21ST AVENUE SOUTH CORRIDOR STUDY

Kick-Off Meeting
October 17, 2018
TONIGHT’S AGENDA

1. Community Planning and Urban Design Overlays in Nashville
2. The 21st Avenue South Corridor
3. The Project
4. Charrette Process
Work with communities to create land use policies, community plans and urban design overlays

Make recommendations to MPC on zoning and subdivision applications

Provide design services to support sustainable development
COMMUNITY PLANNING

Component of NashvilleNext

Guides decision-making for the future built and natural environments

Prepared by Planning Department

Adopted by Planning Commission
Planning Commission recommendations to Metro Council for zone change requests and subdivisions

Capital Improvements Budget (streets, sidewalks, schools, libraries, etc.)

Planning Department recommendations to the Board of Zoning Appeals for Special Exception requests
COMMUNITY CHARACTER MANUAL (CCM)

- Explain/institute Community Character policies applied in each Community Plan
- Provide direction for the use of implementation tools, such as zoning
- Sets general guidelines for the form of the built environment.
POLICY VS ZONING

**Land Use Policy**
- Guidance
- Vision for an area

Policy change with a plan amendment does not change current zoning.

**Zoning**
- It’s the Law
- Controls physical development of land
  - e.g. use, density, height, setbacks, parking, access, landscaping, & signage

Zoning is influenced by the policies in the Community Plans.
URBAN DESIGN OVERLAY

Zoning tool that applies development or site design standards over a given area.

Don’t replace the base zoning, but has the same force and effect as the base zoning.

Protects existing character or creates a new character for a given area.
URBAN DESIGN OVERLAYS IN NASHVILLE / DAVIDSON COUNTY
A UDO may regulate:

- Building Design
  - Building mass, orientation, and placement
  - Architectural Design

- Site Design
  - Site & Landscaping Design
  - Streetscape Elements
  - Access, Parking, Service & Loading Design
  - Signage

Does not change the Land Use
2. 21st Avenue South Corridor

- Existing Conditions
- Land Use Policy
- Existing Zoning
- Major and Collector Street Plan
• Community Character Policy
  • District Office Concentration (D OC)
  • T4 Urban Neighborhood Center (T4-NC)
  • T4 Urban Mixed Use Corridor (T4-CM)
  • T4 Urban Residential Corridor (T4-RC)
  • Civic (CI)
DISTRICT OFFICE CONCENTRATION POLICY

- Intent is to maintain, enhance, and create Districts where office use is predominant and where opportunities for the addition of complementary uses are present.
- Complementary uses may include daily convenience retail, restaurants, health clubs, and med-high density residential in mixed-use buildings.
- Building heights vary depending on building type and context.
T4 URBAN NEIGHBORHOOD CENTER POLICY

- Intent is to maintain, enhance and create urban neighborhood centers that serve urban neighborhoods that are generally within a 5 min walk.
- These are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses.
- Buildings are generally two to three stories tall, but may be taller in certain instances.
• Intent is to maintain, enhance and create urban mixed use corridors by encouraging a mix of higher-density residential and mixed use development along the corridor.

• Buildings are generally three to five stories tall, but may be taller along wide, prominent streets.

• Step down in height as they move closer to adjacent lower-intensity areas and residential neighborhoods.
T4 URBAN RESIDENTIAL CORRIDOR POLICY

• Intent is to maintain, enhance, and create urban residential corridors located along prominent urban streets served by multiple modes of transportation and designed and operated to enable safe, attractive, and comfortable access and travel for all users.

• Buildings are generally one to three stories tall, but may be taller at major intersections along wide, prominent corridors.
EXISTING ZONING

- **OR20 – Office / Residential**
  - Intended for a med-high intensity mixture of compatible office and multi-family residential uses.

- **CL – Commercial Limited**
  - Intended for retail, consumer service, financial, restaurant, and office uses.

- **MUL – Mixed-Use Limited**
  - Intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

- **RM20**
  - Intended for a moderately high intensity of single-family, duplex, and multi-family dwellings.
MAJOR AND COLLECTOR STREET PLAN

Constrained ROW: 93'

Magnolia to Ashwood

Constrained ROW: 86'

Ashwood to I-440
3. THE PROJECT

- Why are we here?
- Study Area Boundary
- Potential Outcomes
- Project Timeline
21st Avenue South Corridor Plan

**Trends**
- Corridor Planning
- New development

**Assess**
- Needs
- Opportunities
- Expectations

**Plan**
- Articulate a vision
- Guide change and growth
PROJECT TIMELINE

- **Sept - Oct**
  - Define study area
  - Analyze study area
  - Build public process
  - Form Steering Committee

- **Oct - Nov**
  - Charrette Week
  - Identify needs and vision
  - Evaluate solutions

- **Nov - Jan**
  - Develop plan
  - Consult Steering Committee

- **Jan - Mar**
  - Public Comment Period
  - Plan / UDO to MPC

- **April**
  - Council Adoption of Zoning (Urban Design Overlay)

*we are here*
3. THE CHARRETTE PROCESS

VISIONING SESSION
Identify big ideas and goals

OPEN DESIGN STUDIO
Identify needs and solutions

PUBLIC PRESENTATION
Report back to community
CHARRETTE WEEK GOAL

To Develop a Detailed Framework for Growth and Preservation along 21st Avenue South Corridor:

- Establish a Strategic Vision
- Create a set of Guiding Principles
- Draft a Vision Statement

PLACEMAKING

- business development
- global competitiveness
- equity
- events & activities
- tourism
- transportation planning
- housing
- public safety
- public realm
- community development
- public health
- land use planning
A shared assessment and confirmation of existing conditions, opportunities and challenges, and future character and form along 21st Avenue South.
GUIDING PRINCIPLES

A set of organizing goals and objectives to guide planning and development along 21st Avenue South.
VISION STATEMENT

A short, clear statement summarizing the community aspiration for growth and preservation along 21st Avenue South.
CHARRETTE SCHEDULE
OCT 29TH – NOV 1ST

**Visioning Workshop**
Identify big ideas and goals
- Martin Professional Development Center
- Monday 10/29
  - 6:00 PM

**Open Design Studio**
Create a framework
- Martin Professional Development Center
- Tuesday 10/30
  - 1:30 to 3:30 PM
- Wednesday 10/31
  - 10:00 AM to 12:00 PM

**Work-In-Progress**
Report back to the community
- Martin Professional Development Center
- Thursday 11/1
  - 6:00 PM
POTENTIAL OUTCOMES

- Zoning tools: Urban Design Overlay
- Subdistrict Map
- Land Use Policy update
- Development Scenarios to test the Vision
- Three-dimensional drawings to illustrate the Vision
MY MAIN CONCERN ALONG THE CORRIDOR IS........

Please expand on your thoughts here:

- Land Uses
- Building Design + Materials
- Vehicular Access + Parking
- Building Form + Intensity
- Transportation + Circulation
- Streetscape Design
- Signage
- Other