

Virtual Community Meeting Notice for Lincoln Tech Campus Redevelopment

Metro Planning Commission Case Number **2022CP-005-002**

WHAT IS THE VIRTUAL COMMUNITY MEETING ABOUT?

To discuss a requested land use policy change to the *East Nashville Community Plan*. The requested plan amendment would change policy for several properties west of Gallatin Avenue. **Most properties are located on Lincoln Tech's campus.** The plan amendment study area is shown on the third page of this notice.

Virtual Community Meeting

Monday, October 3, 2022

6:00 – 7:30 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/event number, dial **'2484 485 7993'**, 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 **'2484 485 7993'** in the Join Meeting Textbox and hit enter
- Fill in your information on the right hand-side
- Enter the Event Password: **'Metro2022'**
- 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 several 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.
- **Transition (TR)** policy is intended to enhance and create areas that can serve as transitions between higher intensity-uses or major throughfares and lower density residential neighborhoods. TR policy remains in place and is not proposed to change.
- **District Major Institutional (D MI)** policy is intended to maintain, enhance, and create districts where major institutional uses (i.e., hospitals and colleges) are predominant and where their development and redevelopment occurs in a manner that complements the character of the surrounding communities. **D MI covers the majority of the site.**
- **Urban Mixed Use Corridor (T4 CM)** policy is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. **T4 CM covers a few properties where Gallatin Ave meets Douglas Ave.**

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

The proposed amendment could **change** the District Major Industrial (D MI) and Urban Mixed Use Corridor (T4 CM) policies to a combination of **Urban Neighborhood Evolving (T4 NE)**, **Urban Mixed Use Neighborhood (T4 MU)**, and **Urban Community Center (T4 CC)**. Most changes would occur on Lincoln Tech's campus.

- **Urban Neighborhood Evolving (T4 NE)** policy is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings.
- **Urban Mixed Use Neighborhood (T4 MU)** policy is intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing with mixed use, commercial, institutional, and even light industrial. T4 MU areas experience high connectivity via sidewalks, bikeways, and transit.
- **Urban Community Center (T4 CC)** policy is intended to maintain, enhance, and create urban community centers that contain commercial, mixed use, and institutional land uses. T4 CC areas are pedestrian friendly and generally located at intersections of prominent urban streets.

WHY IS THIS CHANGE PROPOSED?

The applicant team has been meeting and discussing their project with the community. The applicant has applied for the land use policy change so that the required community meeting can be held and potential changes discussed with the community. The applicant intends to file a rezoning for properties in the plan amendment area in the coming weeks.

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.

WHY HAVE YOU RECEIVED THIS NOTICE?

You have received this notice because you are a resident and/or property owner in the plan amendment area or surrounding neighborhood.

Map of proposed plan amendment area is on next page.

MPC Case #2022CP-005-002– Map of Proposed Community Plan Amendment Study Area and Policies

Plan amendment area is shown with black outline. Only policies within the plan amendment area are subject to change. Please note most of the plan amendment area currently falls under District Major Industrial (D MI) policy. Urban Mixed Use Corridor (T4 CM) policy currently covers a few properties where Gallatin Ave meets Douglas Ave.



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