

LEBANON PIKE VISIONING WORKSHOP

Monday, April 16, 2018

Tonight's Agenda

1. Welcome & Intros

2. The Project

3. The Week Ahead

4. Food for Thought

5. Visioning Exercises

6. Next Steps

1. WELCOME & INTRODUCTIONS

LEBANON PIKE STUDY

PLANNING DEPARTMENT

Responsibilities include:

Work with communities to create land-use policies and community plans

Make recommendations to MPC on zoning decisions, subdivision applications and some development applications

Provide design services to support sustainable development

ADVISORY COMMITTEE

Josh Gulick

Sandra Jo Vandergriff

Maria Mauthe

Josh Wagner

Danielle McDaniel

Gordon Williams

Floyd Shechter

Marty Williams

Gary Slattery

Daryl Woods

2. THE PROJECT

LEBANON PIKE CHARRETTE KICK-OFF

WHY ARE WE HERE?

Collect ideas and expectations

Identify common goals

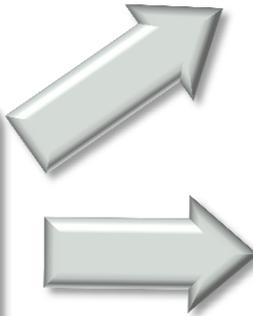
Talk about the future of Lebanon Pike

Articulate a vision

Guide change and growth

POTENTIAL OUTCOMES

**Lebanon Pike
Charrette**



PLAN AMENDMENT

Refinements to land use policy to guide future entitlement requests

SUPPLEMENTAL POLICY

Additional guidance beyond that provided in CCM to address unique features, characteristics, or needs of an area

DEVELOPMENT SCENARIOS

Illustrate development options based on specific sites/ properties and area characteristics

STUDY TIMELINE

MAR

Define study area
Analyze study area
Build public process
Form Advisory
Committee

APR

Charrette
Identify needs and
vision
Evaluate solutions



we are here

MAY

Develop plan
Consult Advisory
Committee

JUN

MPC Public
Hearing

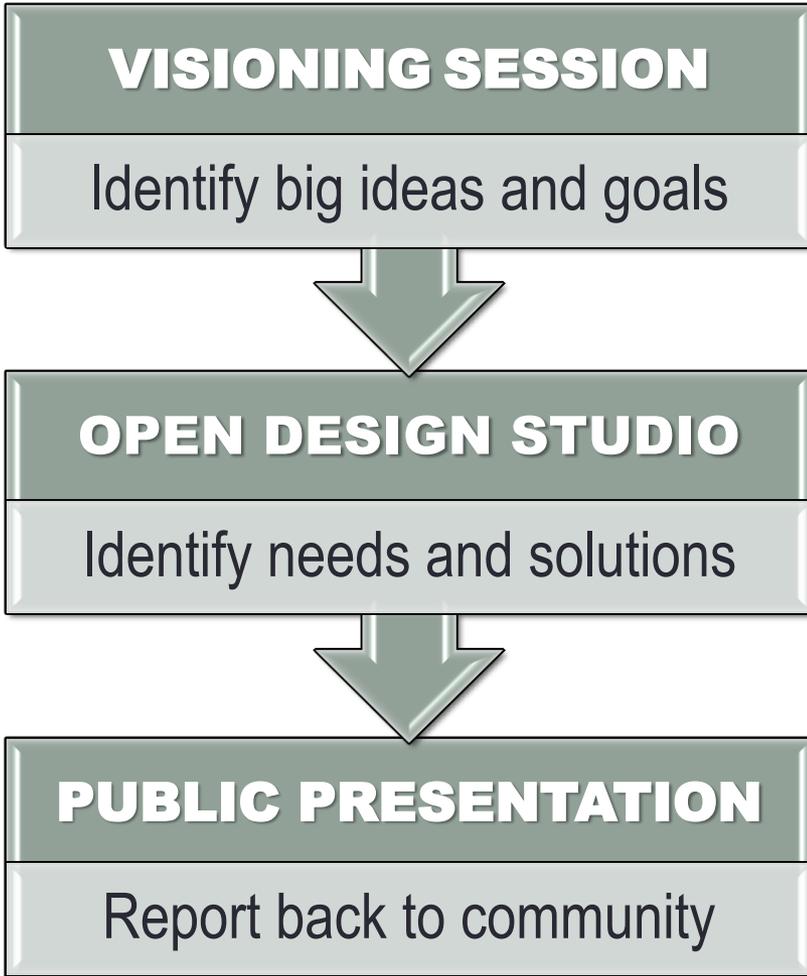
Check out the website for project information and important dates:

