p>Enhance the Jefferson Street/8th Avenue community center as the eastern anchor of the Jefferson Street Corridor by building on the proximity to Fisk University and Meharry Medical College, the forthcoming African American Museum of Music, Art, &amp; Culture and the corridor between Downtown and MetroCenter.</p>	<p>District Council Member(s)</p> <p>Universities</p> <p>Jefferson Street United Merchants Partnership (JUMP)</p> <p>Metro Development &amp; Housing Authority (MDHA)</p>	<p>North Nashville Stakeholders and District Council Member(s) should work with relevant Metro and State partners to plan and secure funding to build streetscape improvements that would complement development occurring at the 28th Avenue and Jefferson Street and Rosa L. Parks Boulevard and Jefferson Street intersections.</p>	<p>Long</p>
	<p>Enhance all centers by providing a mix of uses that meet the daily needs of residents, employees and visitors, including pharmacies, groceries with healthy food choices, book stores and more quality restaurants.</p>	<p>Metro Planning Department</p> <p>Private Sector</p>	<p>Adopt the <i>North Nashville Community Plan</i> to provide guidance on enhancing centers.</p> <p>Private sector should provide development proposals that meet the intent and guidance of the <i>North Nashville Community Plan</i>.</p>	<p>Short</p> <p>On-going</p>
	<p>Policy—Programmatic</p>	<p>Metro Planning Department</p> <p>Metro Transit Authority</p> <p>Metro Public Works</p> <p>Private Sector</p>	<p>Adopt the North Nashville Community Plan and provide guidance on street connections that are described within in the <i>Major and Collector Street Plan</i>.</p> <p>MTA and Public Works to work with Metro Planning to ensure coordination on transit and street improvements as described in the <i>North Nashville Community Plan</i>.</p> <p>Private Sector should provide development proposals that meet the intent and guidance of the <i>North Nashville Community Plan</i>.</p>	<p>On-going</p>

North Nashville Community Plan Update 2010 - Implementation Guide

Community Plan Goals	Objective	Implementation Responsibility	Implementation Tools and Actions	Time Frame
<p><b>Centers</b></p> <p>Enhance commercial centers by encouraging property revitalization, vertical mixed use development, and by providing transportation options to create centers that are easily accessible and offer diverse consumer goods, services, housing, and employment opportunities for the North Nashville Community.</p>	<p>Enhance access to healthy food by adding another full service grocery store in the community and encouraging convenience stores to carry more healthy food choices.</p>	<p>North Nashville Stakeholders Community Food Advocates Mayor's Office of Economic Development Nashville Chamber of Commerce</p>	<p>North Nashville Stakeholders, along with the Community Food Advocates, the Chamber of Commerce, and the Mayor's Office of Economic Development, should use the guidance in the Centers and Corridors Community Character Policies found in Chapter II and the guidance in the Implementation Strategies found in Chapter V, while advocating for a grocery store.</p>	<p>On-going</p>
	<p><b>Regulatory</b></p>	<p>In new or infill development in centers, relocate above ground utilities or shield utilities from public rights-of-way and adjacent property to have less visual impact by placing them underground, behind buildings in alleys or at the back of the property.</p> <p>All buildings should be constructed of high quality building materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence.</p> <p>Utilize regulatory tools such as Specific Plan Zoning, Urban Design Overlays, and Planned Unit Developments to enforce high standards of design when creating new or infill development.</p> <p>Enhance safety within all centers by providing free-standing housing options at the edge of centers to increase the number of "eyes on the street," and by utilizing high standards of design in landscaping, signage, lighting, and the placement of buildings and parking to make centers comfortable for residents and visitors.</p>	<p>District Council Member(s) Private Sector North Nashville Stakeholders Nashville Electric Service (NES) Metro Planning Department</p>	<p>District Council Member(s) or North Nashville Stakeholders collectively or as individual property owners, should utilize regulatory tools such as <i>Specific Plan Zoning, Urban Design Overlays, and Planned Unit Developments</i>, to rezone individual properties or a large area to enforce the urban design goals of the <i>North Nashville Community Plan</i>.</p>

