



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201

To: Charlotte Avenue Corridor Study Steering Committee

From: Dara Sanders, Project Manager

Re: Charlotte Avenue Corridor Plan (2018CP-007-003)

Date: October 3, 2018

The Charlotte Avenue Corridor Plan proposes to update existing West Nashville Community Plan Supplemental Policies, the Major and Collector Street Plan, and the WalknBike plan for Charlotte Avenue between I-440 and White Bridge Pike. The draft plan was developed during an intensive, three-month public participation process involving property owners, residents, business owners, neighborhood leaders, and other stakeholders. While the plan represented a broad consensus among community stakeholders, Planning staff received requests to amend the draft corridor plan after the public input period expired. The plan was advertised and scheduled to be considered by the Planning Commission on September 27th, however, it was deferred in order to provide additional time for staff to reflect requested clarifications and updates to the plan that are referenced below

Requested Amendments to the Charlotte Avenue Corridor Plan

1. Council Member Murphy requested a clarification to the height incentive proposed for Subdistrict 5 related to publicly accessible open space.

Staff has made the following addition to Subdistrict 5:

“The minimum open space area recommended to qualify for additional height must be 10% of the property square footage and immediately or easily accessible to the public on the property from the public right-of-way.

To take advantage of the increased height, future development must provide accessible open space in the form of parks, plazas, arcades, or courtyards. Additional open space types may be considered by the Planning Commission based on the merits of the project and public benefit.”

2. On September 25th, the property owner of 3307 Charlotte Avenue requested to increase the maximum permitted height in Subdistrict 6 from three stories to four stories.

Staff has analyzed the ability to achieve four stories under existing physical conditions and entitlements, and have determined that the requested height can be achieved and is consistent

with current and surrounding entitlements. Staff has amended the language to support up to four stories for Subdistrict 6.

3. On September 26th, the Sylvan Park Neighborhood Association (SPNA) requested that the Charlotte Avenue Corridor Plan be deferred and requested the following:

- To limit any additional development on the south side of Charlotte near 53rd and 54th Avenues and the creek to a maximum of four stories.

Staff has removed the height incentive in this location.

- To leave the existing Richland Park footprint intact and to limit the width of Charlotte Avenue to its current dimensions.

The current plan illustrates the future planned cross section for Charlotte Avenue, corresponding with the Major and Collector Street Plan, with an ultimate right-of-way needed for future capacity of the street. Staff anticipates that Charlotte Avenue will remain as is for the foreseeable future and has included a note in the plan.

SPNA has also requested the following:

- That Metro (eventually) purchases the properties closest to Richland Creek to reclaim them as floodplain.

Reclaiming the floodway and floodplain of Richland Creek is the primary goal of Subdistrict 2. Staff supports policies and practices that prioritize environmental stewardship; however, staff cannot commit through this Charlotte Avenue update that Metro Nashville Government will purchase commercially zoned property through the FEMA Hazard Mitigation Program, which provides federal funding for the acquisition of flood-prone properties.

- To confirm that 1) the 150 foot setback for any 6-story development applies down to the 4100 block of Charlotte on the north side and 2) that there is no six-story policy on the south side of Charlotte.

Staff has confirmed that this is correct based on the current language for Subdistrict 5.