LebanonPikeStudy.nashville.gov

3. THE WEEK AHEAD

LEBANON PIKE CHARRETTE KICK-OFF

CHARRETTE SCHEDULE

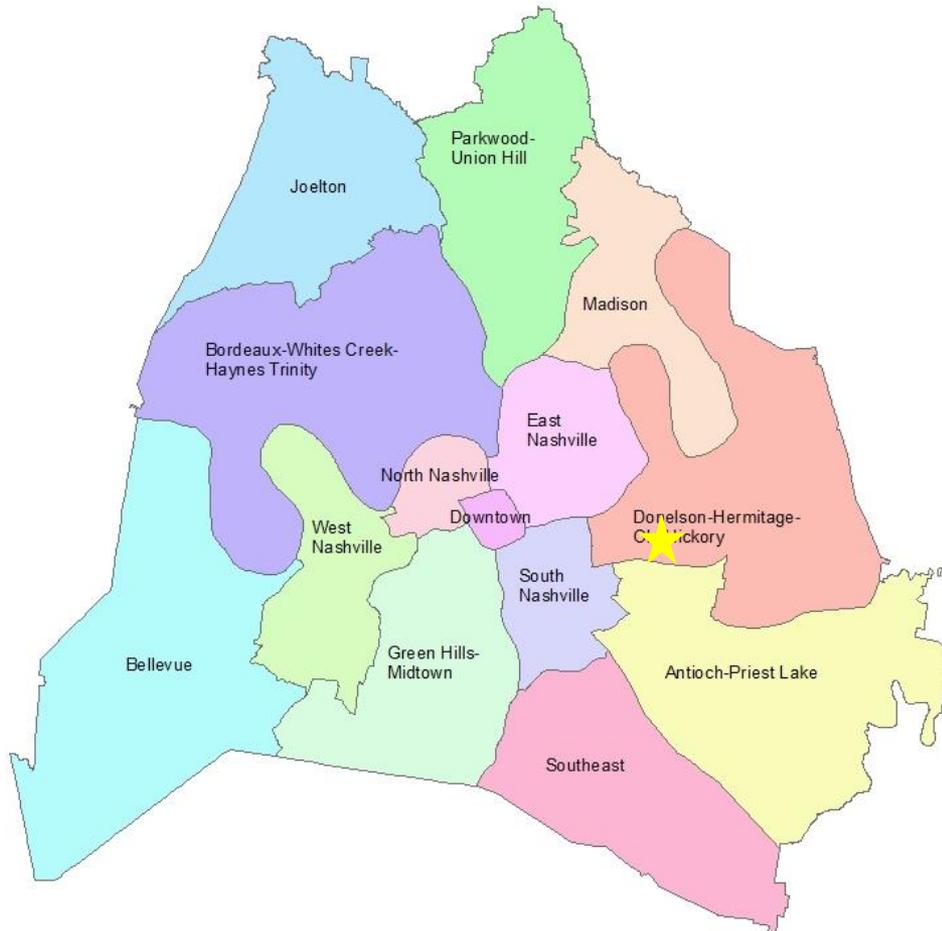


	Monday	Tuesday	Wednesday	Thursday
8:00				
9:00	Set up	Visioning Analysis	Open Design Studio	Closed Design Studio
10:00	Tour	Open Design Studio		
11:00				
12:00	Lunch Break			
1:00	Tour Recap	Open Design Studio	Open Design Studio	Closed Design Studio
2:00				
3:00	Visioning preparation			
4:00	Facilitator training	Steering Committee Meeting		
5:00	Lunch Break			
6:00	Visioning Session			Public Presentation
7:00				

4. FOOD FOR THOUGHT

LEBANON PIKE CHARRETTE KICK-OFF

COMMUNITY PLANNING



Guides decision-making for the future built and natural environments

Prepared by Planning Department

Adopted by Planning Commission

POLICY VS. ZONING

Land Use Policy

Guidance

**Vision for
an area**

Policy change with a plan amendment
does not change current zoning

Zoning

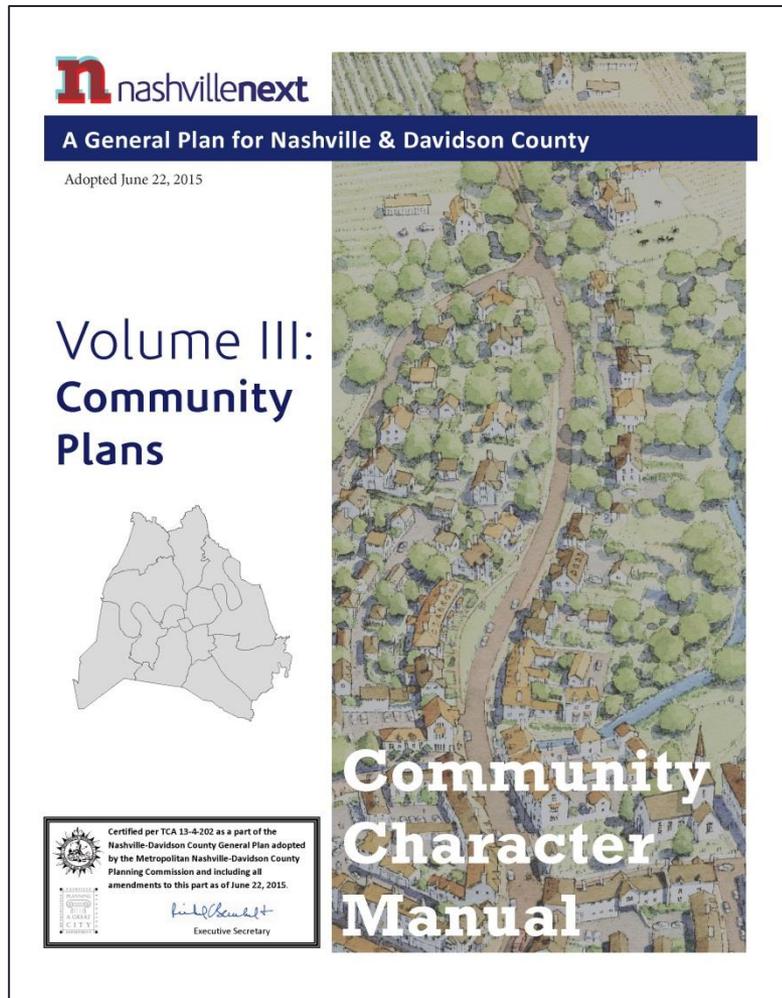
**It's the
Law**

Zoning is
influenced by the
policies in the
Community Plans.

