

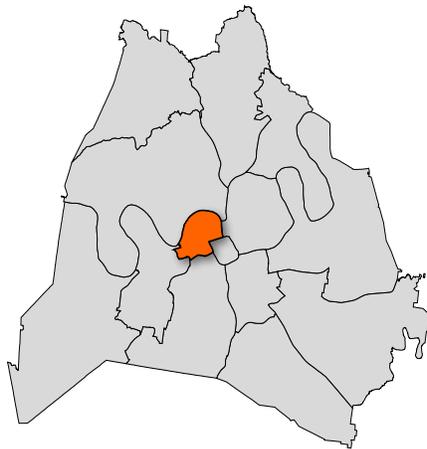


A General Plan for Nashville & Davidson County

Adopted June 22, 2015
Amended August 24, 2017



**Volume III:
Community
Plans**



**North
Nashville**

**METROPOLITAN PLANNING COMMISSION
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**

Resolution No. RS2015-256

"BE IT RESOLVED by The Metropolitan Planning Commission that NashvilleNext is approved in accordance with the staff report and recommendations in the staff report with the following amendments: 2; 3; 4; 5; 14; 15; 16; 18; 20; 22a; 22c; 23; 24; 25; 31; 32; and the deferral of 11 areas identified in the Whites Creek area until the August 13, 2015 Planning Commission meeting with the Public Hearing closed. (9-0)"

Resolution No. RS2015-256

WHEREAS, Section 13-4-203 of the Tennessee Code, Annotated, authorizes a General Plan "with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development, and identify areas where there are inadequate or nonexistent publicly or privately owned and maintained services and facilities when the planning commission has determined the services are necessary in order for development to occur;" and

WHEREAS, Chapter 5, section 11.504 (c) of the Metro Nashville Charter gives the Metro Planning Commission the power to "Make, amend and add to the master or general plan for the physical development of the entire metropolitan government area;" and

WHEREAS, Section 18.02 of the Charter of the Metropolitan Government of Nashville and Davidson County requires that zoning regulations be enacted by the Council "only on the basis of a comprehensive plan prepared by the Metropolitan Planning Commission;" and

WHEREAS, the last General Plan, *Concept 2010, A General Plan for Nashville/Davidson County* was adopted in 1992; and

WHEREAS, Mayor Karl Dean, seeing fit to update the General Plan, announced on May 22, 2012 that the General Plan would be updated, assigning the task to the Metro Planning Department; and

WHEREAS, under the leadership of the *NashvilleNext* Steering Committee and the Community Engagement Committee, the staff of the Metropolitan Planning Commission worked with stakeholders in Nashville/Davidson County, holding over 420 public meetings and events and soliciting input through online forums, engaging over 18,500 participants in providing public input to update the General Plan;

WHEREAS, the Metropolitan Planning Commission, empowered under state statute and the Charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county, finds that the process followed to develop the *NashvilleNext* General Plan included diverse, widespread, and meaningful community participation and substantial research and analysis and therefore finds that replacing the *Concept 2010* General Plan with the *NashvilleNext* General Plan is warranted; and

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby ADOPTS *NashvilleNext, A General Plan for Nashville/Davidson County* in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville, and Davidson County as the basis for the Commission's development decisions in the county.


James McLean, Chairman

Adoption Date: June 22, 2015

Attest:


J. Douglas Sloan, III, Secretary and Executive Director

THE NASHVILLENEXT PLAN

Each part of the plan has a role to play. Some parts are broad and visionary, while others are specific and detailed. This section helps users of the plan understand how the parts fit together and support one another. No part of the plan is intended to stand alone; each can only be understood as working together with the rest of the plan.

I Vision, Trends, & Strategy

Volume I presents the role and powers of the plan, key trends and issues that the plan addresses, a summary of the plan's strategy and approach to the future, and implementation goals and policies.

II Elements

- Land Use, Transportation & Infrastructure
- Arts, Culture & Creativity
- Economic & Workforce Development
- Education & Youth
- Health, Livability & the Built Environment
- Housing
- Natural Resources & Hazard Adaptation

III Communities

Nashville's Community Plans provide history and context for Nashville's 14 Community Planning Areas, along with community-specific issues, strategies, and sketches of how different places in the community could change over time. Detailed Community Character Maps link the broad, county-wide Growth Concept Map to character policies that guide zoning and development decisions.

Community Character Manual

The Community Character Manual provides detailed explanations of the character policies used in the Community Character Maps.

Community Plan Areas:

Antioch-Priest Lake	Joelton
Bellevue	Madison
Bordeaux-Whites Creek	North Nashville
Donelson-Hermitage-Old Hickory	Parkwood-Union Hill
Downtown	South Nashville
East Nashville	Southeast
Green Hills-Midtown	West Nashville

IV Actions

Specific tasks for Metro departments and partners to undertake, within a recommended timeframe.

V Access Nashville 2040

Volume V is the overarching vision of how transportation works under NashvilleNext.

NORTH NASHVILLE

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What is a Community Plan?

NashvilleNext, the long-range plan for growth, development, and preservation in Nashville/Davidson County through 2040, provides a high-level, countywide view of how Nashville manages growth and preservation to improve the quality of life for residents and to promote prosperity. The Growth & Preservation Concept Map illustrates the vision.

A Community Plan is the key planning policy guide for decision-making regarding a community's future built and natural environments. There are 14 Community Plans covering Nashville/Davidson County. Each plan is prepared by the Planning Department staff in cooperation with residents, business owners, property owners, institutional representatives, and development professionals. The Community Plans explain each community's role in NashvilleNext's vision and apply Community Character Policies to every property in Davidson County to implement that vision through land use decisions such as zone changes and subdivision requests.

Each Community Plan is adopted by the Planning Commission and describes the role the community plays in realizing the overall vision of the County. The Community Character Policies are guided by the Community Character Manual (CCM), a countywide document which provides direction, in alignment with NashvilleNext for zoning and development decisions.

For the most current information on the Community Character Manual and the Community Plans: www.nashville.gov/Planning-Department/Community-Planning-Design.aspx

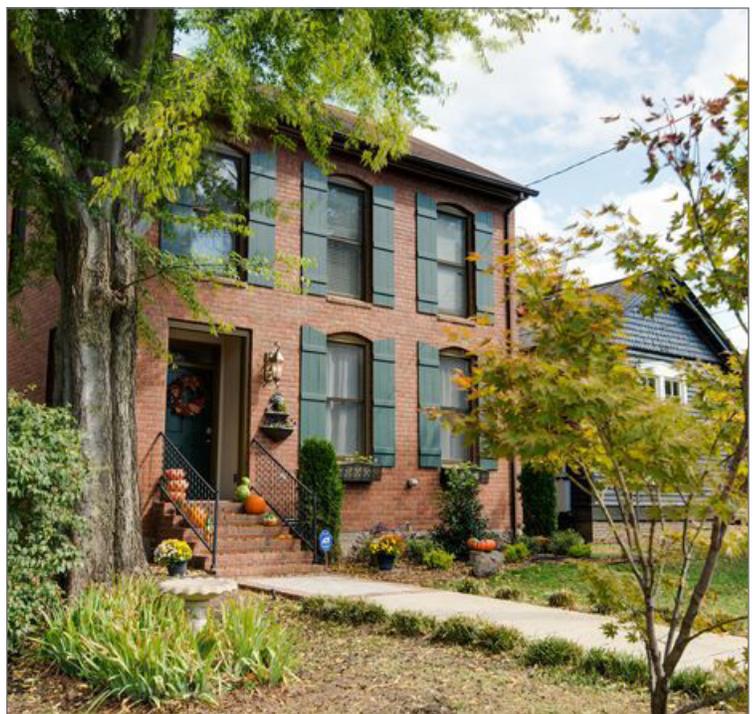
History of the Planning Process

In 1988, the Planning Department began creating “community plans” as a means of fine-tuning the countywide general plan. These community plans examined specific issues and needs, and projected growth, development, and preservation in fourteen communities. The North Nashville Community Plan was first adopted by the Planning Commission in 1995, after working with a Citizens Advisory Committee.

The Planning Commission adopted the North Nashville Plan’s first update in 2002 after several community workshops, and it included 19 detailed neighborhood design plans. Another update followed in 2010, after widespread community participation in workshops, using the guidance of the Community Character Manual’s policies and incorporating all the detailed design plans. Another Plan update occurred in 2015 as part of NashvilleNext, reflecting the values and vision of numerous participants, balanced with sound planning principles to achieve a realistic, long-term plan for sustainable growth, development, and preservation. In 2017, the 14 Community Plans were reformatted and streamlined to make them easier to comprehend and to interact with online. Some minor updates were also made.

Over the decades, North Nashville continues to grow and strives to balance growth with preserving the character of established residential areas while providing needed services, retail, recreation, additional housing options, and employment opportunities in centers and along corridors, improving their appearance and walkability. In order to enhance the community, a coordinated and persistent effort in following the adopted plan is required by residents, property owners, business owners, public/private agencies, developers, investors, and elected officials.

For additional information about Community Plans, please visit: www.nashville.gov/Planning-Department/Community-Planning-Design.aspx



NORTH NASHVILLE

Community Profile

Description/Location

The North Nashville community is located adjacent to downtown Nashville. Its boundaries include the Cumberland River to the north and east. A combination of Interstates (I-40), roads (Jefferson Street and Charlotte Pike), and railroads serve as the boundaries to the west and south. The North Nashville community contains approximately 8 square miles, about 1.5 percent of the land area in Nashville/Davidson County. It is the second smallest geographically of the community plans areas.

Located in central Davidson County, North Nashville is primarily urban residential in character with walkable neighborhoods that offer a variety of housing choices, commercial corridors, and some small neighborhood centers. It also features the MetroCenter business area and well known institutions of higher learning, including Tennessee State University, Fisk University, Meharry Medical College, and the Watkins College of Art and Design. Its proximity to downtown Nashville and its urban and mixed use neighborhoods create the overall character of North Nashville.



