Please see next slide and second to last slide for updated information

Community Meeting
East Nashville Community Plan Amendment
Proposed McGavock House Development
MPC Case # 2016CP-005-001

March 3, 2016
6:30 – 7:30 p.m.
East Police Precinct
The applicant has requested to defer both the Community Plan Amendment (2016CP-005-001) and Specific Plan (SP) Zone Change (2016SP-024-001) to the **April 28, 2016** Planning Commission Meeting. The Commission will act on the deferral requests at its April 14 meeting.

The Community Plan Amendment now under consideration is to change the Community Character Policies from Urban Neighborhood Maintenance (T4 NM) and Urban Neighborhood Evolving (T4 NE) to Urban Neighborhood Center (T4 NC). There was originally a possibility that Urban Mixed Use Neighborhood (T4 MU) policy would be needed because of uncertainty about one of the proposed uses in the SP. This has been cleared up and T4 MU is no longer being considered.
1. Welcome and Introductions

2. What are community plans and what are they used for?

3. Proposed Community Plan Amendment – what does the policy for the site support now and what would the proposed policy support?

4. Questions and Discussion
   a. Community Planning Issues Questions & Discussion
   b. Questions & Discussion about the Specific Plan zone change application that accompanies the community plan amendment application

5. Next Steps & Adjourn
Community Planning in Nashville

Each of the 14 planning areas has its own Community Plan. These are updated every 7-10 years and amended more frequently.

The East Nashville Community Plan was last updated in 2015 as part of the NashvilleNext General Plan.
• Updated as part of NashvilleNext along with all the community plans

• Contains the standard policies used in all community plans

• Policies are applied to properties in each planning community through a community participation process sponsored by the Metro Planning Department

• Standard CCM policies may be supplemented by Special Policies in the community plans
Policies Guide:

- Planning Commission recommendations to Metro Council for zone change requests
- Some Planning Commission subdivision actions
- Planning Department recommendations to the Board of Zoning Appeals for Special Exception requests
- Improvements to implementation tools – ex: changes to the zoning code and subdivision regulations
- Public and private investment decisions
- Capital Improvements Budget (streets, sidewalks, schools, libraries, etc.)
Policy vs. Zoning – What’s the difference?

- While the policies are *guidance*, zoning is *law*.
- Laws that control the physical development of land and the land uses allowed.
  - Land Use
  - Density
  - Height
  - Setbacks
  - Parking
  - Landscaping
  - Signs
- Zoning is influenced by the policies in the Community Plans.
Community Plan Amendments

- Updating the plan for a smaller area
- Something has changed or might be beneficial to consider changing
- Amendment proposals can come from the public or private sector
Not part of SP zone change application
Northwest corner of Vaughn and Meridian Streets

Northeast corner of Vaughn and Meridian Streets

Southwest corner of Cleveland and Meridian Streets

Southeast corner of Cleveland and Meridian Streets

Adjacent to Community Plan Amendment Area – Meridian & Cleveland Streets
Adjacent to Community Plan Amendment Area – Cleveland Street

Larger View – Nearby Urban Neighborhood Center (T4 NC) Areas
Proposed Community Plan Amendment

Change policies from:
- Urban Neighborhood Maintenance (T4 NM) and Urban Neighborhood Evolving (T4 NE)

To:
- Urban Neighborhood Center (T4 NC) or Urban Mixed Use Neighborhood (T4 MU)?
- Either would need a **Special Policy** in this case

Reason:
- To support a change to a Specific Plan (SP) zoning district that would allow mixed use development including storage & production
Urban Neighborhood Maintenance (T4 NM)

- Preserve character of established residential neighborhoods

- T4 NM areas will experience some change over time – mostly when houses are expanded or replaced

- T4 NM policy seeks to retain neighborhood character as changes take place
Primarily housing with some neighborhood institutional uses such as houses of worship

Each T4 NM neighborhood has its own character – may have different mixes of housing

Housing pattern along major streets may vary somewhat from interior of neighborhood
Urban Neighborhood Evolving (T4 NE)

- Enhance and create urban residential neighborhoods
- T4 NE policy may be applied either to undeveloped areas or developed neighborhoods that are intended to evolve to a different character
- Experience more changes than T4 NM areas
Changes should result in a mix of housing types to:

- Meet different housing needs
- Improve mobility options (walking, biking, driving, transit)
- Support nearby mass transit and consumer businesses
  - Denser housing patterns = more customers for businesses and more riders for mass transit

**T4 NE Characteristics**
Urban Neighborhood Center (T4 NC)

- Preserve, enhance and create urban neighborhood centers
- Serve neighborhoods within about a 5-minute walk
- Mixed use – sometimes in the same building, sometimes not:
  - Retail & restaurants
  - Office
  - Residential
T4 NC Characteristics

- Small, neighborhood-scaled areas
- Buildings close to the street
- Walkable, convenient to get to by foot, bike, car, or transit
- Preferred to confine to 4 corners of an intersection
Urban Mixed Use Neighborhood (T4 MU)

- Preserve, enhance and create urban mixed use neighborhoods
- Variety of housing types
- Mixed use, commercial, office, institutional and even light industrial development
- Unlike T4 NC, different uses can be mixed throughout a neighborhood as opposed to specific locations set aside for mixed use with residential surrounding
Emerging trends –

- “Maker culture” – anything from artisan manufacturing to high-tech entrepreneurs
- Co-working
- Hound Dog Commons on Douglas Avenue – converted garage
- Fort Houston in Wedgewood-Houston – older industrial area changing character
T4 MU Characteristics

- Mixed use with moderate to high density residential
- Buildings close to the street
- Highly connected complete street networks
  - Sidewalks
  - Bikeways
  - Existing or planned mass transit
Based on the specific type of development proposed for the site

Regulates both use and design

The proposed McGavock House SP includes storage and production uses for the accessory building on Vaughn Street – those uses are defined as light industrial

Special Policy in T4 NC – to support this type of light industrial

Special Policy in T4 MU – to limit the types and locations of that and any other potential light industrial uses
T4 NC Area +- 250 feet south on Meridian Street

- Mostly houses zoned commercial and used as residential – zoning put in place long ago
- Others: commercial, office, service shop, warehouse
- Older industrial buildings
T4 NC Area +-815 feet east on Cleveland Street

- Small commercially zoned area
- Only two corners of the intersection – other two are residentially used and zoned
- Cantrell’s BBQ on southeast corner & newer housing on northwest corner
Questions and Discussion
UPDATED Next Steps

PLANNING COMMISSION PUBLIC HEARING DATE — DEFERRAL
REQUESTED BY APPLICANT TO:
Thursday, April 28, 2016
4:00 p.m.

Howard Office Building –
Sonny West Conference Center
700 Second Avenue South

Assuming the Planning Commission defers the applications to April 28, the MPC meeting agenda and staff report will be posted on the Planning Department website (nashville.gov/mpc) Friday afternoon April 22.

Check the MPC Action Agenda for the April 14 Planning Commission meeting late on Friday, April 15 to make sure the applications have been deferred.
Additional Comments/Concerns

Plan Amendment – Cindy Wood
Cindy.wood@nashville.gov
Reference MPC Case Number 2016CP-005-001

SP Zone Change – Lisa Milligan
Lisa.milligan@nashville.gov
Reference MPC Case Number 2016SP-024-001

Or can send comments directly to all of the Planning Commissioners at planningcommissioners@nashville.gov