**Controls
physical
development
of land**

e.g. use, density,
height, setbacks,
parking, access,
landscaping, &
signage

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

Help shape the form and character of a community

Transect

T1 - Open Space

T2 - Rural

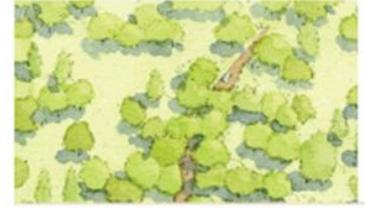
T3 - Suburban

T4 - Urban

T5 - Center

T6 - Downtown

T1



T2



T3



T4



T5



T6



CONSERVATION

CO



CONSERVATION

Preserve environmentally sensitive land features through protection and remediation, including:

- Steep slopes
- Floodway/floodplains
- Rare/special plant or animal habitats
- Wetlands, and
- Unstable or problem soils



CO

CIVIC



CI

CIVIC

Preserve and enhance publicly owned civic properties so they continue to serve public purposes over time, even if the specific purpose changes.



CI

OPEN SPACE

Preserve and enhance existing open space, including public parks and some private land held in conservation easements by land trusts and private groups or individuals.



OS

T3 NEIGHBORHOOD MAINTENANCE

T3NM



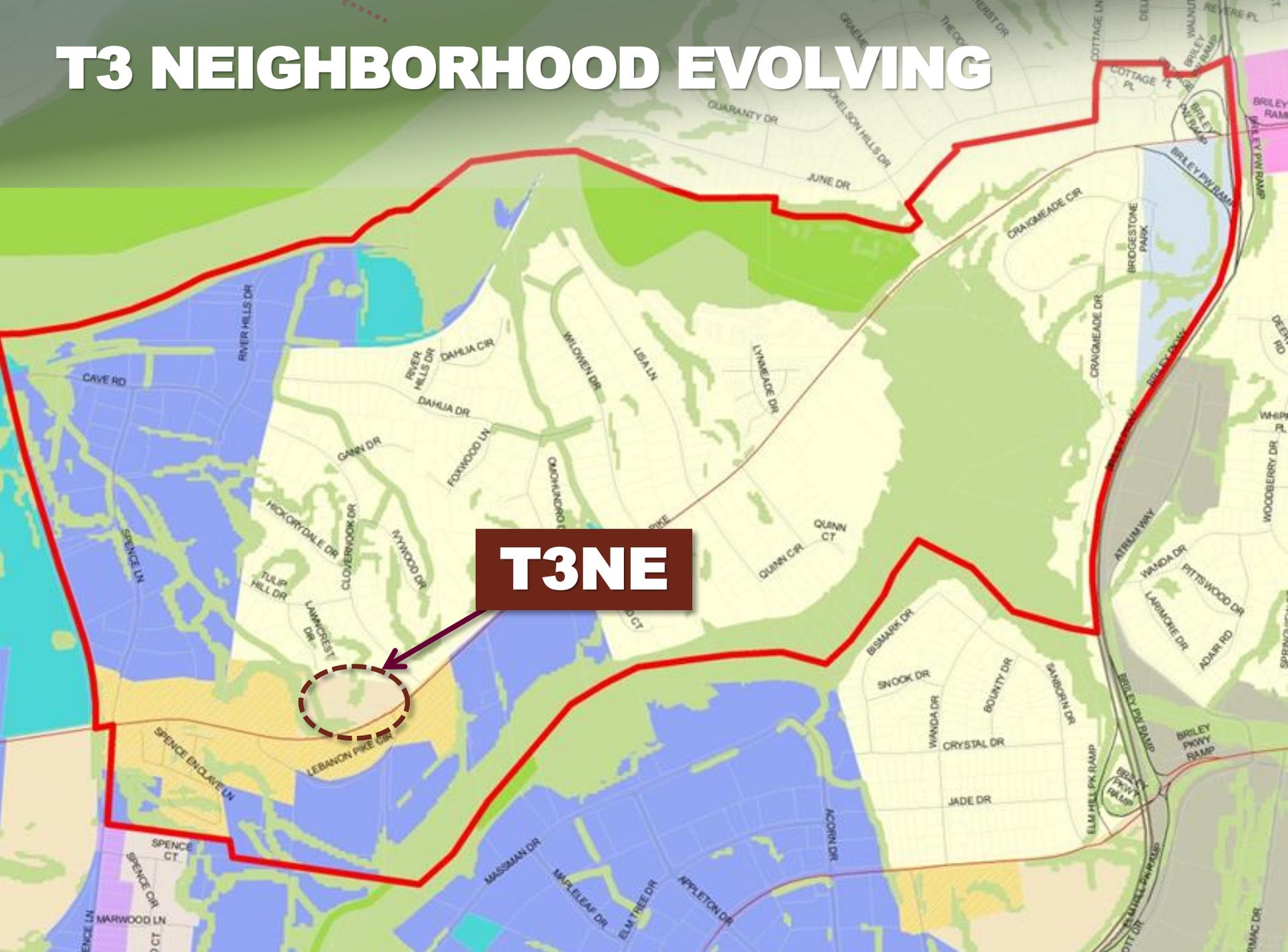
T3 NEIGHBORHOOD MAINTENANCE

to maintain the character of suburban residential neighborhoods. Experience some change over time but efforts are made to retain existing character.