Germantown co-housing



Walking near Fisk University



Tennessee State University

Major Neighborhoods/Communities

In North Nashville, neighborhoods and organizations are the backbone of the larger community. North Nashville includes four colleges/universities (Fisk, Tennessee State, Meharry, and Watkins); numerous neighborhood associations (including Andrew Jackson Courts, Buena Vista, Cass Street, Cheatham Place, Cumberland Gardens, Cumberland View, Hadley Park/Clifton, Hadley Park Towers, Historic Buena Vista, Historic Germantown, Historic Preston Taylor, John Henry Hale, Jones/Buena Vista, Morena Street, Neighbors Reaching Out, North Nashville Organization for Community Improvement (NNOCI), Osage, Salemtown, Scovel Street, and Tomorrow's Hope); the business groups of Jefferson Street United Merchants Partnership (J.U.M.P) and MetroCenter Advisory Group; approximately 80 houses of worship and faith communities; and numerous nonprofits (including Community Development Corporations (CDCs) and Family Resource Centers (FRCs).



Herman Street houses



House in College Hill



Infill houses in Buena Vista Heights

To see the North Nashville Community's demographic information, please visit: www.nashvillenext.net

History Highlights

The North Nashville area is rich in Nashville's history and is one of the city's oldest communities. Highlights include:

- In the 1800s, German immigrants, industrial meatpackers, and those wishing to be further away from the city center settled in the area.
- Many freed African Americans settled near what is now Jefferson Street.
- Fisk University was founded in 1866, shortly after the end of the Civil War. It is a historically African American university and is the oldest institution of higher learning in Nashville.
- The talented Fisk Jubilee Singers and their international popularity helped Nashville garner its nickname of Music City.
- The introduction of the streetcar to North Nashville in 1867 added businesses and residents to Jefferson Street, Monroe Street, and other areas.
- Meharry Medical College was founded in 1876 (originally the campus was located in South Nashville) and was the first medical school in the South for African Americans. Today, Meharry includes a dental school and graduate programs, in addition to the medical college.
- Tennessee State University, originally named Tennessee Agricultural and Industrial Normal School, was founded in 1909.
- In the 1930s through the 1960s, Jefferson Street had a vibrant music scene with clubs and dance halls that attracted artists, including Etta James, Aretha Franklin, James Brown, Ray Charles, B.B. King, Muddy Waters, Little Richard, Otis Redding, and Jimi Hendrix.
- In the 1960s, North Nashville's community, churches, and universities served as the backbone of the Civil Rights Movement in Nashville.
- North Nashville residents and businesses suffered displacement and isolation through the impacts of the Urban Renewal program and the construction of the Interstate system, which physically separated the community and razed entire neighborhoods.
- Today, North Nashville is experiencing a housing boom and remains a desirable location for residents and businesses.



Streetcar on Buchanan Street



The North Branch Library, one of two remaining Carnegie libraries in Nashville

For the most current information on Nashville's designated historic properties, districts, and resources, contact the Metro Historical Commission:
www.nashville.gov/Historical-Commission.aspx

To read more about the rich history of the North Nashville Community, please visit:
www.nashville.gov/Planning-Department/Community-Planning-Design/Community-Plans.aspx

Nashville Communities & the Region

The impacts of growth, development, and preservation in Nashville's communities do not stop at Community Plan area borders. Each community has many unique resources whose growth, development, or preservation can impact surrounding communities within Nashville/Davidson County. In turn, each community benefits from the utilization of its resources by adjacent communities and the larger region. The health of each of these assets impacts each Community Plan area and contributes to Davidson County's unique role in the larger Middle Tennessee region.



Historic houses in Germantown

Role in the County and Region

North Nashville's role in the region is unique. Its location — in close proximity to Downtown Nashville — makes it a desirable place to live, while its historic buildings and recent redevelopment are assets that the community can build upon over time. Despite its rich culture and history, there are challenges. The overall population continues to lack the discretionary income needed to attract desired retail and restaurants. While parts of the community are thriving, there are still pockets of vacant and substandard housing and poverty from lack of access to jobs or lack of access to training/education for the jobs that are available. North Nashville with its stakeholders and community networks is resilient, and all should work together to build upon its assets in order to remain competitive in the county and region.

Housing — Residential Development

North Nashville is located in central Nashville/Davidson County, directly north of Downtown and Midtown, two of Middle Tennessee's more diverse and rapidly developing communities with regards to jobs, amenities, and housing. The proximity of North Nashville to Downtown and Midtown, combined with changing demographics that are resulting in more people seeking in-town living, has made North Nashville an increasingly desirable place to live and work.

North Nashville has maintained stable neighborhoods with a mixture of residential building types that meet the needs of a diverse population. When this is paired with commercial, retail, and restaurant uses, it creates urban neighborhoods that are relatively rare in the region. As of 2015, residential land uses consumed roughly 30 percent (1,141 acres) of land in North Nashville. Single-family homes comprised the majority at 692 acres (18 percent). Multi-family (duplexes, townhomes, and flats with four or more units) comprised 429 acres (11.4 percent). Infill development most likely accounts for a decrease in vacant land, from 12 percent in 2009 to 9.5 percent in 2015.

As the community's housing market continues to thrive, housing affordability and displacement are becoming a more pressing issue. While the North Nashville community currently has a range of housing options, additional housing types should be provided in strategic locations, such as along corridors and in mixed use centers. These areas are appropriate for a mix of housing in neighborhoods that are more walkable with access to amenities and services. This provides housing choices for people at various price points and at different stages of their life.

Economic Development and the Local Workforce

Historically, the North Nashville community has had a diverse job market consisting of manufacturing, retail, and personal and professional services, but the community has not been a significant economic development player on the regional stage. Rather, the employment was generally locally focused, with the personal service industry dominating the local economy since the 1970s.

Recently, new development in MetroCenter has diversified the employment of the community and increased the number of white collar jobs. The MetroCenter office and industrial area was built in the 1970s and has developed — and redeveloped — over time. In recent years, there has been growing interest in diversifying the businesses located there. Now, in addition to light industrial and office, there are hotels; the Watkins College of Art, Design, and Film; and multi-family housing. This diversity of development reflects changing market preferences that favor mixed use areas and will make MetroCenter a regional asset for North Nashville.

While the North Nashville community offers jobs at various skills and wage levels, there remains a need to increase quality job opportunities for residents (especially long-time residents) and, as a result, increase the disposable income. Per capita income is still below the county average at \$15,859 (Davidson County per capita income is \$29,589 per the American Community Survey covering 2011-2015). Without a resident base with disposable income, the vitality of existing and future retail operations hinges on markets like daytime workers and tourists.

North Nashville stakeholders wish to see an increase in retail and service options in the community. Retail to meet the needs of residents and employees is critical; however, North Nashville could also consider working to draw more tourist-based retail and restaurants. The Tourism Institute of the University of Tennessee-Knoxville reports that Davidson County ranks first out of 95 Tennessee counties in tourism, and that tourism has a large impact on jobs as well as local and state taxes. As North Nashville continues to grow, opportunities exist to build upon its historic resources and new attractions, such as First Tennessee Park (the ballpark for the Nashville Sounds), to take advantage of the regional tourism economy.



MetroCenter



MetroCenter gateway



Housing in Germantown

Diversity of Housing Types

NashvilleNext calls for housing diversity that is tailored to the context (rural, suburban, or urban) and character of the area. NashvilleNext calls for the addition of more diverse housing types ranging from detached accessory dwelling units (sometimes called “granny flats”) to cottage developments to townhouses, manor houses, and low-rise stacked flats.

Aging in place means that a person can live in their neighborhood/community over their entire life. Housing diversity allows for aging in place — the idea that there is housing in a neighborhood or community for people at each point in their life — whether they are just starting out, buying their first home, needing a larger home for a family, downsizing to a smaller home for retirement, or needing assisted living. Housing diversity also addresses the overall affordability of housing by adding to the supply of housing that is financially attainable for all members of the community.

Finally, housing diversity responds to demographic changes that are driving changes in housing preferences. By 2040, seniors will make up one-quarter of the Nashville/Davidson County population as Baby Boomers age. Meanwhile, during the next 25 years, Millennials (the generation born after 1984) will be exiting school, entering the workforce, and forming families. Initial indicators suggest that Millennials are waiting longer to form families and have children. With Baby Boomers having no more children and Millennials waiting longer to have children, it is projected that by 2040, fewer than one in five households will have children. The fastest growing type of household will be the single-person household.

These demographic changes are leading to changes in the types of housing that people are looking for. More individuals and families want to be in neighborhoods with services and amenities — restaurants and retail — that are within walking distance and/or are served by transit. They are looking for homes with less maintenance, which may mean foregoing a yard for a townhouse or a unit in a stacked flat development.

These demographic changes are driving the development of stacked flats or mixed use developments with commercial on the first floor and residential above. The demolition of homes in neighborhoods — replaced by a duplex or two separate units or cottages — is also an indicator of these demographic changes and changing market preferences.

NashvilleNext also calls for diversity of housing in the Transition and Infill areas that flank High Capacity Transit Corridors. Again, the type of housing and the design of the site are unique to the setting. For example, the addition of low-rise stacked flats along a prominent corridor in an urban setting may be appropriate. Meanwhile, a single-family home could have a smaller detached accessory dwelling located in the backyard.

Historic Resources and Community Attractions

North Nashville’s historic resources and institutions have a regional draw, attracting tourists and, as a result, benefitting residents and businesses. Jefferson Street has historically been the cultural and entertainment hub of North Nashville. The corridor has played host to many nationally known recording blues and jazz artists. It also links the historically African American universities: Tennessee State University, Fisk University, and Meharry Medical College. In the late 1960s, the corridor was damaged by the construction of I-40. Many residents and businesses were displaced, including historic music venues. Since the creation of the Jefferson Street United Merchants Partnership (J.U.M.P.), the corridor’s business association, the businesses that have remained or have relocated to the corridor are working to reinvent Jefferson Street as a place of business and commerce. J.U.M.P. hosts an annual Jazz and Blues Festival that builds off of the corridor’s musical heritage.

The universities in North Nashville are also historic assets and critical partners in building a strong tourism economy. Tennessee State University’s main campus is listed on the National Register of Historic Places and boasts a 600-acre research farm. Fisk University and its oldest structure, Jubilee Hall, are both National Historic Landmarks and are also on the list of the National Register of Historic Places. Its famed Jubilee Singers continue to travel the country for inspiring performances. Adjacent to Fisk University is Meharry Medical College. Meharry is the nation’s largest private, historically black, health education center. It is a national leader in graduating

African-Americans with advanced medical, dental, and research degrees. A newer addition to North Nashville's educational offerings is Watkins College of Art, Design, and Film. The school, located in MetroCenter, hosts art galleries with many free exhibits open to the public. The school is a community attraction that benefits local residents and adds value to a potential tourism economy in North Nashville.

