

HIGHLAND HEIGHTS STUDY

Errata Sheet

The list below documents the changes made to the Highland Heights Study following the May 14, 2018 public release of the Planning Commission Draft. Changes are reflected in the Planning Commission Draft for Adoption.

Pg.	Section	Paragraph	Line	Description of Edit
1	Cover page	n/a	n/a	Revised to reflect “Planning Commission Draft for Adoption” and to reflect the date the document became public “June 8, 2018”
2	Other Acknowledgements	n/a	n/a	Added the following groups: <u>Historical Commission, Metropolitan Transit Authority, Parks and Recreation Department, Public Works Department, TDOT, and Water Services</u>
4	Sidebar: History of the Planning Process	2	12	Revised, as follows: “...Overlay <u>adopted by Metro Council</u> that...”
5	History Summary	1	6	Revised, as follows: “...Greenhouse s – one ...”
7	Process Summary	2	2	Revised as follows: “...reviewed <u>a draft multiple iterations of the study</u> document”
8	Land Use and Development	1	4	Revised as follows: “Over t ime” (i.e. inserted space between over and time”
10	Goals	1	1	Revised, as follows: “...Residential character of <u>the neighborhood</u> core.”
12	Community Character Policy	2 (Item 1)	5	Revised, as follows: “...the <u>neighborhood</u> core.”
17	Building Regulating Plan	2	1	Revised, as follows: “...Fig. 4, establishes <u>eight nine</u> ...”
17	Building Regulating Plan	2	8 (last)	Revised, as follows: “...development <u>within</u> each subdistrict...”
17	Building Regulating Plan	3	3	Revised, as follows: “...intensity (<u>i.e. appropriate zoning districts</u>) by subdistrict.”
19	Table 2	Subdistrict R5	n/a	Add indication that “House (2 unit) & DADU” are appropriate building types in R5
21	Table 3	Subdistrict R6	n/a	Revised, as follows: “ <u>*Appropriate only for E. Trinity Ln.</u> ”
22	Fig. 5	1	1	Revised, as follows: “... <u>sub</u> districts.”
23	Fig. 6	1	1	Revised, as follows: “... <u>sub</u> districts.”
24	Fig. 7	1	1	Revised, as follows: “Allowed in the R3, R4, R5, <u>M3</u> subdistricts.”
25	Fig. 8	1	1	Revised, as follows: “... <u>sub</u> districts.”
26	Fig. 9	1	1	Revised, as follows: “... <u>sub</u> districts.”
27	Fig. 10	1	1	Revised, as follows: “... <u>sub</u> districts.”
28	Fig. 11	1	1	Revised, as follows: “... <u>sub</u> districts.”
29	Fig. 12	1	1	Revised, as follows: “... <u>sub</u> districts.”
30	Fig. 13	1	1	Revised, as follows: “... <u>sub</u> districts.”

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35	Fig. 19	n/a	n/a	Increased the right-of-way width to 56' min. to accommodate on-street parking.
35	Fig. 20	n/a	n/a	Increased the right-of-way width to 50' min. to accommodate on-street parking.
41	Fig. 23	n/a	n/a	The greenhouse site design scenario was updated as follows: <ul style="list-style-type: none"> • Buildings along Marshall right-of-way have been reoriented so that the fronts do not face onto the backs of properties along Joy Circle. This helps mitigate primary views onto the backs of property. • Marshall street cross-section shows a sidewalk and a landscape buffer along the north side that extends from Jones Avenue to the recently approved Marshall Crossings SP. This area physically separates the double frontage lots along Love Circle from the development to the south, and still allows properties to have accessory dwelling units if desired.
41	Bullet 2	n/a	n/a	Inserted additional language as follows: <u>“Development along the southern edge of Marshall St. should be designed to appropriately respond to the double frontage condition across the street by orienting buildings to north-south streets and open spaces.”</u>
47	Appropriate Zoning Districts	3	1	Insert new paragraph, as follows, following the bulleted paragraph at the end of the Appropriate Zoning Districts section: <u>“Establishing a design-based zoning district to implement Part 2 of this plan is a high priority action intended to follow adoption. The intent is for staff to continue to coordinate with the District 5 Councilmember and the community in order to establish either a Specific Plan district or Urban Design Overlay. Base zoning districts described as appropriate for each subdistrict (Table 3) of the Building Regulating Plan, are appropriate until such time that the design-based zoning is adopted and in effect.”</u>
48	SP	2 (2 nd bullet)	1	Revised, as follows: <u>“Explore establishing</u> a study area-wide SP.”

Pg.	Section	Paragraph	Line	Description of Edit
48	UDO	1	1	Insert new paragraph, as follows, below the Urban Design Overlay header: <u>“An Urban Design Overlay, or UDO, is a zoning tool that requires specific design standards for development in a designated area. A UDO is used to either protect the pre-existing character of the area or to create a character that would not otherwise be ensured by the development standards in the base zoning district. UDOs overlay the current base zoning and allow for development standards above and beyond those in the base zoning.”</u>
48	UDO	n/a	n/a	Insert the following bullet points after last paragraph of the section: <ul style="list-style-type: none"> • <u>Enhance Dickerson Pike UDO. Enhance existing UDO to include additional design standards sufficient to implement T4 Mixed Use Neighborhood policy and subdistrict M2, as identified by the Building Regulating Plan and Mobility Plan established in Part 2.</u> • <u>Explore establishing study area-wide UDO. This UDO would be designed to implement the development standards and cross sections identified by the Building Regulating Plan, Mobility Plan and Supplemental Policy Areas established in Part 2.</u>
49	New section “Other Zoning Options”	n/a	n/a	Insert the following paragraph before the UZO section: <u>Other Zoning Options</u> <u>Absent adoption of a design-based zoning district, other opportunities exist that may also help implement the recommendations of the plan, including expansion of the Urban Zoning Overlay, and a Contextual Zoning Overlay. Each is described below.</u>
49	UZO	4 (first bullet)		Revised, as follows: <u>“Explore expanding the UZO...”</u>
50	Contextual Zoning Overlay	1	2	Revised, as follows: <u>“...apply design standards bulk and access regulations necessary ...”</u>
50	Contextual Zoning Overlay	1	After line 8	Insert the following bullet point after last paragraph of the section: <ul style="list-style-type: none"> • <u>Explore establishing Contextual Zoning Overlays. These overlays would be designed to implement T4 NM policy and subdistricts R1 and R2 as identified by the Building Regulating Plan, Mobility Plan established in Part 2.</u>

Pg.	Section	Paragraph	Line	Description of Edit
50	New header	n/a	n/a	Insert new header “ Redevelopment Plans ” before the Skyline Redevelopment District section
50	Skyline Redevelopment District	2	After line 8	Revised, as follows: “ Explore expanding the Skyline Redevelopment District northward.”