T3 NM

T3 NEIGHBORHOOD EVOLVING



T3NE

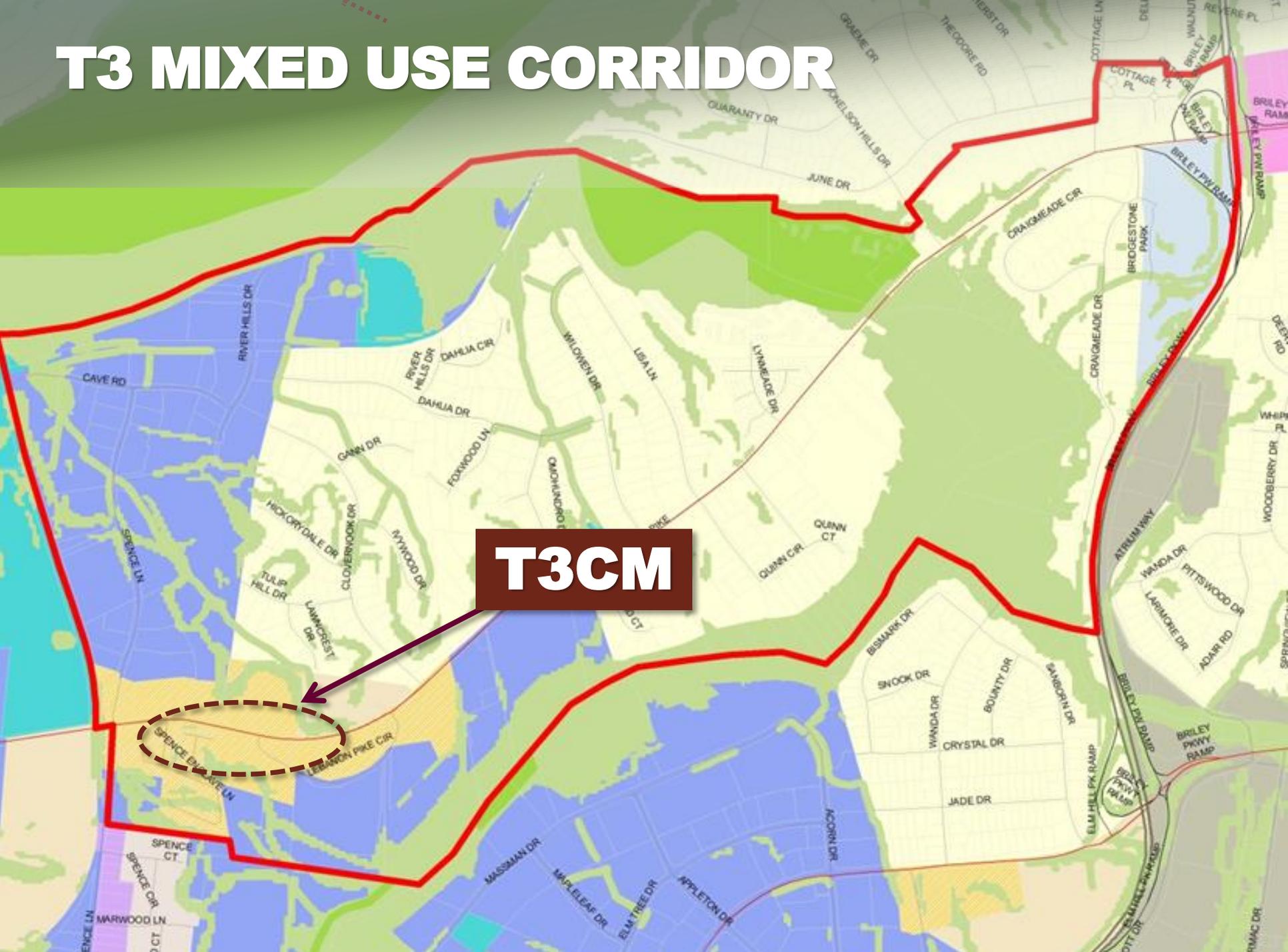
T3 NEIGHBORHOOD EVOLVING

to create and enhance suburban residential neighborhoods with more housing choices, improved connectivity, and moderate density development patterns