With events and attractions ranging from football homecomings, art galleries, conferences, and nationally acclaimed speakers who visit the individual campuses, the university system and its historic resources make major contributions to North Nashville's economy. The university system in North Nashville needs continued support from the community and their alumni to remain attractive to the residents and visitors of North Nashville and Nashville.

Other historic assets include the Germantown neighborhood, which is listed on the National Register of Historic Places. The revitalization of homes and businesses in recent decades makes the neighborhood an asset to North Nashville and the county. The neighborhood is now protected as a Historic Preservation District and hosts annual festivals including the Germantown Street Festival, Holiday Homes Tours, and Oktoberfest.

Other amenities have been added to North Nashville, strengthening its role in the region as a destination. Completed in 2012, The Gateway to Heritage Project, initiated by J.U.M.P. and the EDGE Group, made aesthetic improvements to the I-40 entrance and exits ramps to Jefferson Street and 28th Avenue. The project enhanced the ramps with landscaping and turned the area below the bisecting I-40 overpass into a community gathering place with murals reflecting the musical heritage of Jefferson Street.

In 2014, it was announced that the National Museum of African American Music will be built at the former convention center at 5th and Broadway in downtown. By drawing attention to the history of African American Music, the museum is likely to also draw attention to Jefferson Street, adding opportunities to strengthen historical ties to the North Nashville community and its musical history.

In April 2015, First Tennessee Park — the new home of the Nashville Sounds baseball team — opened in downtown Nashville, just across Jefferson Street from North Nashville. The baseball stadium brings fans, tourists, jobs, and residents into the North Nashville community.



Fisk University



Gateway to Heritage Mural



Historic Buena Vista neighborhood



Clubhouse at the Ted Rhodes Golf Course



MetroCenter Levee Greenway

Natural Features and Resources

North Nashville’s open spaces and environmental features create a sense of community and place. In addition, preservation of natural and environmental features helps to keep residents safe and create areas within the region that serve as habitats for animals and other precious resources. North Nashville’s most significant natural feature is the Cumberland River and its floodplains. There are a total of 1,344 acres of floodplain in North Nashville.

North Nashville’s open space includes the greenway system, the Ted Rhodes Golf Course, and the Tennessee State University (TSU) Agricultural Farm. In 2010, many of these areas flooded, but their inundation helped to protect some residential areas from additional flooding. While North Nashville is primarily an urban community, its natural features should be preserved to the greatest extent possible. In addition to protecting the community from significant flooding, assets like the TSU Agricultural Farm support local food and sustainable farming. There is a total of 1,791 acres of sensitive environmental features in North Nashville.

The North Nashville community provides Middle Tennessee housing choices, institutions, and rich historical assets. North Nashville’s future vitality depends on how it capitalizes on these assets to continue being a desirable community and competitive within the Middle Tennessee region. North Nashville should consider being a leader on affordable housing because of its location and proximity to Downtown. In addition to affordable housing, implementing strategies to improve the local job force creates a more comprehensive community development strategy.



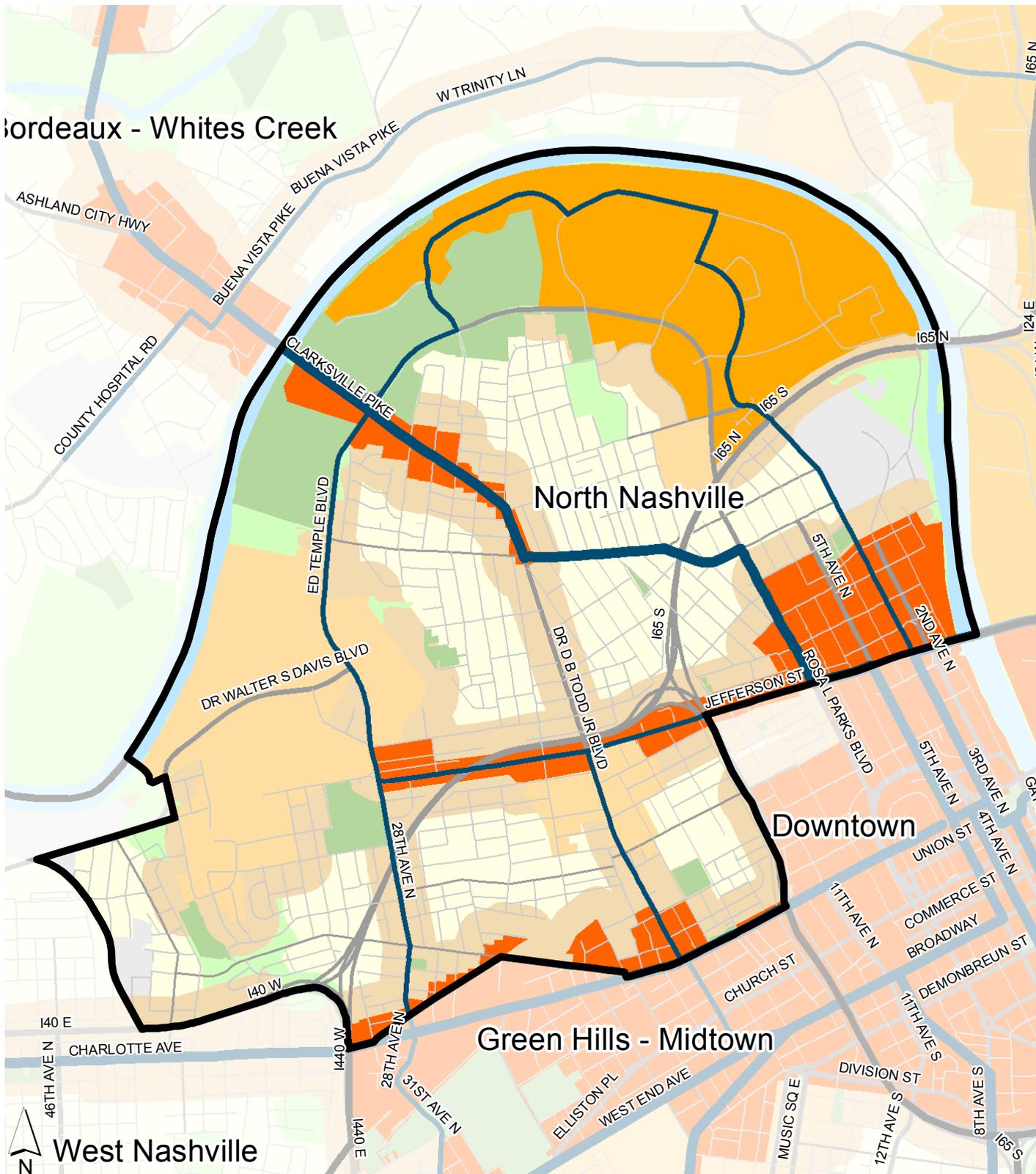
Fisk University



28th Avenue Connector

NORTH NASHVILLE

Figure NN-1: Growth & Preservation Concept Map
North Nashville detail



Growth & Preservation Concept Map and the Community's Role

The Growth & Preservation Concept Map (Concept Map) is a county-wide vision and tool for aligning spending, regulations, and Metro programs to shape improvements in quality of life so that new development and redevelopment align with community values. The Concept Map provides guidance for the entire county. Six key factors reflecting Nashville/ Davidson County community members' priorities guided the design of the Concept Map:

- Protect sensitive environmental features;
- Build a complete transit network;
- Maintain household affordability across income levels;
- Create “activity centers” — areas of employment, residences, services, civic uses, retail, and restaurants — throughout most parts of Davidson County;
- Protect and enhance the character of different parts of Davidson County; and
- Allow for strategic infill that supports transit lines and activity centers.

The Concept Map for North Nashville, shown in Figure NN-1, illustrates these key concepts: preserving environmentally sensitive features and open space; creating diverse and affordable housing options; enhancing commercial centers and corridors to provide more of a “brand” for North Nashville; and adding more connectivity, primarily through bikeways, greenways, and multi-use paths.

The Concept Map represents the vision for the community. The starting point for the map was the North Nashville Community Plan update (2010) and its design scenarios, along with consideration of the growth that had occurred in the intervening years, i.e. understanding the trends in growth and preservation that the community has faced. The Concept Map also reflects the input received during NashvilleNext, on how North Nashville should grow, what the vision for Nashville is in the future, and deliberation on what role this community should play in the future.



MetroCenter sidewalk connections



House in Historic Buena Vista



House in College Hill

To see the entire Growth & Preservation Concept Map, please refer to NashvilleNext Volume I: Vision, Trends & Strategy online: www.nashvillenext.net



Hadley Park

Green Network

The Green Network on the Concept Map reflects natural and rural areas that provide natural resources (such as water and land for farming), ecological services (such as cleaning air and slowing water runoff), wildlife habitat, and recreation opportunities. The network also includes sensitive natural features that can be disturbed or destroyed by development or that pose a health or safety risk when they are developed (such as steep slopes and floodplains).

In North Nashville, the Green Network is concentrated in the northern part of the community. Much of this area is floodways and floodplains associated with the Cumberland River.



Single-family residential in Germantown

Neighborhoods

Neighborhood areas on the Concept Map are primarily residential areas offering a mix of housing types and character, with smaller civic and employment areas and small neighborhood centers. Neighborhoods have different context — rural, suburban, urban, or downtown — depending on their location.

North Nashville neighborhoods are predominantly urban in character, with two pockets of suburban communities near Ed Temple Boulevard and in the College Hill neighborhood near Tennessee State University. Over time, it is envisioned that these neighborhoods will become more walkable with additional choices in housing, improved access to jobs and services, and enhanced transportation options.



Duplex in Salemtown

The North Nashville Community Plan recommends strategic locations for additional residential density — generally in existing commercial centers or corridors to support businesses and eventual transit. This addresses several goals. Housing choices can allow North Nashville residents to “age in place” by providing a variety of housing types to meet each stage of a person’s life, from starter homes to retirement communities. Creating housing choices at strategic locations creates housing that is attainable for residents with varying incomes. This ensures that North Nashville has housing for the diversity of workers needed in the community and Davidson County — from service workers to teachers and police officers and nurses to executives. Providing housing that is attainable for

residents of all incomes keeps the community and its economy resilient. Finally, creating housing choices keeps the North Nashville community competitive in the region in the face of changing demographics and market preferences.