North Nashville Community Plan Update 2010 - Implementation Guide

Community Plan Goals	Objective	Implementation Responsibility	Implementation Tools and Actions	Time Frame
<p><b>Corridors</b></p> <p>Enhance corridors that provide access to, from and within the North Nashville Community, including improvements to pedestrian, bicycle and transit options, along with a balanced mix of commercial and residential land uses that display high standards of design.</p>	<p>Acknowledge the unique role of corridors, as both a throughway and a destination, especially for surrounding neighborhoods, and encourage a mix of uses and high levels of design that make the corridors welcoming for people passing through and stopping, while improving transportation options and access.</p> <p>Encourage a diversity of services and appropriate infill development along the corridors that meet the community's daily needs providing a range of grocery, shopping, dining, recreation and entertainment uses as well as additional employment opportunities.</p> <p>Recognize the unique role of Jefferson Street as a cultural and entertainment corridor that connects universities and neighborhoods while providing activities for tourists and residents.</p> <p>Recognize the unique character of Buchanan Street as a neighborhood main street that meets daily needs and connects neighborhoods in the North Nashville Community.</p> <p>Enhance the residential corridor along 28th Avenue by encouraging multiple housing and transportation options.</p>	<p>District Council Members(s) North Nashville Stakeholders Metro Planning Department Metro Public Works Tennessee Department of Transportation (TDOT) Metropolitan Planning Organization (MPO)</p>	<p>Adopt the <i>North Nashville Community Plan</i> to guide land use decisions as well as influence long range transportation and transit plans with regard to transit options and access management along North Nashville's prominent corridors.</p>	<p>Short / On-going</p>
		<p>Metro Planning Department</p>	<p>Adopt the <i>North Nashville Community Plan</i> to provide guidance on enhancing centers.</p>	<p>Short</p>
		<p>Private Sector</p> <p>Jefferson Street United Merchants Partnership (JUMP) Nashville Chamber of Commerce Mayor's Office of Economic Development</p>	<p>The Private Sector should provide development proposals that meet the intent and guidance of the <i>North Nashville Community Plan</i>.</p> <p>JUMP, Mayor's Office of Economic Development, and the Chamber of Commerce should coordinate efforts in developing strategies to attract and retain businesses on and around the Jefferson Street and Buchanan Street corridors, that would meet the daily needs of the North Nashville Community.</p>	<p>On-going</p> <p>On-going</p>
		<p>Metro Planning Department</p> <p>Private Sector</p>	<p>Adopt the <i>North Nashville Community Plan</i> and encourage a mixture of housing along 28th Avenue and discourage development or zoning that would compromise the residential character.</p> <p>The Private Sector should provide new development proposals that meet the general intent and guidance of the <i>North Nashville Community Plan</i> with regard to 28th Avenue.</p>	<p>Short</p> <p>On-going</p>