T3 NE

T3 MIXED USE CORRIDOR



T3CM

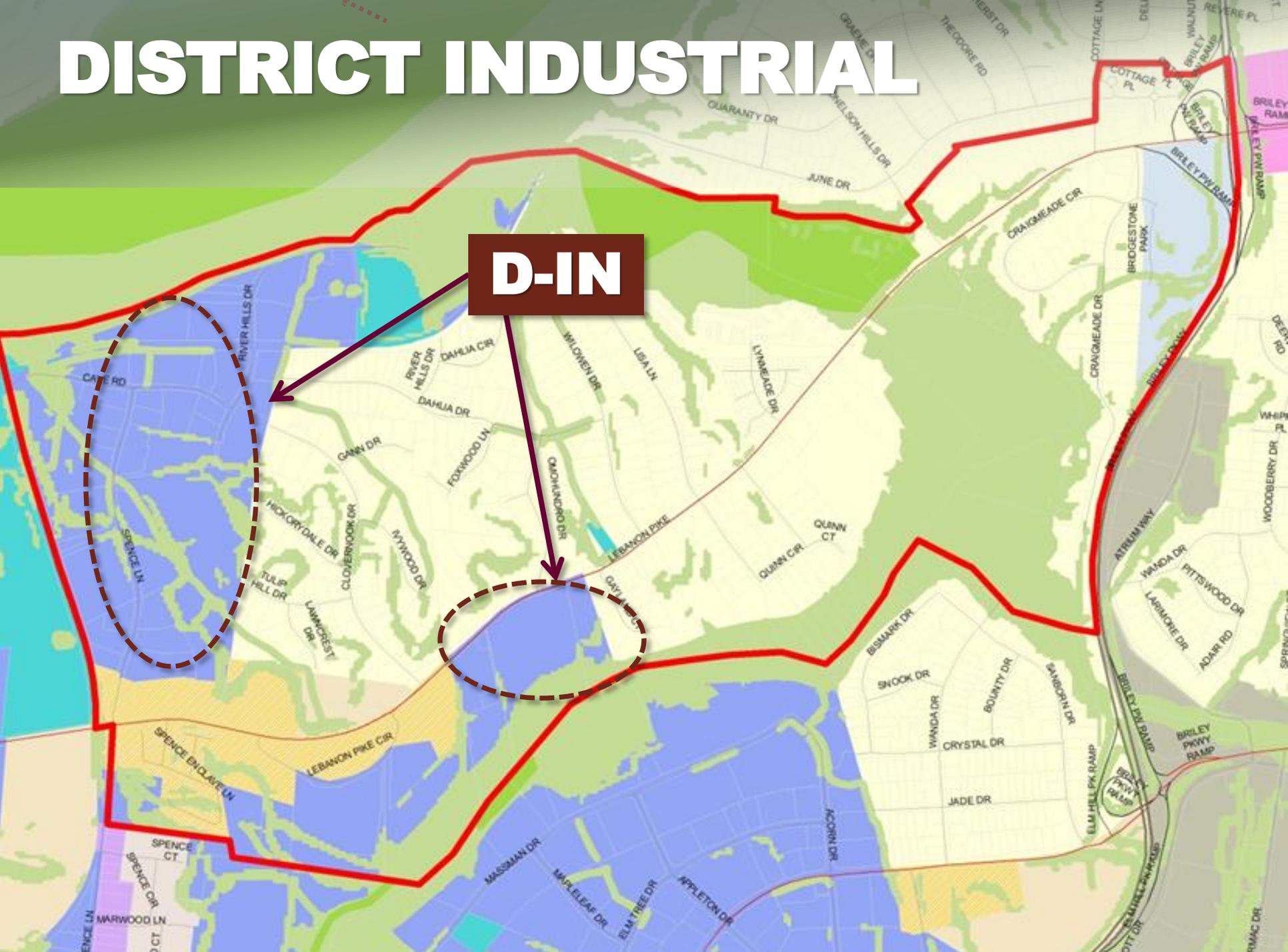
T3 MIXED USE CORRIDOR

to create and enhance suburban mixed use corridors by encouraging mixed use and commercial uses at intersections and residential uses between intersections. Pedestrian friendly areas, generally located along arterial and collector corridors and are served by multiple modes of transportation