Transitions and Infill

Transition and Infill areas may have moderately dense residential and small-scale offices that are appropriate along and around prominent corridors and centers to provide a harmonious connection to surrounding neighborhoods. These areas provide transitions — in building types as well as scale and form — between higher intensity uses or major thoroughfares and lower density residential neighborhoods. They provide housing and offices in proximity to transit and commercial services, increasing the likelihood that residents can walk or bike to meet some of their daily needs. These areas also provide a diversity of housing types that are attractive to Nashvillians.

On the Concept Map, the Transition and Infill areas are generalized. These Transition and Infill areas — and the housing choice and transition they are trying to achieve — are explained in greater detail through Community Character Policies. Residential and mixed use Community Character Policies contain guidance on how to design transitions and infill development. The Community Character Manual (CCM) also includes a policy category called Transition that can be applied in Transition and Infill locations where small-scale offices or multi-family housing would be appropriate.

In North Nashville, Transition and Infill areas include areas around existing centers and along corridors, such as Jefferson Street at 28th Avenue North and Rosa Parks Boulevard.

Centers

The Centers included on the Concept Map build on existing commercial center areas to evolve into active, mixed use places serving as a neighborhood or community gathering place. Centers are anticipated to become pedestrian-friendly areas with frequent transit service that contain a dense mix of homes, shops, jobs, and parks, as well as services, schools, and cultural amenities.



Brick sidewalk near Fisk University



Infill houses

Because they are generalized on the Concept Map, the development of transition areas must be considered on a case-by-case basis, looking at factors including, but not limited to:

- Depth of properties in and abutting the corridor or center
- Existing features that can create a transition, such as alleys
- Overall infrastructure network
- Presence of historic zoning or other zoning tools to preserve character
- Other tools

The Concept Map places Center areas into one of three tiers:

- **Tier One:** These centers are the focus of coordinated investments to shape growth and support transit service in the next ten years.
- **Tier Two:** These centers receive some investments to manage growth, though less than Tier One centers.
- **Tier Three:** These areas are not designated to receive coordinated investments in the next ten-year period to shape demand. Rather, investments may be made to support their current functions, and Metro will work with the private sector to ensure new development and redevelopment support Nashvillians' vision for centers.

In the North Nashville community, Tier One Centers are located along and near Jefferson Street, Germantown, and major intersections along Clarksville highway. North Nashville has one Tier Two Center, MetroCenter, and one Tier Three Center, Tennessee State University, 28th Avenue, and surrounding areas.

All Centers are anticipated to grow, develop, and/or redevelop. The designation of an area as a Tier One, Two, or Three Center merely indicates Metro's intent to coordinate public/private investments and regulations to support development and redevelopment as discussed in the sidebar. The Centers must be considered in conjunction with the Community Character Policies, which provide detailed guidance for future land use, character, and development intensity. The designation of a Tier Center does not indicate endorsement of all zone changes in the Center area. Rather, the zone change proposal must be considered in light of the Community Character Policy, any supplemental policies, and the context of the area. While the centers represent areas of greater growth and greater investment, Metro Government will still provide investments for safety, maintenance, and to improve quality of life across the county.



North Nashville stakeholders

High Capacity Transit Corridors

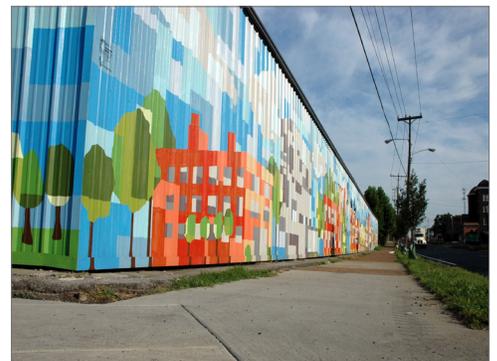
The High Capacity Transit Corridors shown on the Concept Map are envisioned to support high capacity transit — from Bus Rapid Transit Lite (BRT Lite) service to transit running in its own lanes or right-of-way, such as Bus Rapid Transit or light rail. High Capacity Transit Corridors are defined as “immediate need” or “long-term need.” “Immediate need” corridors should have service improvements within the next ten years. For example, an immediate need corridor that currently has BRT Lite service could move to BRT in dedicated lanes. Or an immediate need corridor that currently has local bus service could move to BRT Lite. Routes marked “long-term need” would see enhancements in service over a longer timeframe — more than ten years — because these corridors currently do not have the density of jobs and/or residents along the route to support significant transit improvements in the next ten years. Long-term need corridors may need to implement local service first before progressing to BRT Lite or another form of high capacity transit.

The High Capacity Transit Corridors were determined by reviewing adopted Community Plans, assessing existing bus route ridership, and through coordination with the Nashville Metropolitan Transit Authority (MTA) (along with their masterplan update, nMotion) and the Metropolitan Planning Organization (MPO — the regional transportation planning body). The Concept Map also identifies regional transit connections to Clarksville, Gallatin, Lebanon, Murfreesboro, and Franklin.

NashvilleNext identified the High Capacity Transit Corridors and discussed how transit can support the community’s growth, development, and preservation vision. For example, the Concept Map shows little transit provided to the northwest of the county because that area is intended to remain rural and sparsely developed. Meanwhile, to increase residences and jobs accessible by transit, each High Capacity Transit Corridor includes Tiered Centers as well as transition and infill areas. The Centers and High Capacity Transit Corridors are also envisioned to grow more walkable and bikeable over time to connect pedestrians and cyclists to transit more seamlessly.



Business in MetroCenter



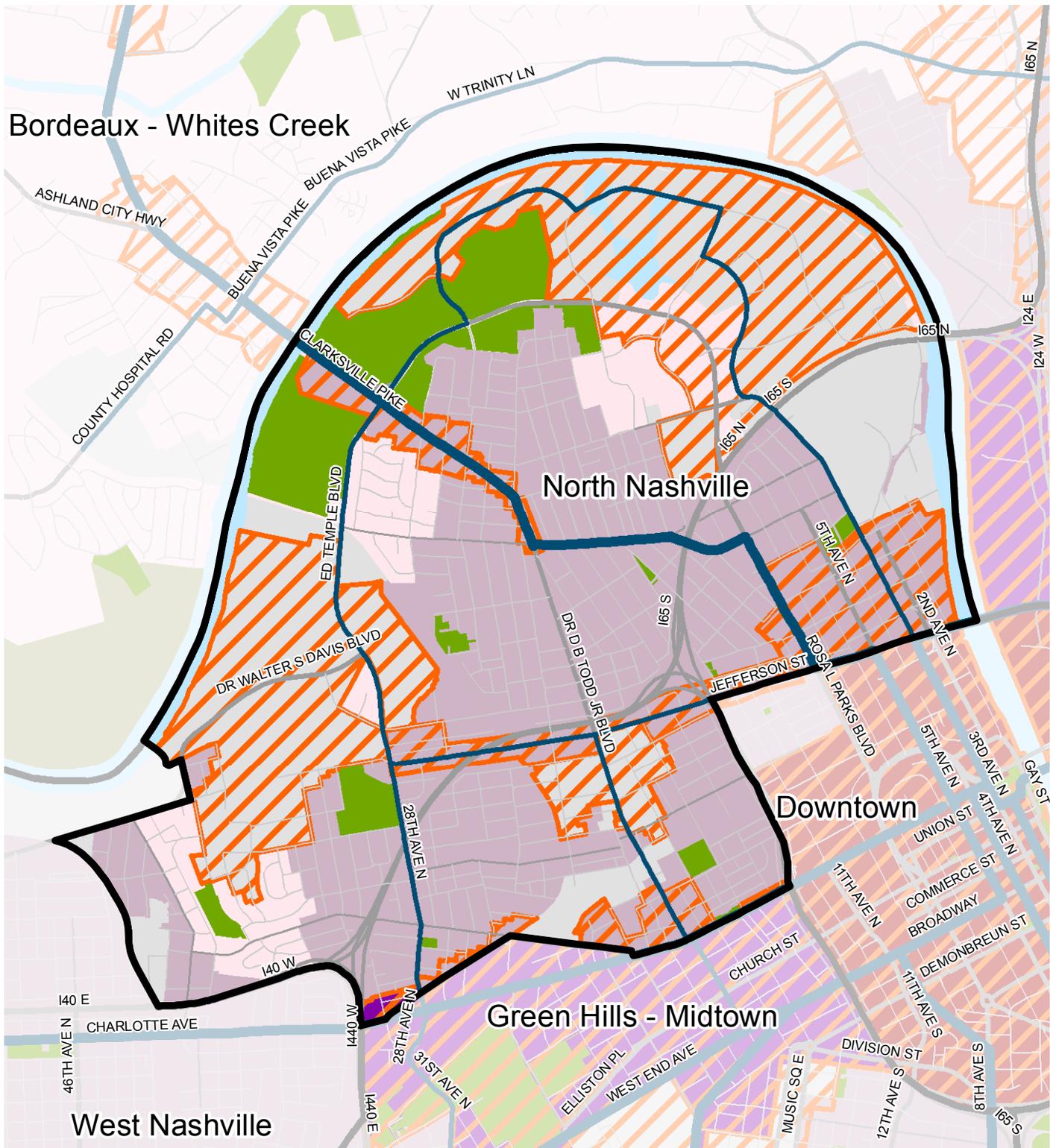
Mural along Rosa L. Parks Boulevard



MTA bus stop along Charlotte Pike

Figure NN-2: Transect Map

North Nashville detail



Transects Legend

- | | | | |
|--------------------|---------------------------|-------------|-------------|
| Centers | Priority Corridors | T1 Natural | T5 Center |
| Subarea Boundaries | Immediate Need | T2 Rural | T6 Downtown |
| Anchor Parks | Long-Term Need | T3 Suburban | D District |
| | | T4 Urban | Water |



