

VISION STATEMENT

West Nashville is a collection of several unique communities ranging from classic garden suburban neighborhoods to urban neighborhoods boasting housing diversity and walk-to conveniences. What this diverse group of neighborhoods shares is a strong sense of identity and spirit. West Nashville's proximity to Downtown Nashville, West End, Vanderbilt and Green Hills commercial centers as well as Richland Creek, Percy Warner Park and other points of interest in Davidson County make it an attractive and convenient community in which to live, work, shop, and recreate.

West Nashville's strong sense of community is based on the appreciation of its diversity of neighborhoods and built environments, its parks and natural areas, convenient commercial services, and areas of historic character and natural features. The West Nashville community seeks to build on these assets to become an even more livable and sustainable community where:

- ❖ Established neighborhoods throughout the community are preserved;
- ❖ Trees, natural areas, open space, rivers/creeks, floodplains and wildlife habitat are preserved or reclaimed;
- ❖ Choices in housing and transportation are provided; and
- ❖ Centers and corridors, such as Charlotte Avenue/Pike and White Bridge Road, are enhanced utilizing high standards of design to provide a more varied selection of commercial services, access for pedestrians and bicyclists, and a balanced mixture of housing, employment opportunities, and community services.

The West Nashville community seeks to maintain its community spirit by engaging all residents, property owners, business owners, institutional leaders, and elected officials in the achievement of the vision to create a more livable and sustainable community.

DEVELOPMENT GOALS AND OBJECTIVES

Open Space and Environmentally Sensitive Features

Goal: Preserve and enhance easily accessible open space and preserve and reclaim environmentally sensitive features and areas within the West Nashville community.

Objectives:

1. Preserve and enhance existing public parks, golf courses, and greenways.
2. Connect the Richland Creek Greenway north to Charlotte Pike and south to Percy Warner Park and create more pedestrian access points along the greenway.
3. Create access to the Cumberland River for additional recreational opportunities through the use of greenway and park systems that are consistent with the *Metro Parks and Greenways Master Plan*.
4. Preserve environmentally sensitive areas and features throughout the community, including tree cover, natural vegetation, floodway and floodplain areas, landscaping, hilltops, rivers/creeks, water quality, wildlife habitat and wildlife corridors. When the opportunity arises, reclaim environmentally sensitive areas that have been disturbed previously.
5. Preserve major ridgelines and identified view sheds for the protection of natural wildlife corridors, vegetation, and scenic views.
6. Minimize the physical and aesthetic impacts of excessive grading of hillsides and slopes by promoting residential design that blends with the surrounding natural environment.

Neighborhoods

Goal: Preserve the character of established neighborhoods, and strengthen transition areas between established neighborhoods and more intensely developed areas, such as centers and corridors, within the West Nashville community.

Objectives:

1. Preserve the character of "maintenance" neighborhoods in suburban and urban areas by identifying the character details of these areas and applying appropriate Community Character Policies and associated design principles.
2. Enhance and create the character of "evolving" neighborhoods in suburban and urban areas by identifying the envisioned character of these areas and applying appropriate Community Character Policies and associated design principles.
3. Preserve the existing Conservation Policy in West Meade and extend the policy to additional areas, including around Knob Hill and northern Hillwood.

4. Encourage infill development that is compatible with the character defined by the Community Character Policies and associated high standards of design.
5. 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.
6. Enhance housing choice with high levels of design in the form of townhomes, flats, and cottages in strategic locations (primarily transition “evolving” areas).

Centers

Goal: Enhance centers that provide consumer goods/services and employment opportunities for the West Nashville community by encouraging vertical mixed use, accommodating multiple modes of transportation, better managing access, providing free-standing housing options at the edges of centers, and utilizing high standards of design in landscaping, signage, lighting, and the placement of buildings and parking.