# North Nashville Community Plan: 2010 Update

## Chapter V - Implementation

### North Nashville Community Plan Update 2010 - Implementation Guide

Community Plan Goals	Objective	Implementation Responsibility	Implementation Tools and Actions	Time Frame
<p><b>Corridors</b></p> <p>Enhance corridors that provide access to, from and within the North Nashville Community, including improvements to pedestrian, bicycle and transit options, along with a balanced mix of commercial and residential land uses that display high standards of design.</p>	<p><b>Policy—Programmatic</b></p> <p>Improve community appearance by working with the Metro Codes, Health and Public Works Departments as well as private/non-profit agencies to address poor property upkeep.</p>	<p>North Nashville Stakeholders Metro Codes Department Metro Health Department Metro Public Works Department Private Sector</p>	<p>North Nashville Stakeholders should coordinate efforts with the Codes, Health and Public Works Departments in reporting and citing poor property maintenance.</p>	<p>On-going</p>
	<p>Utilize regulatory tools such as Specific Plan Zoning, Urban Design Overlays, and Planned Unit Developments to enforce high standards of design when creating new or infill development.</p> <p>Enhance mixed use corridors by locating additional intensity at major nodes, such as the centers at Jefferson Street/8<sup>th</sup> Avenue, Clarksville Highway/18<sup>th</sup> Avenue.</p>	<p>District Council Member(s) North Nashville Stakeholders Metro Planning Department Nashville Electric Service (NES)</p>	<p>District Council Member(s) and/or North Nashville Stakeholders collectively or as individual property owners, should utilize regulatory tools such as <i>Specific Plan Zoning, Urban Design Overlays, and Planned Unit Developments</i>, to rezone individual properties or a large area to enforce the land use, design, parking, and access management goals within the <i>North Nashville Community Plan</i> or any subsequent design plans.</p>	<p>On-going</p>
	<p>All buildings should be constructed of high quality building materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence.</p> <p>Provide accessible and well lit public and private parking by placing parking beside buildings and/or creating shared parking to make parking centrally located.</p> <p>In new or infill development along corridors, relocate above ground utilities or shield utilities from public rights-of-way and adjacent property to have less visual impact by placing them underground, behind buildings in alleys or at the back of the property.</p> <p>Reduce the number of curb cuts and coordinate access and circulation along prominent corridors as redevelopment occurs to reduce the number of automobile and pedestrian conflicts, improve traffic flow, and create corridors that function as a whole instead of as separate building sites.</p>	<p>Tennessee Department of Transportation (TDOT) Metro Public Works  Private Sector</p>	<p>District Council Member(s) and/or North Nashville Stakeholders collectively or as individual property owners, should work with Metro Public Works and TDOT on strategies to identify areas where the function of the roadway can be enhanced through access management guidelines as provided in the <i>North Nashville Community Plan</i> or any subsequent design plans or rezoning.</p> <p>Private Sector should provide development proposals that meet the intent and guidance of the <i>North Nashville Community Plan</i>.</p>	<p>On-going</p>

North Nashville Community Plan Update 2010 - Implementation Guide

Community Plan Goals	Objective	Implementation Responsibility	Implementation Tools and Actions	Time Frame
<p><b>Corridors</b></p> <p>Enhance corridors that provide access to, from and within the North Nashville Community, including improvements to pedestrian, bicycle and transit options, along with a balanced mix of commercial and residential land uses that display high standards of design.</p>	<p>Enhance mixed use corridors, such as Jefferson Street and Buchanan Street, to create complete streets (streets designed and operated to enable safe, attractive, and comfortable access and travel for all users) through streetscape improvements, including adding pedestrian-scale coordinated signage, landscaping, transit stops, and other streetscape elements that emphasize high standards of design.</p>	<p>Metropolitan Development &amp; Housing Agency (MDHA)                      District Council Member(s)                      North Nashville Stakeholders                      Private Sector                      Metro Public Works                      Tennessee Department of Transportation (TDOT)                      Metro Transit Authority (MTA)</p>	<p>District Council Member(s) and/or North Nashville Stakeholders collectively or as individual property owners, should work with the appropriate Metro and State partners to plan and secure funding for street improvements.</p>	<p>Medium—Long</p>
	<p>Enhance pedestrian and bicycle connections to and from corridors and other points of interest, such as the Metro Center Levee Greenway, colleges and universities, and MetroCenter</p>	<p>District Council Member                      North Nashville Stakeholders                      Metro Parks Department                       Metropolitan Development &amp; Housing Agency (MDHA)                      Metro Public Works                       Private Sector</p>	<p>District Council Member(s) or North Nashville Stakeholders should work with the Metro Parks Department along with guidance provided in the Open Space Plan in Chapter IV on access and signage to the Metro Center Levee Greenway.                       District Council Member(s) or North Nashville Stakeholders should work with MDHA and Public Works on identifying funds and prioritizing sidewalk and bikeways projects that connect to points of interest in North Nashville and that may be built as a part of larger capital improvement projects.                       The Private Sector should provide sidewalks and bikeways that are described in the <i>North Nashville Community Plan</i> in conjunction with private development.</p>	<p>On-going                       Long                       On-going</p>