Figure NN-3: The Transect

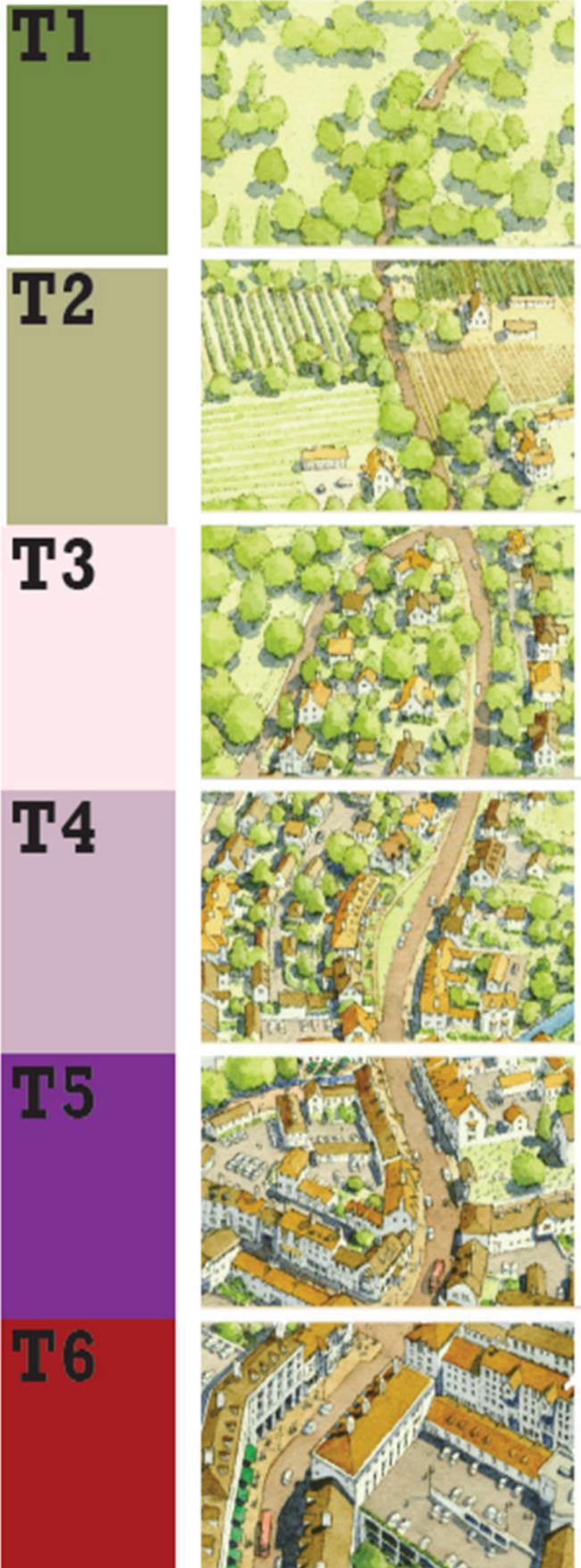
The Transect

Planning in Nashville has, for many years, used the “transect,” which is a system for categorizing, understanding and guiding the various development patterns of a region, from the most rural to the most urban. The transect calls for all elements of the natural and built environment to be consistent with the character of the transect category within which they are located. Figure NN-3 illustrates the range of categories in a general transect.

The Nashville/Davidson County Transect consists of seven categories of natural and built environments. Each category is listed below with its presence in North Nashville:

- T1 Natural: Not present.
- T2 Rural: Not present.
- T3 Suburban: Includes neighborhoods near Ed Temple Boulevard and the College Hill neighborhood near Tennessee State University.
- T4 Urban: Includes the majority of neighborhoods in the area, including Germantown, Salemtown, Historic Buena Vista, Jefferson Street, Buena Vista, Osage, Fisk/Meharry, and others.
- T5 Centers: Not present.
- T6 Downtown: Not present, but North Nashville is adjacent to Downtown.
- D District: Includes areas with special uses, such as MetroCenter, universities, and industrial areas.

The transect system is used to ensure diversity of development in Nashville/Davidson County. It recognizes that portions of the North Nashville community are urban and other neighborhoods are suburban in character and should be encouraged to remain that way. Both development patterns are viable and desirable, but thoughtful consideration must be given to development proposals to ensure that these different forms of development are maintained. Figure NN-2 shows the transect in the North Nashville Community Plan area.



Credit: Center for Applied Transect Studies
<https://transect.org/>

Community Character Policy Map

The North Nashville Community Character Policy Map builds upon the Growth & Preservation Concept Map. The Community Character Policies take the Concept Map to the next level of detail by addressing the form and character of each area in the North Nashville community. See Figure NN-4 for a map of the Community Character Policies in the community.

The North Nashville Community Plan applies Community Character Policies to every property in North Nashville. These policies are defined in the Community Character Manual (CCM). The policies are designed to coordinate elements of development to ensure the intended character of an area is achieved. The Community Character Policies are the standard by which development and investment decisions are reviewed and future zone change requests are measured. The policies thoughtfully encourage additional housing options in strategic locations, enhance the character of mixed use centers, and preserve green spaces and environmentally sensitive features.

North Nashville's natural and open space include areas with environmentally sensitive features, such as floodplains, steep slopes, and unstable soils, as well as public parks. As a result of the May 2010 flood, the plan encourages the preservation of all environmentally sensitive features, particularly floodplains and floodways, through the use of Conservation policy. Conservation policy encourages the preservation and/or reclamation of these features. Preservation of these areas near the Cumberland River in the northern part of the North Nashville community reduces the impact of flooding by slowing down and absorbing stormwater runoff during rain events.

The North Nashville community's desire to maintain and enhance its urban residential neighborhoods is shown by the placement of Neighborhood Maintenance policy. In order to maintain long-term sustainability of the community and to provide housing for residents at every point in their lives, an appropriate mixture of housing types must still be provided. Appropriate locations for additional residential development are indicated by applying Neighborhood Evolving and Center policies.

Another area of emphasis on the Concept Map is enhancing centers and corridors. North Nashville has several prominent corridors, such as Jefferson Street, Buchanan Street, Rosa L. Parks Boulevard, and Clarksville Highway. The community also has several commercial centers that serve



Hadley Park Community Center



House in Meharry area

For the most up-to-date
Community Character Policy Map,
visit our website:
[www.nashville.gov/Planning-
Department/Community-Planning-
Design/Our-Communities.aspx](http://www.nashville.gov/Planning-Department/Community-Planning-Design/Our-Communities.aspx)

the community. They range from small-scale neighborhood centers, such as in Germantown, to larger community centers, such as the Kroger shopping area near Rosa L. Parks Boulevard and Jefferson Street. Corridors and centers should be enhanced by adding a mix of land uses and additional housing options. The transition between these higher-intensity areas and the surrounding neighborhoods should be addressed through well-designed transitions sensitive to adjacent residential areas.

North Nashville's proximity to Downtown makes it a desirable place to live, work, and play. While this makes the area attractive to newcomers, affordability and displacement of current residents and businesses is a concern. As growth occurs in North Nashville, the concept of Equitable Development—redevelopment that improves the quality of life for residents of all incomes—should be considered. Tools that address the creation and preservation of affordable housing are critical, but the North Nashville community can also work on additional strategies that unite residents around a shared vision for development that benefits both old and new neighbors.

Addressing economic and health disparities is important to the North Nashville community; therefore, access to community services and healthy and livable communities are integral features of the Concept Map. Economic and health disparities, including obesity, education attainment, access to employment, and access to healthy food, exist in the community. The NashvilleNext Plan addresses these issues broadly from a countywide perspective in Volume II —Elements. The Community Character Policy for North Nashville provides more specific guidance. The Community Character Policies can be applied and interpreted to support the elimination of such disparities in the community, while also supporting sustainable design principles.

North Nashville contains numerous historical resources. The North Nashville Community Plan supports the preservation of historic properties by emphasizing building form that is compatible with adjacent historic structures, rather than focusing solely on density and land use. The Plan also encourages strengthening the existing commercial corridors, especially Jefferson Street.



