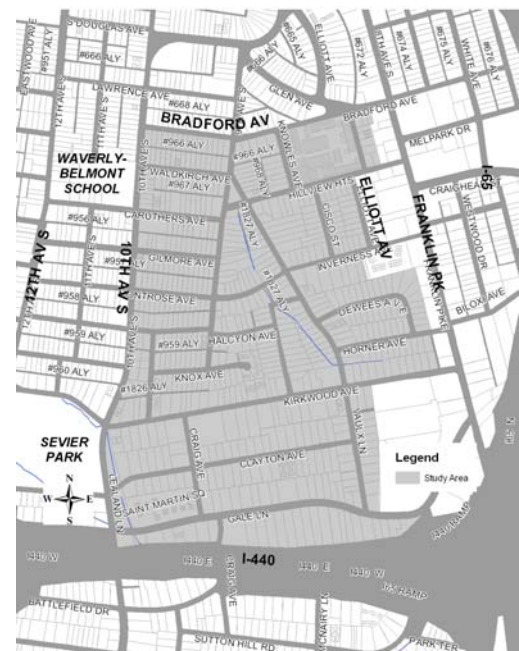




METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
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To: The Waverly Place Community
From: Metro Planning Department
CC: Council Lady Sandra Moore, District 17
 Rick Bernhardt, Executive Director
 Ann Hammond, Assistant Executive Director
 Jennifer Carlat, Manager Community Plans Division
Date: 9/30/2009
Re: Waverly Place Proposed Plan Amendment

This memo is being sent to property owners in and within 1,300 feet of the area shown on the map that is included here and stakeholders that participated in the recent Waverly Place community meetings. Thank you to those of you who were involved in these recent meetings. Three community meetings were held in June, July and August to discuss amending land use policies in the Green Hills – Midtown Community Plan. In lieu of an additional meeting, this memo is being used to explain what the results of those meetings were. This memo also explains what options are available to residents in the future, based on input received during the community meetings.



What was the purpose?

The community meetings were requested by District 17 community members who were concerned about new residential development in the area. The purpose of the Waverly Place Plan Amendment was to consider amending the current land use policy in the Green – Hills Midtown Community Plan to provide guidance for the location and design of new development and to provide additional guidance for the preservation of single family residential areas.

What was recommended?

Metro Planning Staff proposed an amendment to the Green-Hills Midtown Plan that would identify appropriate locations for a new type of single-family residential development called Cottage Courts. Cottage Court development was recommended as one option for the area because of its potential to fit in with the scale and massing of existing single-family homes in the area. The proposed plan amendment included standards for Cottage Court development that addressed building mass (height and square footage), setbacks, driveway access, parking, and landscaping and buffering, and the appropriate number of cottages allowed in each cottage court development. The same Plan Amendment included standards for preserving existing single family areas addressed, appropriate building mass (height and square footage), landscaping, and preservation of historic properties.

What was the outcome?

A general consensus was not reached by the community in order to move forward with the proposed Plan Amendment. While there was no general consensus reached on the proposed Plan Amendment, the community remained concerned with the following:

1. Incompatible massing (height, square footage) of new homes and duplexes; and
2. Additional zone change requests in the neighborhood.

What are the Community's options?

The following options are available to community members to address the concern mentioned above.

To address incompatible massing of new homes and duplexes:

1. Use the zoning tool Specific Plan (SP) to create a zone district that customizes the rules on building heights, square footage, and setbacks - also known as Bulk Standards - to control the construction of new homes and duplexes that may be incompatible with existing homes and duplexes; or
2. Consider a County-wide change to the Metro Zoning Code - Title 17, altering the Bulk Standards of single and two family structures to control the new construction of homes and duplexes that are incompatible with existing homes and duplexes throughout Davidson County.
3. Consider rezoning the study area to one or more "RS," residential single-family districts, to limit the number of new duplexes that can be built within the study area in the future. Doing this would limit the location of new duplexes to the locations where they exist at the time the RS ordinance is enacted.
4. Consider a Historic or Conservation Zoning Overlay District for eligible portions of the study area that would require permits for the demolition of certain existing structures and would customize the rules on certain bulk and architectural standards to ensure that new development is compatible with existing historically significant development.

All options mentioned above require a separate public input process. All would go before the Metro Planning Commission (where a public hearing would be held) which makes a recommendation to Metro Council. There would be three readings at Metro Council (including public hearing on second reading). Metro Council will then vote on the approval or disapproval of a zone change or a text amendment. The fourth option would also go before the Metro Historic Zoning Commission (where a public hearing would also be held) and would require working closely with the staff of the Metro Historical Commission.

Residents should first work with their Metro Council Representative then with Metro Planning Department in pursuit of such options.

To address additional zone change requests in the neighborhood community members should remember:

1. A property owner has a right to request a change in zoning, or to request a subdivision on property;
2. The adopted Community Plan provides guidance on whether to approve or disapprove zone changes; and
3. Remaining involved in the planning process (creating or amending Community Plans, following zone change and subdivision requests, and working with Metro Council representative) to stay informed and provide input on development proposals is encouraged.

To answer any further questions you may contact:

Cindy Wood at: Cynthia.Wood@nashville.gov 615-862-7166
Tifinie Adams at: Tifinie.Adams@nashville.gov 615-862-7188

For presentations and handouts from the three community meetings you may visit:

<http://www.nashville.gov/mpc/subarea/subarea10.htm>.

Thank you.



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