

Community Meeting Notice for Proposed Whites Creek Community Plan Amendment

Metro Planning Commission Case Number **2022CP-003-002**

Associated Case Number **2022SP-043-001**

WHAT IS THE COMMUNITY MEETING ABOUT? To discuss a request to amend the Bordeaux/Whites Creek Community Plan, by changing land use policy for property located at 633 West Green Lane, at the southwest corner of West Green Lane and Whites Creek Pike, (78.22 acres). The area is shown on the map on the back of this notice. The request would change the land use policy from Rural Maintenance (T2 RM) to Rural Neighborhood Center (T2 NC) policy. Conservation (CO) would remain in place.

WHEN AND WHERE IS THE COMMUNITY MEETING? Thursday, September 1, 2022, from 6:00 to 7:00 PM at the Minerva Cultural Center located at 4022 Whites Creek Pike, Whites Creek, TN 37189.

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 Community Character Manual contains more information about the current community plan (land use) policies, and is available at: <https://www.nashville.gov/departments/planning/long-range-planning/community-character-manual>

WHAT ARE THE CURRENT COMMUNITY PLAN (LAND USE) POLICIES? The current policies for the plan amendment study area are Rural Maintenance (T2 RM) and Conservation (CO).

- Rural Maintenance (T2 RM) policy is intended to maintain the general character of rural neighborhoods as characterized by their development pattern, varying setbacks, building form, and land uses. The policy balances maintaining the rural countryside and existing rural development patterns with new residential development.
- Conservation (CO) policy is intended to preserve, remediate, and enhance environmentally sensitive land within the T2 Rural, T3 Suburban, T4 Urban, and District Transect Categories. CO policy identifies land with sensitive environmental features, including, but not limited to, stream corridors, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. CO policy would not change.

WHAT CHANGES ARE PROPOSED? (SEE MAP ON REVERSE FOR MORE DETAIL) The plan amendment request could change the policy for the study area, outlined in a black line on the map, to Rural Neighborhood Center (T2 NC).

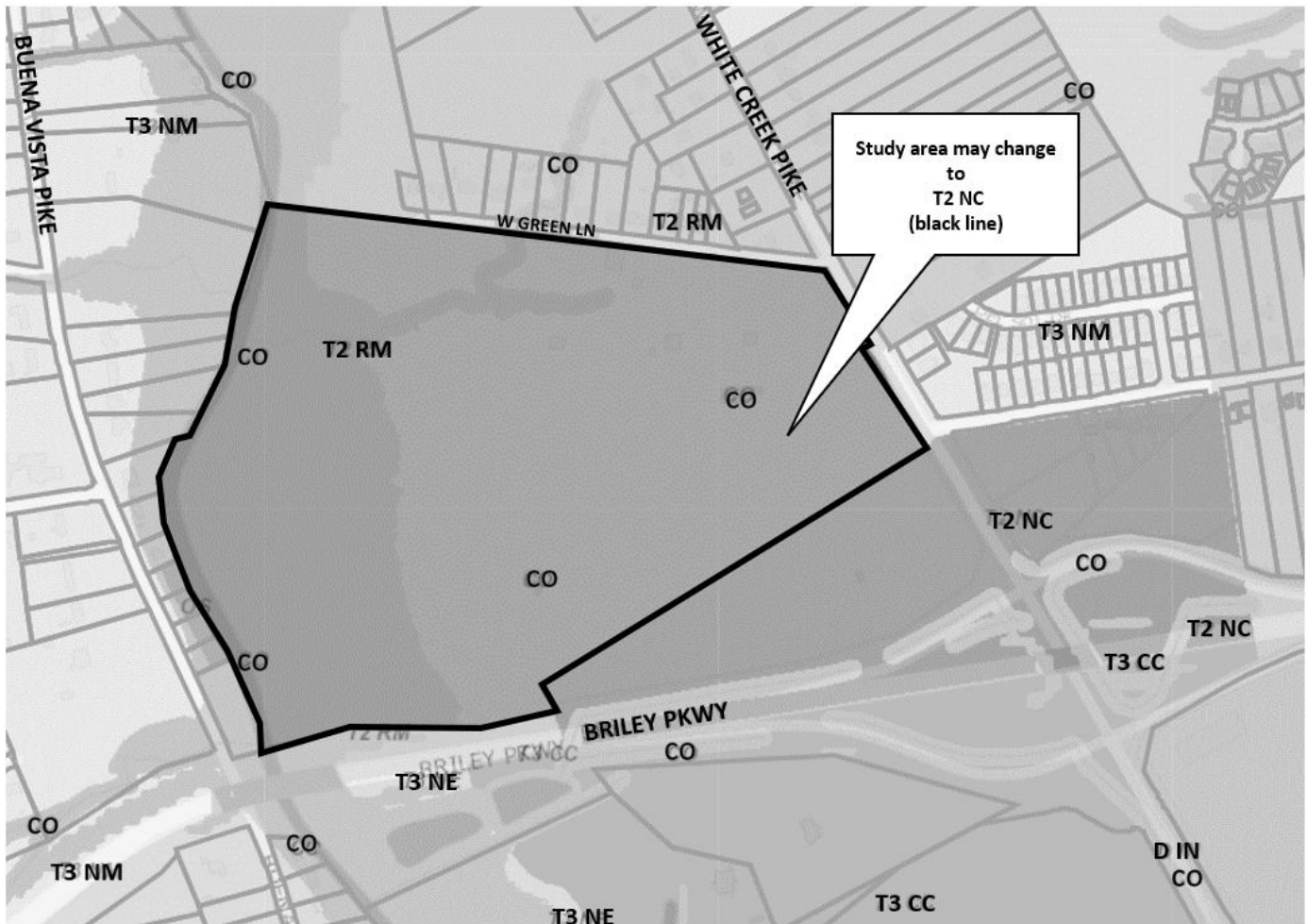
- Rural Neighborhood Center (T2 NC) policy is intended to maintain, enhance, and create rural centers that provide services and a mixture of uses for surrounding rural areas. Rural neighborhood centers are generally at the intersection of prominent roads and have access to sewer infrastructure.

WHY ARE THESE CHANGES PROPOSED? This request is associated with a zone change request 2022SP-043-001 for property at 633 W. Green Ln., at the southwest corner of W. Green Ln. and Whites Creek Pike, (78.22 acres), to change the zoning from R10 and RS15 to Specific Plan (SP) zoning to permit a mixed-use development. Planners want to hear thoughts from the community.

WHO CAN I CONTACT? For more information about the land use policy change or the community meeting, please contact Andrea Barbour Andrea.Barbour@nashville.gov or 615-880-2466.

You can also visit <https://maps.nashville.gov/DevelopmentTracker/#> for more information. Click on the magnifying glass, then Case # to search for case number 2022CP-003-002.

Map of Proposed Community Plan Amendment Area



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