Werthan Mills rehabbed into condos



MetroCenter Levee Greenway

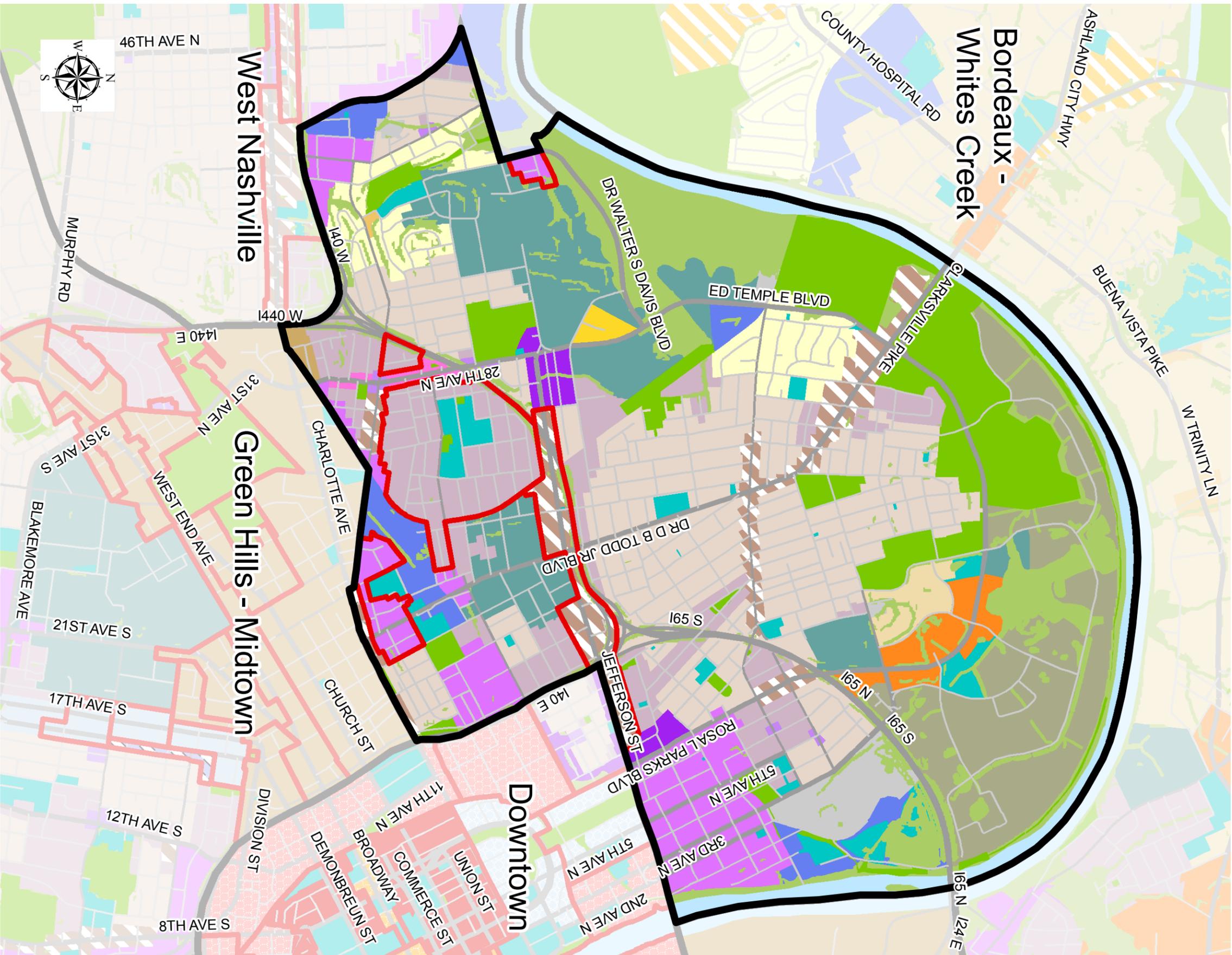


Tennessee State University

Community Character Policy Map: North Nashville

Community Character Policies

- Supplemental Policy Areas
- CO Conservation
- CI Civic
- OS Open Space
- TR Transition
- T1 OS Natural Open Space
- T2 RA Rural Agriculture
- T2 RCS Rural Countryside
- T2 RM Rural Maintenance
- T2 NM Rural Neighborhood Maintenance
- T2 NC Rural Neighborhood Center
- T3 NM Suburban Neighborhood Maintenance
- T3 NE Suburban Neighborhood Evolving
- T3 RC Suburban Residential Corridor
- T3 NC Suburban Neighborhood Center
- T3 CM Suburban Mixed Use Corridor
- T3 CC Suburban Community Center
- T4 NE Urban Neighborhood Evolving
- T4 NM Urban Neighborhood Maintenance
- T4 RC Urban Residential Corridor
- T4 NC Urban Neighborhood Center
- T4 CM Urban Mixed Use Corridor
- T4 MU Urban Mixed Use Neighborhood
- T4 CC Urban Community Center
- T5 MU Center Mixed Use Neighborhood
- T5 RG Regional Center
- T6 DN Downtown Neighborhood
- T6 CP Downtown Capitol
- T6 DC Downtown Core
- T6 SB Downtown Second and Broadway
- D DR District Destination Retail
- D EC District Employment Center
- D I District Impact
- D IN District Industrial
- D MI District Major Institutional
- D OC District Office Concentration
- Water



How to Use the Community Character Policies

The Community Character Manual (CCM) is the dictionary of Community Character Policies that are applied to every property in each community. The CCM has three main functions: to explain and institute the Community Character Policies; to provide direction for the creation of implementation tools such as zoning; and to shape the form and character of open space, neighborhoods, centers, corridors, and districts within communities.

The following is the step-by-step process of how to read and understand which Community Character Policies apply to any given property.

First, look at the Community Character Policy Map to determine what the policy is for the property.

Note that while each Community Plan includes a Community Character Policy Map (Policy Map), it is a static map of policies when the Community Plan was adopted; it will not include any amendments made to the Community Character Policies after the initial adoption. For the most up-to-date Community Character Policy Map, use the online maps at <http://maps.nashville.gov/propertykiva/site/main.htm>

When using the Policy Map to determine the guidance for a particular property, there are several items on the map to be aware of: the Community Character Policies and Supplemental Policies.

Second, read the Community Character Policy in the CCM.

After looking at the Policy Map and determining which Community Character Policy is applied to the property, turn to the Community Character Manual to read that policy. The CCM will provide guidance, per Community Character Policy, on a variety of design principles, appropriate zoning districts, and building types. A brief description of the Community Character Policies is found on the following pages, but the reader is urged to review the entire policy within the CCM. The CCM is found at the beginning of Volume III of NashvilleNext.

Third, read the Community Plan to determine if there are any Supplemental Policies for the area.

Within some Community Character Policy areas there are unique features that were identified during the planning process where additional guidance is needed beyond what is provided in the CCM. This additional guidance is referred to as a Supplemental Policy and is included in each Community

Plan. The Supplemental Policies may provide additional specificity or they may describe conditions that deviate slightly from the CCM policy. In all cases, users should first refer to the CCM document to understand the policy's general intent, application, characteristics, and design principles. Then look at the Community Plan for any Supplemental Policies that discuss unique conditions that may exist. When a Supplemental Policy is applied to an area, then the guidance of the Supplemental Policy supersedes the guidance given in the Community Character Policy.

The Supplemental Policies are shown on the Policy Map in the Community Character Plan with an outline and hatching. A description of each Supplemental Policy is included in the Community Plan. The Supplemental Policies can also be found on the online maps, by going to the area in question, and turning on "Supplemental Policy Areas" under "Plans and Policies."

Finally, read the "General Principles" in the CCM for additional guidance on specific development and preservation topics.

In addition to the Community Character Policy and Supplemental Policies unique to the area, users are encouraged to review the "General Principles" at the beginning of the CCM, where topics such as creating sustainable communities, healthy and complete communities, and distinctive character are addressed.

Community Character Policy Summary

For a full definition of each Policy, see the Community Character Manual.

Policies that apply in multiple Transects



Civic (CI) – Intended to serve two purposes. The primary intent of CI is to preserve and enhance publicly owned civic properties so that they can continue to serve public purposes over time, even if the specific purpose changes. This recognizes that locating sites for new public facilities will become more difficult as available sites become scarcer and more costly. The secondary intent of CI is to guide rezoning of sites for which it is ultimately determined that conveying the property in question to the private sector is in the best interest of the public.



Transition (TR) – Intended to enhance and create areas that can serve as transitions between higher-intensity uses or major thoroughfares and lower density residential neighborhoods while providing opportunities for small scale offices and/or residential development. Housing in TR areas can include a mix of types and is especially appropriate for “missing middle” housing types with small- to medium-sized footprints.



Conservation (CO) – Intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.



Open Space (OS) – Applies to existing open space and major public civic uses in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. The OS Policy is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

T2 Rural Transect



T2 Rural Agriculture (T2 RA) – Intended to maintain appropriate land for active agricultural activities, recognizing its value as contributing to the history of the community and to a diversified economic base, providing produce and other food products for increased food security, providing an economically viable use for some environmentally constrained land, contributing to open space, and providing character to the rural landscape. Subdivisions that require new roads or the extension of sewers are inappropriate in T2 RA areas. Instead, new development in T2 RA areas should be through the use of a Conservation Subdivision at a maximum gross density of 1 dwelling unit/5 acres with individual lots no smaller than the existing zoning and a significant amount of permanently preserved open space.



T2 Rural Countryside (T2 RCS) – Intended to maintain rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RCS areas have an established development pattern of very low-density residential development, secondary agricultural uses, and institutional land uses. The primary purpose is to maintain the area’s rural landscape. New development in T2 RCS areas should be through the use of a Conservation Subdivision at a maximum gross density of 1 dwelling unit/5 acres with individual lots no smaller than the existing zoning and a significant amount of permanently preserved open space.



T2 Rural Maintenance (T2 RM) – Intended to maintain rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RM areas have established low-density residential, agricultural, and institutional development patterns. Although there may be areas with sewer service or that are zoned or developed for higher densities than is generally appropriate for rural areas, the intent is for sewer services or higher density zoning or development not to be expanded. Instead, new development in T2 RM areas should be through the use of a Conservation Subdivision at a maximum gross density of 1 dwelling unit/2 acres with individual lots no smaller than the existing zoning and a significant amount of permanently preserved open space.



T2 Rural Neighborhood Center (T2 NC) – Intended to maintain, enhance, and create rural neighborhood centers that fit in with rural character and provide consumer goods and services for surrounding rural communities. T2 NC areas are small-scale pedestrian friendly areas generally located at intersections. They contain commercial, mixed use, residential, and institutional uses.

T3 Suburban Transect

T3 Suburban Neighborhood Maintenance (T3 NM) – Intended to preserve the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

T3 Suburban Neighborhood Evolving (T3 NE) – Intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

T3 Suburban Neighborhood Center (T3 NC) – Intended to enhance and create suburban neighborhood centers that serve suburban neighborhoods generally within a 5 minute drive. They are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served with well-connected street networks, sidewalks, and mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

T3 Suburban Community Center (T3 CC) – Intended to enhance and create suburban community centers that serve suburban communities generally within a 10 to 20 minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial and institutional land uses, with transitional residential land uses in mixed use buildings or serving as a transition to

adjoining Community Character Policies. T3 CC areas are served by highly connected street networks, sidewalks and existing or planned mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

T3 Suburban Residential Corridor (T3 RC) – Intended to maintain, enhance, and create suburban residential corridors. T3 RC areas are located along prominent arterial-boulevard or collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T3 RC areas provide high access management and are served by moderately connected street networks, sidewalks, and existing or planned mass transit.

T3 Suburban Mixed Use Corridor (T3 CM) – Intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive, and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.

T4 Urban Transect

T4 Urban Neighborhood Maintenance (T4 NM) – Intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

T4 Urban Neighborhood Evolving (T4 NE) – Intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or NE policy

substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.



T4 Urban Mixed Use Neighborhood (T4 MU) – Intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed, use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit.



T4 Urban Neighborhood Center (T4 NC) – Intended to maintain, enhance, and create urban neighborhood centers that serve urban neighborhoods that are generally within a 5 minute walk. T4 NC areas are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.



T4 Urban Community Center (T4 CC) – Intended to maintain, enhance and create urban community centers that contain commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T4 Urban Community Centers serve urban communities generally within a 5 minute drive or a 5 to 10 minute walk. T4 CC areas are pedestrian friendly areas, generally located at intersections of prominent urban streets. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.



T4 Urban Residential Corridor (T4 RC) – Intended to maintain, enhance and create urban residential corridors. T4 RC areas are located along prominent arterial-boulevard or collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T4 RC areas provide high access management and are served by moderately connected street networks, sidewalks, and existing or planned mass transit.



