Virtual Community Meeting Notice for Madison
Metro Planning Commission Case Numbers 2020CP-004-001 and 2020CP-004-002

WHAT IS THE VIRTUAL COMMUNITY MEETING ABOUT? To discuss two requests to amend the Madison Community Plan, one for property at 1201 S. Graycroft Avenue and one for a portion of the Goodpasture School Campus along I-65. For Graycroft, the request would change the land use policy from Suburban Neighborhood Maintenance (T3 NM) to Transition (TR) policy. For the portion of the Goodpasture Campus, the request would change the land use policy from Suburban Neighborhood Evolving (T3 NE) to District Employment Center (D EC). Conservation policy for sensitive environmental features would not change. The plan amendment areas are shown on the map on the back of this notice.

Virtual Community Meeting
Thursday, July 9, 2020
7:00 – 8:00 p.m.
For more information on how to take part in the meeting using your computer or tablet visit https://www.nashville.gov/Planning-Department/Long-Range-Planning/Community-Plans/Madison.aspx
You will be able to view slides and presentation materials as well as ask questions and share thoughts.
To join the live meeting by phone dial
+1 415 655 0002
Access code: 146 114 8536
However, if only joining by phone, you will not be able to view the presentation or ask questions during the meeting. Please emails questions ahead of time to anita.mccaig@nashville.gov

WHAT IS A COMMUNITY PLAN? Community Plans guide future growth and preservation decisions made by Metro government. This includes recommendations to Metro Council on zone change requests. The Community Character Manual contains more information about the current community plan (land use) policies (available at https://www.nashville.gov/Planning-Department/Long-Range-Planning/Community-Character-Manual.aspx)

WHAT ARE THE CURRENT COMMUNITY PLAN (LAND USE) POLICIES?
For Graycroft: The current policy for the plan amendment area is Suburban Neighborhood Maintenance (T3 NM). T3 NM is 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 neighborhoods. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses.

For Goodpasture School: The current policy for the plan amendment area is Suburban Neighborhood Evolving (T3 NE). T3 NE is 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 building setbacks and spacing between buildings. Successful infill and redevelopment in existing neighborhoods need to consider timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers/corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance increased growth and density with its impacts on natural features.

WHAT CHANGES ARE PROPOSED? (PLEASE SEE MAP ON REVERSE FOR MORE DETAIL)
For Graycroft: The plan amendment request would change the land use policy to Transition (TR). TR is 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.
For Goodpasture School: The plan amendment request would change the land use policy for a portion of the campus to District Employment Center (D EC). This policy already covers part of the campus. D EC is 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 not necessarily vertically mixed.

**WHY IS THIS CHANGE PROPOSED?** Both requests are associated with zone change requests. For Graycroft, the owner wants to reuse an existing house for an office. For Goodpasture School, the school would like to rezone along the interstate. You can find out more about these requests at: [https://maps.nashville.gov/DevelopmentTracker/#](https://maps.nashville.gov/DevelopmentTracker/#)

**WHO CAN I CONTACT?** For more information about the two plan amendments or the virtual meeting, please contact Anita McCaig at anita.mccaig@nashville.gov or 615 862-7156.

Map of Proposed Community Plan Amendment Areas (shown with black outlines)

---

The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862–7150 or josie.bass@nashville.gov. For Title VI inquiries, contact Melody Fowler-Green, executive director of Human Relations at (615) 880-3374. For all employment–related inquiries, call 862-6640. Please see the Metro Planning Commission website at http://www.nashville.gov/Planning-Department.aspx for the most up-to-date version of this statement.