

Community Meeting and Public Hearing Notice

Proposed Community Plan Amendment for various properties located between I-40, I-440, 33rd Avenue North, Trevor Street, and 35th Avenue North
Metro Planning Commission Case Number **2016CP-007-001**

WHAT IS THE COMMUNITY MEETING ABOUT? A request to amend the West Nashville Community Plan for various properties located between I-40, I-440, 33rd Avenue North, Trevor Street, and 35th Avenue North. The amendment request is to apply a Special Policy to this area to support a taller building for part of the amendment area than the existing Community Character Policy would normally support. A map on the back of this page shows the affected area.

WHEN AND WHERE IS THE COMMUNITY MEETING? Monday, May 23, 2016 at 6:00 PM in the Library/Media Center at The Cohn School, 4805 Park Avenue, Nashville, TN 37209.

WHEN AND WHERE IS THE PLANNING COMMISSION PUBLIC HEARING? Thursday, June 23, 2016, beginning at 4 PM at the Sonny West Conference Center in the Howard Office Building, 700 Second Avenue South in Nashville.

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 West Nashville Community Plan contains Special Policies that provide more detailed guidance than the standard Community Character Policies for areas that need that higher level of policy guidance along with information about existing conditions and future plans, such as transportation improvements (available at <http://www.nashville.gov/Planning-Department/Community-Planning-Design/Community-Plans/West-Nashville.aspx>).

The Community Character Manual contains more information about the current community plan policy (available at <http://www.nashville.gov/Planning-Department/Community-Planning-Design/CCM.aspx>). The existing T4 Urban Neighborhood Evolving policy is in the T4 Urban chapter.

WHAT IS THE CURRENT COMMUNITY PLAN POLICY? The current policy for the community plan amendment area is Urban Neighborhood Evolving (T4 NE). T4 NE policy applies to existing or planned urban residential neighborhoods. T4 NE areas are expected to change over time to provide a broad range of housing types to meet different housing needs and to improve mobility options (walking, biking, transit, and driving). T4 NE areas support mass transit and consumer businesses through a denser housing pattern that provides more nearby transit riders and customers.

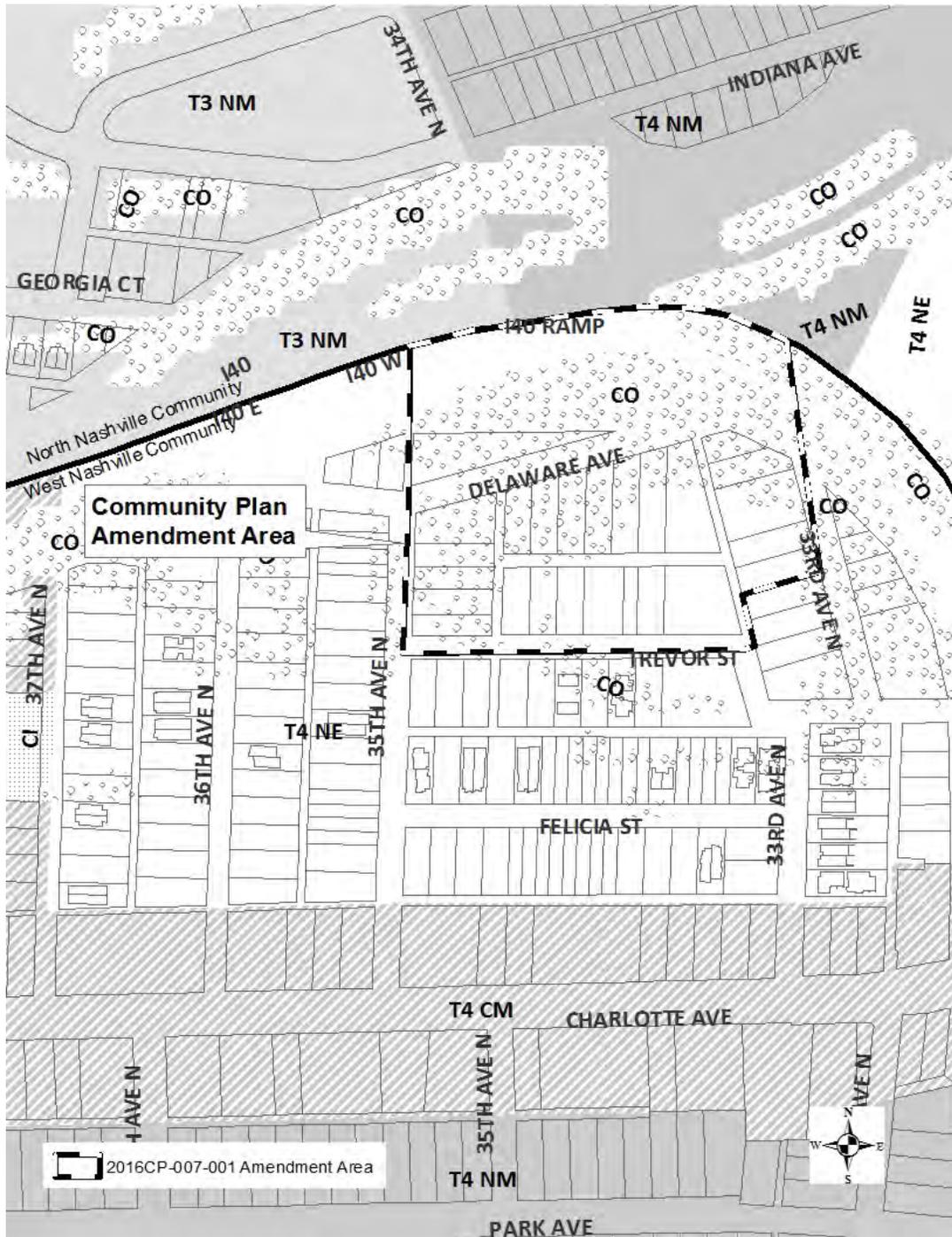
WHAT CHANGES ARE PROPOSED? The request would apply a Special Policy to the proposed amendment area to support 7 stories as viewed from the interstate but limited to a maximum of 4 stories visible from the neighborhood. T4 NE policy normally supports buildings of up to three stories with heights of up to 5 stories potentially being supported under particular circumstances outlined in the T4 NE policy section of the Community Character Manual.

WHY IS THIS CHANGE PROPOSED? To make the community plan policies supportive of a requested zone change and to recognize changing conditions in the area.

WHO CAN I CONTACT? For more information about the plan amendment, please contact Cindy Wood, email: cindy.wood@nashville.gov or 615-862-7166 and reference MPC Case # **2016CP-007-001**. For more information about the zone change please contact Jason.swaggart@nashville.gov or 615-862-2717 and reference MPC Case # **2016SP-004-001**.

MPC Case #2016CP-007-001

Map of Proposed Community Plan Amendment Area



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