T4 Urban Mixed Use Corridor (T4 CM) – Intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections

with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

T5 Center Transect



T5 Center Mixed Use Neighborhood (T5 MU) – Intended to maintain, enhance, and create high-intensity urban mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include some of Nashville’s major employment centers such as Midtown that represent several sectors of the economy including health care, finance, retail, the music industry, and lodging. T5 MU areas also include locations that are planned to evolve to a similar form and function.



T5 Regional Center (T5 RG) – Intended to enhance and create regional centers, encouraging their redevelopment as intense mixed use areas that serve multiple communities as well as the County and the surrounding region with supporting land uses that create opportunities to live, work, and play. T5 RG areas are pedestrian friendly areas, generally located at the intersection of two arterial streets, and contain commercial, mixed use, residential, and institutional land uses.

T6 Downtown Transect



T6 Downtown Capitol (T6 CP) – Intended to maintain and enhance the existing city, regional, and state civic buildings and the overall T6 CP area and create a vibrant mixture of supporting uses. The T6 CP area contains numerous civic facilities from the State Capitol and Metro City Hall to courts, museums, and theatres as well as various government offices in buildings ranging from historic buildings to modern skyscrapers. Amidst civic and government buildings are mixed use and residential buildings.



T6 Downtown Neighborhood (T6 DN) – Intended to maintain and create diverse Downtown neighborhoods that are compatible with the general character of surrounding historic developments and the envisioned character of new Downtown development, while fostering appropriate transitions from less intense areas of Downtown neighborhoods to the more intense Downtown Core policy area. T6 DN areas contain high density residential and mixed use development.



T6 Downtown Core (T6 DC) – Intended to maintain and enhance the “core” of Downtown such that it will remain the commercial, civic, and entertainment center of Nashville and Middle Tennessee. T6 DC is intended to have the highest intensity of development in the County. Offices are the predominant type of development, although the T6 DC contains a diverse array of land uses including retail, entertainment, institutional uses, government services, and higher density residential. The highest intensity development is in the central portion of the Core (north of Broadway), with less intensive uses locating in the surrounding “frame” area of T6 DC, in the SoBro neighborhood.



T6 Second and Broadway (T6 SB) – Intended to maintain the historic and cultural prominence of the Second Avenue and Broadway corridors by encouraging the adaptive reuse of historic buildings, creating development that is compatible with the general character of existing buildings on the Second and Broadway corridors, and by maintaining the corridors’ ability to move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

D District Transect



D Destination Retail (D DR) – Intended to enhance and create Districts where large footprint, auto-centric retail and complementary uses that may draw from regional or multi-state trade areas are predominant. D DR areas have one or more large footprint retail uses that are typically surrounded by large surface parking lots. Primary supportive land uses include retail, restaurant, hotel, and entertainment. Such supportive uses may be integrated or separate from the large footprint establishment. The large footprint uses provide major positive economic impacts by drawing from very large trade areas that often extend into other states and draw customers who may stay in the Nashville area for extended periods of time. Office and high density residential are complementary supportive uses that can help to provide transitions in scale and intensity to surrounding Community Character Policy areas.



D Employment Center (D EC) – Intended to enhance and create concentrations of employment that are often in a campus-like setting. A mixture of office and commercial uses are present, but are not necessarily vertically mixed. Light industrial uses may also be present in appropriate locations with careful attention paid to building form, site design, and operational performance standards to ensure compatibility with other uses in and adjacent to the D EC area. Secondary and supportive uses such as convenience retail, restaurants, and services for the employees and medium- to high-density residential are also present.



D Impact (D I) – Intended to enhance and create areas that are dominated by one or more activities with the potential to have a significant, adverse impact on the surrounding area, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Examples of DI areas include hazardous industrial operations, mineral extraction and processing, airports and other major transportation terminals, correctional facilities, major utility installations, and landfills.



D Industrial (D IN) – Intended to maintain, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.



D Major Institutional (D MI) – Intended to maintain, enhance, and create Districts where major institutional uses are predominant and where their development and redevelopment occurs in a manner that complements the character of surrounding communities. Land uses include large institutions such as medical campuses, hospitals, and colleges and universities as well as uses that are ancillary to the principal use.



D Office Concentration (D OC) – Intended to maintain, enhance, and create Districts where office use is predominant and where opportunities for the addition of complementary uses are present. The development and redevelopment of such Districts occurs in a manner that is complementary of the varying character of surrounding communities.

Please see “How to Use the Community Character Policies” section on page 27 for more guidance.

Supplemental Policies

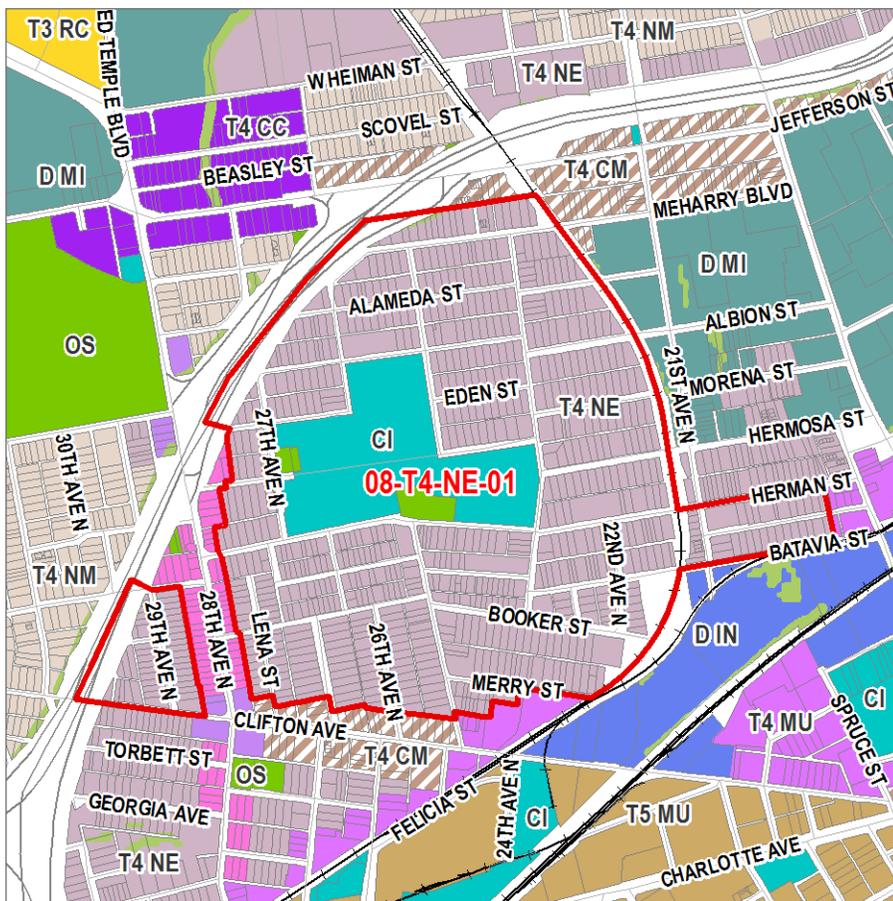
The North Nashville Community Plan provides guidance through the policies found in the Community Character Manual (CCM—found at the beginning of NashvilleNext Volume III). Those policies are applied to all properties within the North Nashville community. The policies are intended to coordinate the elements of development to ensure the intended character of an area is achieved. The policies provide guidance on appropriate building types/designs, appropriate location of buildings and parking on property, and other elements, including sidewalks, landscaping, bikeways, and street connections. In some cases, additional guidance is needed beyond that which is provided in the CCM. That may be the case if there is a unique feature in the area to be addressed, or if the standard guidance in the CCM needs to be adjusted to address the characteristics of the area. In these cases, there are “supplemental policies” that are applied. The Supplemental Policy Areas (SPAs) for North Nashville are described below.

SPA 08-T4-NE-01 — Fisk/Meharry/McKissack Park

North Nashville's Urban Neighborhood Evolving Area 08-T4-NE-01 applies to the McKissack Park neighborhood and portions of the Fisk/Meharry neighborhood. In this area, the following supplemental policies apply. Where the supplemental policy is silent, the guidance of the Urban Neighborhood Evolving (T4 NE) policy applies.

Zoning

- Although T4 NE policy has been applied to the McKissack Park and Fisk/Meharry neighborhoods, the intention is to encourage gradual redevelopment over this planning period rather than wholesale change. To facilitate redevelopment while managing growth and the preservation of housing affordability, the intensity of development should occur on the lower range of the T4 NE policy, utilizing design-based zoning or an Alternative zoning district.



SPA 08-T4-NE-01 boundary

SPA 08-T4-MU-01 — Fisk/Meharry/Watkins Park

North Nashville's Urban Mixed Use Neighborhood Area 08-T4-MU-01 applies to portions of the Fisk/Meharry and Watkins Park neighborhoods. In this area, the following supplemental policies apply. Where the supplemental policy is silent, the guidance of the Urban Mixed Use Neighborhood (T4 MU) policy applies.

Appropriate Land Uses

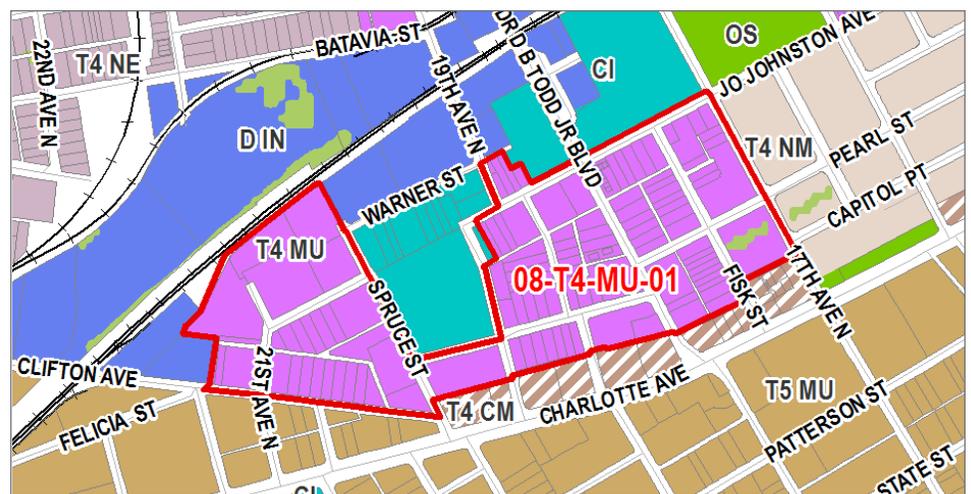
- In this area there are numerous properties that have historical designations, predominantly the Worthy of Conservation designation, with a few designated National Register and Eligible to be listed in the National Register. Acknowledging the growing need for home-based businesses and the transition of this neighborhood from solely residential to a mixture of office, commercial, and multi-family, adaptive reuse of historic structures is appropriate. Appropriate land uses include solely residential or mixed use. In this area, mixed use should be limited to residential, combined with either an office or commercial land use or activity.