T3 CM

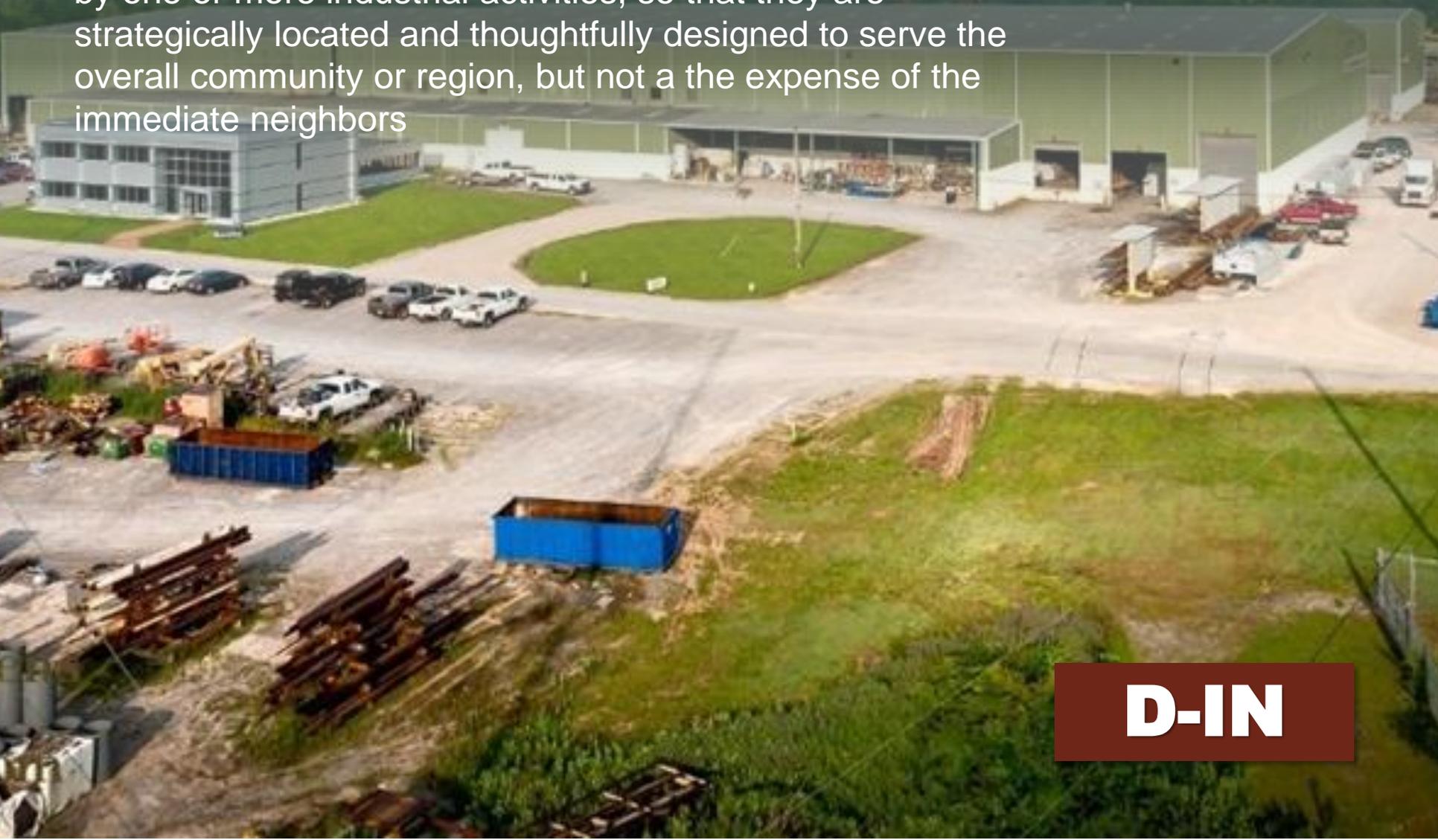
DISTRICT INDUSTRIAL

D-IN



DISTRICT INDUSTRIAL

to maintain, create and enhance Districts 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



D-IN

DISTRICT OFFICE CONCENTRATION

to maintain, enhance, and create Districts where office use is predominant and may be supplemented with complementary uses.



