

Virtual Community Meeting Notice for Properties along Murfreesboro Pike, near Harding Pl. and Old Murfreesboro Pk.

Metro Planning Commission Case Number 2020CP-013-001

WHAT IS THE VIRTUAL COMMUNITY MEETING ABOUT?

To discuss a requested land use policy change to the *Antioch – Priest Lake Community Plan*. The requested plan amendment would change policy for properties along Murfreesboro Pike (near Harding Pl.) The study area is shown on the third page of this notice.

Virtual Community Meeting

Tuesday, January 11, 2022

6:00 – 7:00 p.m.

For more information on how to take part in the meeting, go online and:

- Visit the Metro Nashville Planning Department webpage:
<https://www.nashville.gov/departments/planning> (click on the event information in the calendar toward the bottom of the page)

Joining the meeting through your computer, smartphone or tablet provides you the opportunity to view slides and presentation materials as well as ask questions and share thoughts.

To join the live meeting by phone:

- Dial '415-655-0002'
- When prompted for the meeting access code, dial '2480 398 5278', followed by # sign
- When prompted, press # sign to indicate you are an attendee
- **NOTE (JOINING BY PHONE):** you will **not** be able to view the presentation unless you also watch the livestream online. Please email questions ahead of time to olivia.ranseen@nashville.gov

If the link does not work:

- Go to [Nashville.webex.com](https://nashville.webex.com)
- Enter '2480 398 5278' in the Join Meeting Textbox and hit enter
- Fill in your information on the right hand-side
- Enter the Event Password: 'metro'
- Click on 'Join Now'

Please note that land use (community character) policy guides future land use decisions, such as zone change requests. A change in policy does NOT change a property's zoning. Changing a property's zoning requires a separate public process.

WHAT IS THE CURRENT COMMUNITY CHARACTER POLICY?

Currently, there are three community character (land use) policies that guide future property entitlement requests.

- **Conservation (CO)** policy recognizes the presence of environmentally sensitive features, such as floodways/floodplains and steep slopes. CO policy remains in place and is not proposed to change.
- **District Office Concentration (D OC)** policy is intended to maintain, enhance, and create districts where office use is predominant and where opportunities to add complementary uses are present. The development and redevelopment of such districts occurs in a manner that is complementary of the varying character of surrounding communities.
- **Suburban Neighborhood Maintenance (T3 NM)** policy is intended to maintain 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 the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

WHAT CHANGES ARE PROPOSED? NOTE: CONSERVATION POLICY WOULD REMAIN.

The proposed amendment could change the **District Office Concentration (D OC)** policy to a combination of **Suburban Mixed Use Corridor (T3 CM)** policy along Murfreesboro Pike and **Suburban Neighborhood Evolving (T3 NE)** policy behind the corridor. The **Suburban Neighborhood Maintenance (T3 NM)** policy could change to **Suburban Neighborhood Evolving (T3 NE)** policy.

- **Suburban Mixed Use Corridor (T3 CM)** policy is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located along pedestrian friendly, prominent arterials and collectors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive, and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.
- **Suburban Neighborhood Evolving (T3 NE)** policy is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate density development patterns. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

WHY IS THIS CHANGE PROPOSED?

There is an associated zone change request (Case # 2021SP-094-001) to change the zoning to mixed use.

WHO CAN I CONTACT?