Building Types

- To preserve existing historic homes and their character, only residential building types are appropriate in this area and residential buildings should be adaptively reused for other land uses. Because of historical designations in this area, owners of the private properties are encouraged to work with the Metropolitan Historical Commission to protect and preserve features on these sites.

Zoning

- The recommended zoning districts in T4 MU policy lead to intensity much greater than envisioned in this area. The preferred zoning district is design-based zoning with the use characteristics of the Office Neighborhood (ON) or the Mixed Use Neighborhood (MUN) zone districts, along with the intent of preserving and adaptively reusing the historic homes.



SPA 08-T4-MU-01 boundary

SPA 08-T4-MU-02 — TSU Mixed Use Area

North Nashville’s Urban Mixed Use Neighborhood Area 08-T4-MU-02 applies to the residential neighborhood adjacent to the west campus of Tennessee State University. In this area, the following supplemental policies apply. Where the supplemental policy is silent, the guidance of the Urban Mixed Use Neighborhood (T4 MU) policy applies.

Appropriate Land Uses

- Acknowledging the growing need for home-based businesses and the transition of this neighborhood from solely residential to a mixture of office, commercial, and multi-family, adaptive reuse of structures is appropriate. Appropriate land uses include solely residential or mixed use. In this area, mixed use should be limited to residential combined with either an office or commercial land use or activity.

Building Types

- Only residential building types are appropriate in this area and where appropriate, existing residential buildings should be adaptively reused.

Zoning

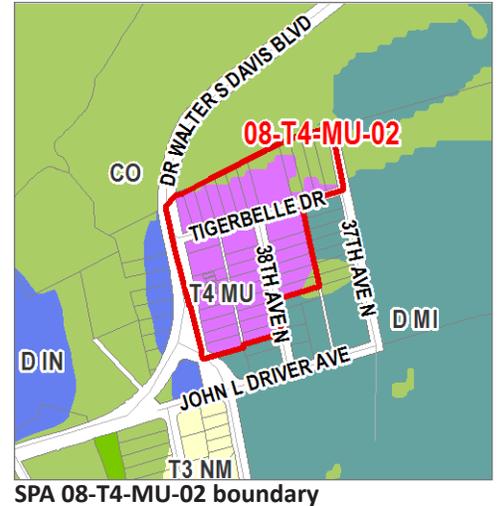
- The recommended zoning districts in T4 MU policy lead to intensity much greater than envisioned in this area. Therefore, the preferred zoning district is design-based zoning with the use characteristics of the Office Neighborhood (ON) or the Mixed Use Neighborhood (MUN) zone districts, along with the intent of preserving and adaptively reusing the existing homes.

SPA 08-T4-CM-01 — Jefferson Street

North Nashville’s Urban Mixed Use Corridor Area 08-T4-CM-01 applies to the portion of Jefferson Street from 26th Avenue east to 9th Avenue, which crosses the Fisk/Meharry, Osage/North Fisk, Hadley Park, and Historic Buena Vista neighborhoods. In this area, the following supplemental policies apply. Where the supplemental policy is silent, the guidance of the Urban Mixed Use Corridor (T4 CM) policy applies.

Building Form and Site Design—Orientation

- Along the Jefferson Street corridor, there are some properties that do not have enough depth to accommodate development as envisioned. Development proposals for these properties are encouraged to rezone to a Specific Plan (SP) district to specifically address building setbacks and parking.



Building Form and Site Design—Setbacks

- Building placement should privilege Scovel Street and Jefferson Street with primary pedestrian entrances facing these streets.
- On shallow properties, build-to lines that bring buildings up to the back edge of the sidewalk and reduced parking spaces, where appropriate, may help create additional area to build upon.

Building Form and Site Design—Density

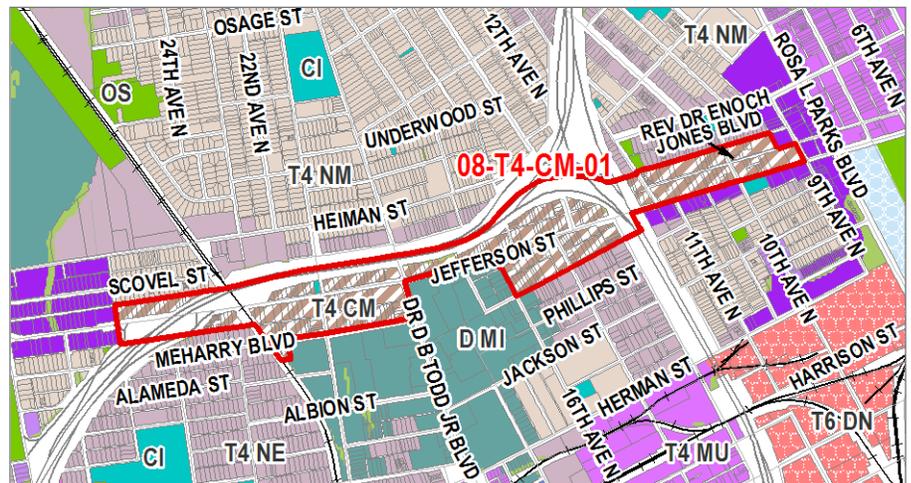
- There are residential uses in this area, including properties fronting onto Scovel Street that are bounded to the south by Alley #557. This area is currently zoned R6 (single-/two-family residential). It is recommended that this area remain residential, but should intensify through appropriate design/site-based zoning to provide the critical mass of housing units and people to help support the corridor.

Connectivity—Access

- In this area, Rev. Dr. Enoch Jones Boulevard currently functions as an alley. Parking and garages are accessed from this street, and this street may continue to operate as an alley.

Connectivity—Parking

- Reduced parking requirements may be considered on their merits if a redevelopment proposal can demonstrate its ability to either provide shared parking on-site or utilize off-site parking facilities, or if a redevelopment can demonstrate the need for fewer parking spaces.



SPA 08-T4-CM-01 boundary



Gateway to Heritage mural



Norfolk mural

Enhancements to the Open Space Network

Each Community Plan complements and draws from the Nashville Open Space Plan and the *Plan To Play: Countywide Park and Greenways Master Plan* (“*Plan To Play*”) for projects and enhancements. *Plan To Play* serves as a guide for future investments in and growth of our park system in the coming decades. The *Plan To Play* process occurred throughout 2016 and included an inventory of past and current plans, an analysis of programs and facility offerings, review of peer cities, and public participation. *Plan To Play*’s Guiding Principles are: open to all, relative and diverse, promoting healthy lifestyles, green, strategic and productive, safe, uniquely Nashville, transparent, and a good investment.



Elizabeth Park



Hadley Park



Children playing

Plan To Play also discusses greenways. Greenways serve an open space/recreational function and a transportation, so they also contributing to the transportation network. Adding greenways or other trails can improve the area’s quality of life as development brings more residents, workers and visitors to the area. Additional greenways and improved roadway crossings increase connectivity among residential, schools, and mixed use centers, adding value to a neighborhood by providing residents and workers with alternative transportation options such as walking and cycling. In this way, greenways encourage active and healthy lifestyles.

In some areas, a multi-use path may be a more appropriate solution than a sidewalk, bikeway, or greenway. A multi-use path is a greenway, but instead of following a river or creek as a greenway does, it follows a street. A multi-use path can be beneficial by being a more efficient provision of infrastructure (if it is built on one side of the corridor, unlike sidewalks and bikeways built on both sides of a street) and the greenway-like design can be more in keeping with a rural or suburban setting.

Plan To Play should be consulted for more detailed information about existing parks, parkland needs, and the vision for parks and greenways.

Both the Open Space Plan and Plan To Play are online:
www.nashville.gov/Parks-and-Recreation/Planning-and-Development.aspx

Enhancements to the Transportation Network

In addition to community character, each of the Community Plans considers the needs of vehicular users, bicyclists, pedestrians, and transit users in its guidance and recommendations. They do so by using Access Nashville 2040 and the Major and Collector Street Plan (MCSP), which implements Access Nashville 2040. Other plans under Access Nashville 2040 include WalknBike, the strategic plan for sidewalks and bikeways, which establishes high-priority sidewalk areas and outlines future sidewalk and bikeway projects for the city; the Plan To Play, described above; and the Metropolitan Transit Authority’s strategic master plan nMotion, which establishes guiding principles and policies for improving public transportation. There are additional plans that outline committed funding and project priorities, including the city’s Capital Improvements and Budget Program. For information on the transportation network, please refer to Access Nashville 2040 in Volume V of NashvilleNext.

Nashville/Davidson County’s transportation network has evolved over the last decade to include choices in transportation that are context sensitive (meaning that the street is designed in a way to complement the character of the area, whether it is rural, suburban or urban) and serve a wider range of users, including pedestrians, bicyclists and transit users, what is referred to as a “multimodal” network. Funding is limited and the need to improve the multimodal network far outweighs existing resources. Sidewalk, bikeways, and greenways projects in North Nashville compete against street projects, the urgent need to maintain existing infrastructure investments across the county, and projects that are regionally significant.

Community priority projects reflect a balance between community concerns, development pressures, and project feasibility. Access Nashville 2040 outlines two types of transportation projects—those that represent a “Community Priority” and those that meet a “Countywide Critical Need.” The North Nashville community’s priority transportation projects are described there. For more information, please refer to Access Nashville 2040.

Access Nashville 2040 is online: www.nashvillenext.net/

nMotion is online: www.nashvillenext.net/

WalknBike is online: www.nashvillenext.net/



Walking



Cycling



Transit