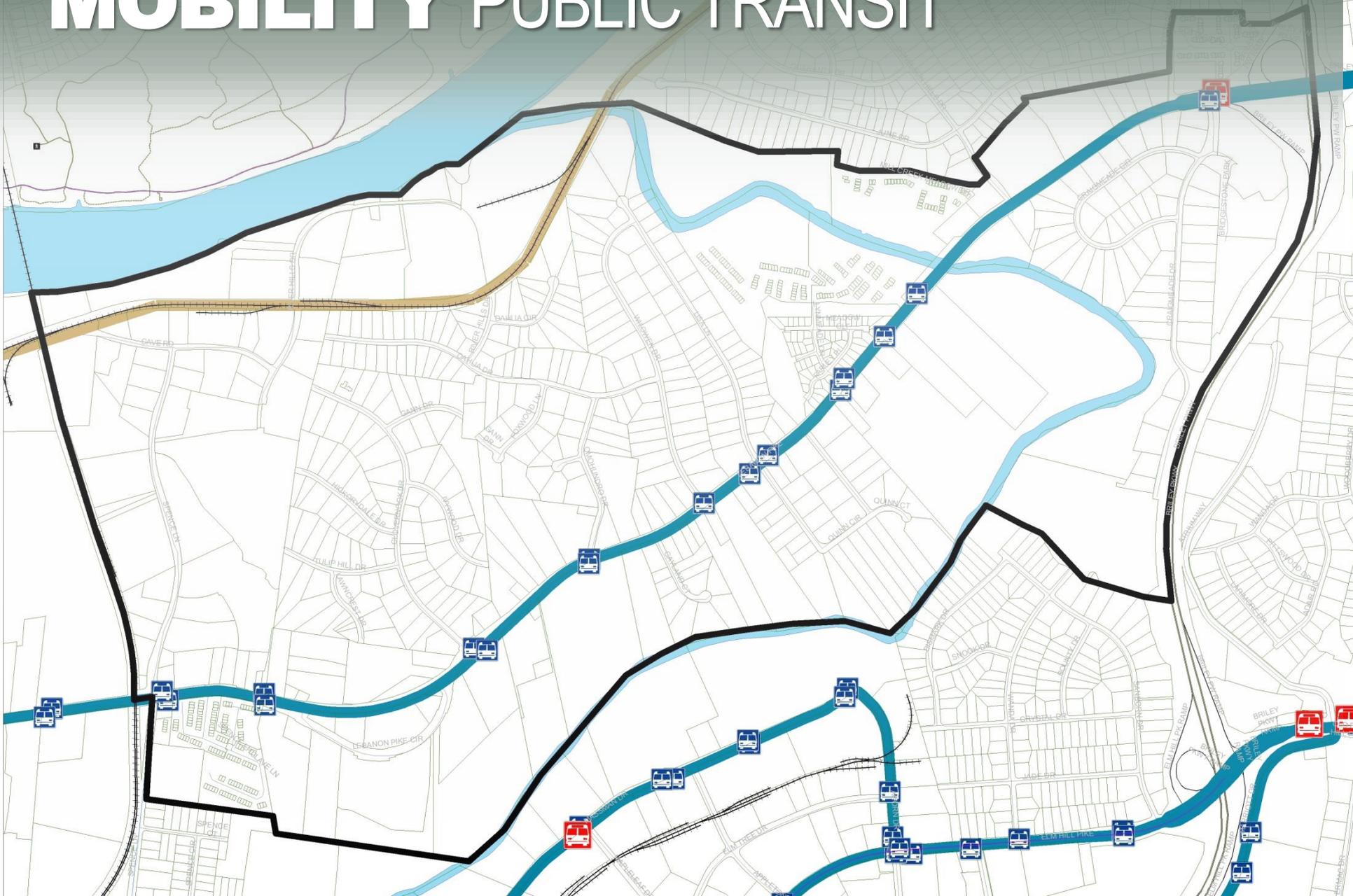
D-OC

MOBILITY REGIONAL CONNECTIVITY



Adopted (2015) MCS

MOBILITY PUBLIC TRANSIT



ENVIRONMENTAL

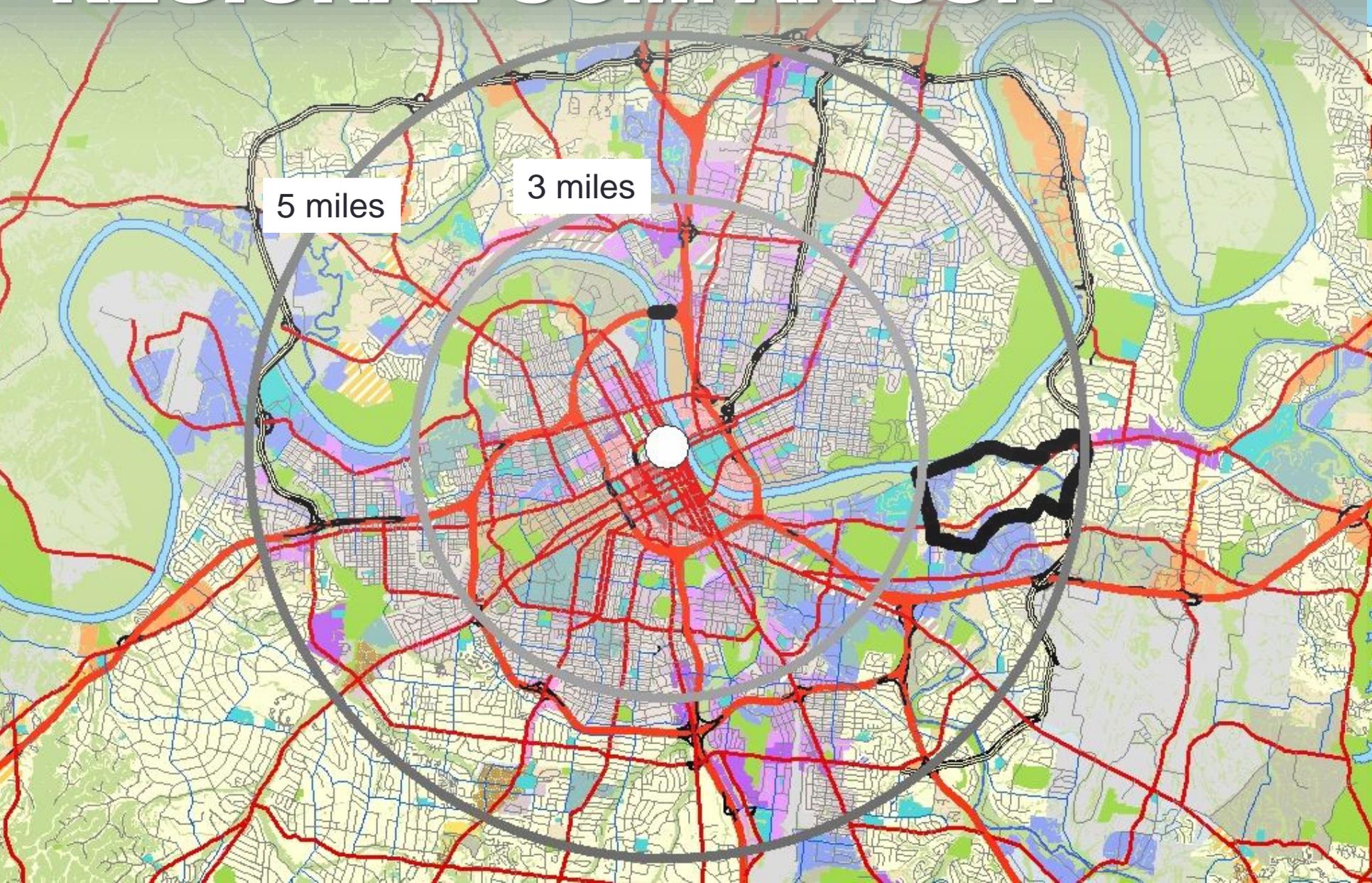
Steep slopes
Stormwater
Cemetery



Legend

- Boundary
- FEMA Floodplain (Category)
 - 01 New Floodplain
 - 02 New Floodplain
 - 03 New Floodplain
 - 04 New Floodplain
- Local Floodplain (Category)
 - 01 New Floodplain
 - 02 New Floodplain
 - 03 New Floodplain
- Slopes (Category)
 - 01 Steep
 - 02 Steep
 - 03 Steep
 - 04 Steep
- Railway
- Priority Line
- Building Footprint
- Non-Street Right-of-Way
- Street Centerlines
- Line

REGIONAL COMPARISON



5. VISIONING EXERCISES

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GROUND RULES

- Cell phones silenced
- Keep an open mind to other ideas or people
- Respect everyone's time
- Stay on topic/schedule
- All ideas are good
- Everyone participates – no one person dominates
- No one has all the answers
- Have fun!



EXERCISE 1

COMMUNITY RESOURCES

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COMMUNITY RESOURCES

An asset that is or can be used to improve the quality of life in a community.