Objectives:

1. Enhance the Charlotte Avenue/Richland Park urban center by maintaining its predominant pattern of street setbacks, encouraging the continued existence of vertically mixed use buildings, and improving transportation options, including pedestrian, bicycle, transit and vehicular options, through the center and into the neighborhoods.
2. Focus enhancements to the White Bridge/Charlotte Pike center on improving access management; improving bicycle, pedestrian and transit access; enhancing the streetscape; and establishing a defined pattern of building setbacks that frames the street.
3. Enhance the Lions Head Village center by building on its strengths (which include proximity to educational facilities, a greenway and multiple housing options), improving access management and multimodal transportation access, framing the street through defined setbacks, and enhancing the streetscape.
4. Focus enhancements to the Highway 70/Highway 100 center on establishing an environment that accommodates pedestrian and bicycle travel to and within the center, has defined setbacks that frame the street, and that features a cohesive and visually pleasing streetscape that contributes to its distinct identity.
5. Enhance the suburban Nashville West/Hillwood Plaza Shopping Center area by creating a more mixed use center with vertical mixed use options and supporting multiple modes of transportation, including welcoming pedestrian and bicycle environments.
6. Enhance the additional neighborhood centers, including 46th Avenue North/Murphy Road, Morrow Road/60th Avenue North, Robertson Avenue/Croley Drive, by improving the streetscape and bicycle and pedestrian access.
5. Create appropriate transitions between high-intensity centers and surrounding neighborhoods.

Corridors

Goal: Enhance corridors that provide access to, from and within the West Nashville community, including enhancements to pedestrian, bicycle and mass transit options, along with a balanced mix of commercial and residential land uses that display high standards of design.

Objectives:

1. 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.
2. Enhance mixed use corridors 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.
3. Enhance mixed use corridors by locating commercial activity at major intersections or nodes with higher-intensity housing in-between and by identifying the character details of these areas and applying appropriate community character policies and associated design principles.
4. Reduce the number of curb cuts and coordinate access and circulation along mixed use 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.
5. Preserve residential corridors as an economically viable option to commercial uses along mixed use corridors, and encourage multiple housing options along the corridors.
6. Enhance pedestrian and bicycle connections to and from corridors and other points of interest, such as the Richland Creek Greenway and the Cumberland River.

Districts

Goal: Preserve and enhance appropriately located industrial, institutional, and impact districts in the West Nashville community.

Objectives

1. Create and/or enhance buffer areas by providing smoother transitions between impact and industrial district areas and established residential neighborhoods.
2. Preserve and enhance industrial areas by adding landscaping and signage treatments while limiting the expansion of industrial areas into adjacent areas.
3. Preserve the John C. Tune Airport as a general aviation airport.
4. Preserve historic buildings, such as the old State Prison building, the Ford Glass Plant and Bruce Hardwood building, and adaptively reuse them to aid in building preservation.

Transportation

Goal: Improve vehicular and non-vehicular travel options to provide additional access to open spaces, neighborhoods and centers in the West Nashville community.

Objectives:

1. Enhance and create sidewalk and greenway systems in appropriate areas, such as in neighborhoods and near open space areas, centers and community facilities, and along major corridors.
2. Enhance and create bikeways along major transportation corridors.
3. Preserve the functional classification of collector streets since they provide meaningful connectivity and mobility for West Nashville and the larger community.
4. Preserve connectivity to major arterials and collectors, and enhance or create connectivity to major arterials and collectors, where appropriate, making improvements that are in accordance with the *Major and Collector Street Plan*.
5. Enhance transit opportunities along Charlotte Avenue/Pike and White Bridge Road.
6. Ensure that prominent corridors are developed or redeveloped as “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.

Note: Transportation details related to Bells Bend and the proposed May Town Center (including bridge(s), road improvements, and impacts on West Nashville transportation infrastructure needs) will be discussed after the additional analysis of transportation impacts and economic impacts of the proposed development has been completed.

Community Appearance

Goal: Improve the West Nashville community appearance in terms of additional trees, landscaping, lighting, signage, building form, building materials, and property maintenance.

Objectives:

1. Preserve existing trees and plant additional trees throughout the community.
2. 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.
3. Enhance community and neighborhood gateways through landscaping, lighting and signage treatments.
4. Work with the Metro Codes Department to address codes violations in the community.
5. In redevelopment or new development in centers and corridors, relocate above ground utilities or shield utilities from public rights-of-way and adjacent property to have less visual impact.
6. Utilize regulatory tools such as Specific Plan Zoning, Urban Design Overlays, and Planned Unit Development to enforce high standards of design when creating new or infill development in open space, neighborhoods, centers or corridor areas.