# North Nashville Community Plan: 2010 Update

## Chapter V - Implementation

### North Nashville Community Plan Update 2010 - Implementation Guide

Community Plan Goals	Objective	Implementation Responsibility	Implementation Tools and Actions	Time Frame
<b>Transportation</b> Provide true transportation choice, with options for pedestrians, cyclists, drivers and transit users, in North Nashville with access to open space, neighborhoods, institutions, and centers.	Enhance corridors to provide choices in transportation, including walking, biking, driving and riding, transit, and to create complete streets – streets that are designed and operated to enable safe, attractive, and comfortable access and travel for all users.	Metro Planning Department District Council Member(s)  Private Sector	Adopt the <i>North Nashville Community Plan</i> and encourage roadway design that meet the intent of the Corridor Policies found in Chapter II.  The Private Sector should provide new development proposals that meet the intent and guidance of the <i>North Nashville Community Plan</i> .	On-going  On-going
	Enhance public transit opportunities by working with the Metropolitan Transit Authority (MTA) on additional bus routes.	Metro Planning Department	Adopt the <i>North Nashville Community Plan</i> and provide guidance for transit oriented development through appropriate application of policy.	Short
		District Council Member(s) Metro Transit Authority (MTA)	District Council Member(s) and North Nashville Stakeholders should work with Metro Transit Authority to plan for and implement additional bus routes. District Council Member(s) and MTA may also work to secure funding for alternative methods of transit in North Nashville.	Medium
		Private Sector	The Private Sector should locate development in areas where transit is likely per the <i>North Nashville Community Plan</i> , providing well-coordinated transit facilities.	On-going
	Enhance the sidewalk systems throughout the community, by creating and maintaining sidewalks to provide essential connections to retail areas, open space and parks, civic and educational institutions, and along all major north-south and east-west corridors to create a complete sidewalk network system.	District Council Member(s) North Nashville Stakeholders Metro Public Works Metropolitan Development & Housing Agency (MDHA)	District Council Member(s) or North Nashville Stakeholders should work with MDHA and Public Works on identifying funds and prioritizing sidewalk and bikeways projects that connect to points of interest in North Nashville and that may be built as a part of larger capital improvement projects.	On-going
	Capital Improvements	Private Sector	The Private Sector should provide sidewalks that are described in the <i>North Nashville Community Plan</i> in conjunction with private development.	On-going

# North Nashville Community Plan: 2010 Update

## Chapter V - Implementation

### North Nashville Community Plan Update 2010 - Implementation Guide

Community Plan Goals	Objective	Implementation Responsibility	Implementation Tools and Actions	Time Frame
<b>Transportation</b> Provide true transportation choice, with options for pedestrians, cyclists, drivers and transit users, in North Nashville with access to open space, neighborhoods, institutions, and centers.	Capital Improvements	Create and enhance bikeway and greenway systems along major corridors – such as Rosa L. Parks Boulevard and Buchanan Street – and to connect open space areas, institutions and employment centers.	District Council Member(s) or North Nashville Stakeholder Metro Public Works Metropolitan Development & Housing Agency (MDHHA)  Private Sector	On-going   On-going
	Create pedestrian friendly corridors by enhancing streetscapes along major corridors through improvements such as adding pedestrian-scale coordinated signage, landscaping, transit stops, and other streetscape elements.	Metropolitan Development & Housing Agency (MDHHA) District Council Member North Nashville Stakeholders Metro Public Works Tennessee Department of Transportation (TDOOT) Metro Transit Authority (MTA)	District Council Member(s) and/or North Nashville Stakeholders collectively or as individual property owners, should work with the appropriate Metro and State partners to plan and secure funding for street improvements.	On-going
	Preserve connectivity to major arterials and collectors, and provide additional connections where appropriate to increase connectivity throughout the community, making improvements in accordance with the Transportation portion of the Community Plan and the <i>Major and Collector Street Plan</i> .	Metro Planning Department District Council Member(s) Tennessee Department of Transportation (TDOOT) Metropolitan Planning Organization (MPO)  Private Sector	Adopt the <i>North Nashville Community Plan</i> to provide guidance on road connections that would impact access and connectivity within North Nashville and to guide land use decisions as well as influence long range transportation plans with regard to new streets and connections within the North Nashville Community.	Short   On-going
	Work with the Tennessee Department of Transportation (TDOOT) on enhancements to the Interstate system, including sound walls, buffering and landscaping, in the North Nashville Community.	District Council Member(s) North Nashville Stakeholders Tennessee Department of Transportation (TDOOT)	District Council Member(s) to work with TDOOT and North Nashville Stakeholders to identify areas that are in need of sound barriers (sound walls or other unique buffering techniques) and to secure funding to accomplish construction of sound barriers along the Interstate.	Medium—Long