Place	Service	Business	Person/ Event	Nature	Infrastructure
School Church Library Park Community center	Health care Education Organization	Jobs Neighborhood service Restaurant Retail	Neighbor Community leader Farmers market Festivals Neighborhood party	Environment Trees Water Hills Wildlife	Sidewalks Streets Transit Utilities Trails Greenways

EXERCISE 1

COMMUNITY RESOURCES



Group will identify :

- Existing resources to preserve or enhance
- Missing resources

Results will indicate if some areas require guidance beyond land use policy

EXERCISE 1

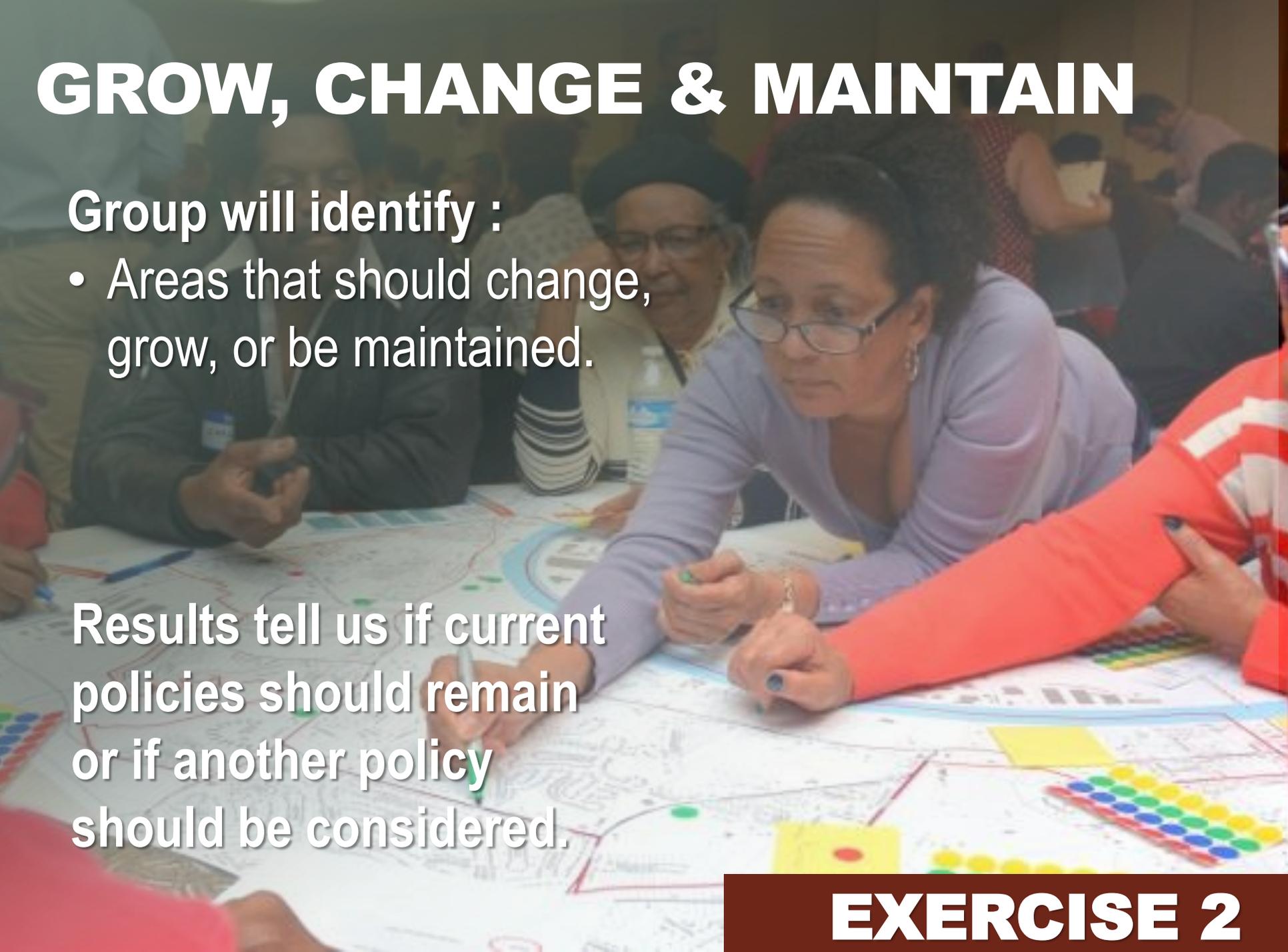
EXERCISE 2

GROW, CHANGE &

MAINTAIN

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GROW, CHANGE & MAINTAIN



Group will identify :

- Areas that should change, grow, or be maintained.

Results tell us if current policies should remain or if another policy should be considered.

EXERCISE 2

EXERCISE 3

FUTURE CHARACTER

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FUTURE CHARACTER

Building on the results of Exercise 2, group will identify:

- Appropriate land uses and building types in areas the group identified to direct growth and change

Results give us insight into which character policy should be considered if a change is desired

EXERCISE 3

EXERCISE 4

DESIGN YOUR CORRIDOR

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DESIGN YOUR CORRIDOR

Create a visual representation of your ideal street. Each table will build street sections showing what they would like Lebanon Pike to be.

Results give us insight into which improvements to Lebanon Pike should be required with development

EXERCISE 4

GROUP PRESENTATIONS

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6. NEXT STEPS

LEBANON PIKE VISIONING WORKSHOP

CHARRETTE SCHEDULE

Open Design
Studio
Tuesday
1:30-3:30 PM

Open Design
Studio
Wednesday
9:30-11:00
AM

Work-in-
Progress
Thursday
5:30 PM

Planning
Commission
June 28th

Check out the website for project information and important dates:

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