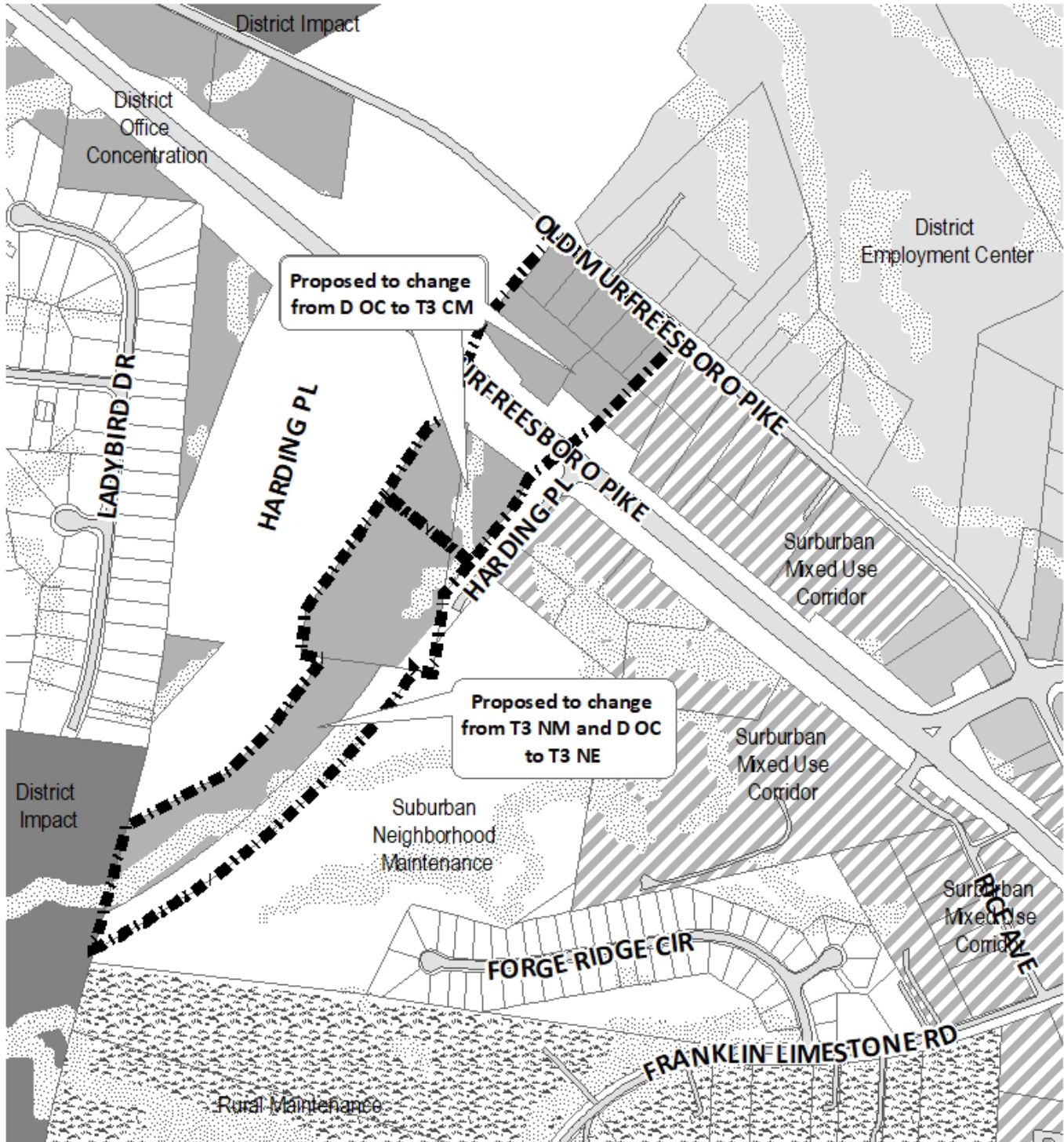
- For more information about the **land use policy change request or the virtual meeting**, please contact Olivia Ranseen at olivia.ranseen@nashville.gov or 615-862-7211.
- For more information about the **zone change request**, please contact Amelia Lewis at amelia.lewis@nashville.gov or 615-862-7006.
- You can also visit <https://maps.nashville.gov/DevelopmentTracker/#> for additional information. Click on the magnifying glass, then the click Case # tab, in the search window enter case number **2020CP-013-001** (land use policy change request) or **2021SP-094-001** (zone change request), and then click the search box to display information of selected choice.

WHY HAVE YOU RECEIVED THIS NOTICE?

You have received this notice because you are a property owner in the study area or surrounding the amendment area.

Map of proposed amendment is on next page.

MPC Case #2020CP-013-001 – Map of Proposed Community Plan Amendment Study Area and Policies
 Study area is shown with black dashed outline. Only policies within the study area are subject to change.



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 nonmerit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA compliance coordinator, at 862-7150 or email her at josie.bass@nashville.gov. For Title VI inquiries contact Caroline Blackwell at 880-3370. For all employment-related inquiries, contact Human Resources at 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.