North Nashville Community Plan: 2010 Update

Chapter V - Implementation

North Nashville Community Plan Update 2010 - Implementation Guide

Community Plan Goals	Objective	Implementation Responsibility	Implementation Tools and Actions	Time Frame
<p>Districts</p> <p>Preserve and enhance existing institutional districts, and appropriately located industrial and impact districts in the North Nashville Community.</p>	<p>Preserve existing institutional areas, including colleges, universities and houses of worship, and enhance these areas by providing appropriate improvements such as landscaping, lighting, additional gateways, and signage to further highlight the historic and prominent role of institutions in North Nashville and provide smooth transitions between the institutions and surrounding residential and commercial uses.</p> <p>Preserve and enhance the MetroCenter business area by improving its accessibility for pedestrians, bicyclists, vehicles and transit and improving connections to the surrounding community.</p>	<p>Metro Planning Department North Nashville Stakeholders District Council Member(s) Metro Nashville Historic Commission Metro Public Works</p>	<p>Adopt the <i>North Nashville Community Plan</i> and encourage the preservation and enhancement of Major Institutional, Office/Business, and Industrial Districts.</p> <p>Major Institutions such as Fisk University, Meharry College, Tennessee State University, and St. Calixt Convent that have a historic designation should work with Metro Historic on strategies and improvements that may help preserve the historic character of the institutions.</p>	<p>Short</p> <p>Medium—Long</p>
	<p>Preserve prominent and/or historic industrial buildings such as, but not limited to, the Marathon Motors Building, the old Publishing House, the old American Ace Coffee Plant, and the Tennessee Manufacturing Company, and continue to adaptively reuse them to aid in building preservation.</p> <p>Enhance underutilized sites and industrial buildings by promoting such sites for green businesses and industry.</p>	<p>Metro Planning Department Metro Nashville Historic Commission  Private Sector</p>	<p>Adopt the <i>North Nashville Community Plan</i> for guidance on historic features and properties.</p> <p>The Private sector should work with Metro Historic on strategies and improvements that may help preserve the historic character of prominent buildings.</p>	<p>Short</p> <p>On-going</p>
	<p>Create and/or enhance buffer areas to provide appropriate transitions between impact/industrial district areas and established residential neighborhoods.</p>	<p>Private Sector Nashville Chamber of Commerce Mayor's Office of Environment and Sustainability</p>	<p>Private Sector should work the Mayor's Office and the Nashville Chamber to locate and utilize industrial sites in North Nashville for green businesses/industry.</p>	<p>Long</p>
	<p>Preserve and enhance industrial and impact areas by improving vehicular and non-vehicular connectivity within the district and by improving landscaping, such as along the 3rd Avenue side of the Water Treatment Plant, and signage treatments, while limiting the expansion of industrial areas into adjacent areas.</p>	<p>District Council Member(s) North Nashville Stakeholders Private Sector</p>	<p>District Council Member(s) or Madison Stakeholders as individual property owners, should utilize regulatory tools such as <i>Specific Plan Zoning, Urban Design Overlay, and Planned Unit Developments</i>, to rezone individual properties or a large area to enforce the design principles within the <i>North Nashville Community Plan</i> or any subsequent detailed plans.</p>	<p>On-going</p>
<p>Capital Improvements</p>		<p>North Nashville Stakeholders Metro Public Works</p>	<p>North Nashville Stakeholders should work with Metro Public Works and the Metro Beautification Commission on landscaping along 3rd Avenue North to provide an appropriate buffer between the Metro Water Treatment Plant and adjacent residential homes.</p>	<p>Short</p>

*North Nashville Community Plan: 2010 Update*

Chapter V - Implementation

This page intentionally left blank.