

## **Handout for Review & Comment – Draft Development Goals**

The South Nashville Community Plan will include overarching goals for growth and development in the community. To implement these goals, partnerships of private and public sectors groups as well as residents will need to be involved.

This is a *DRAFT* of the goals for growth and development. Please let us know what you think about the draft goals by adding comments here and turning in this worksheet tonight or at our next meeting on Thursday, May 17.

### **Preserve the character and atmosphere of existing residential neighborhoods.**

Objectives: *(could include such things as:)*

- Encourage diversity of people and housing.
- Maintain streetscapes that are friendly to pedestrians and cyclists.
- Encourage recreational spaces and green spaces within walking distance of residential areas.
- Preserve historic features.
- Apply urban design principles to prevent incompatible infill development.

Comments: \_\_\_\_\_

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### **Improve the appearance and function of the main corridors and other commercial areas.**

Objectives: *(could include such things as:)*

- Focus most commercial activity at major nodes along Nolensville Road and Murfreesboro Pike and transition land in between to higher-intensity housing.
- Make improvements, including coordinated signage (pedestrian-scaled), landscaping, transit stops, and other streetscape elements.
- Reduce the number of curb cuts as redevelopment occurs over time to reduce the number of auto and pedestrian conflicts.
- Encourage local residents and merchants associations to attract needed new businesses and high density housing to the corridors that would increase population, preserve existing residential neighborhoods, and help support local businesses.

Comments: \_\_\_\_\_

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### **Increase commercial choices available to residents.**

Objectives: *(could include such things as:)*

- Support well-designed, conveniently located commercial services within walking distance of residential areas.
- Provide adequate opportunities for needed goods and services to develop at appropriate locations at neighborhood centers and nodes along Nolensville Road and Murfreesboro Pike.
- Encourage local residents and merchants associations to attract needed new businesses to areas where they are lacking.
- Use design tools such as Detailed Neighborhood Design Plans, Urban Design Overlays, Specific Plan Zoning Districts, and Planned Unit Developments to assist in guiding redevelopment opportunities.

Comments: \_\_\_\_\_

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**Improve community appearance in general.**

Objectives: *(could include such things as:)*

- Continue recent community efforts to increase codes enforcement.
- Apply appropriate urban design principles to new development so that it complements and enhances its neighborhood.

Comments: \_\_\_\_\_

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**Minimize land use conflicts between industrial areas and adjoining residential areas.**

Objectives: *(could include such things as:)*

- Encourage existing businesses to use certain streets for business traffic to minimize the negative effects of truck traffic in residential areas while still ensuring the businesses are moving their goods and services in a timely manner.
- Apply appropriate urban design principles to new development so that it complements and enhances its neighborhood.
- As industrial uses relocate or transition, emphasize a mixture of uses in these areas that is more complimentary to adjacent residential neighborhoods.

Comments: \_\_\_\_\_

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**Improve transportation infrastructure to meet the needs of an urban environment.**

Objectives: *(could include such things as:)*

- Make improvements to the transportation systems that enhance accessibility, circulation, and urban design.
- Redevelop the street grid in the limited cases where this is possible given current constraints.
- Increase transit options and provide more comfortable and attractive transit stops.
- Add sidewalks, bikeways, and greenways throughout the community.

Comments: \_\_\_\_\_

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