

Community Meeting Notice for Proposed South Nashville Community Plan Amendment

Metro Planning Commission Case Number **2022CP-011-003**

Associated Case Number **2022Z-145PR-001**

WHAT IS THE VIRTUAL COMMUNITY MEETING ABOUT? To discuss a request to amend the South Nashville Community Plan, by changing land use policy for property located at 2200 and 2204 Austin Avenue, and 341 Oriel Avenue (0.33 acres). The area is shown on the map on the back of this notice. The request would change the land use policy from Urban Neighborhood Evolving (T4 NE) (residential, variety of housing) to Transition (TR) (residential and office). The plan amendment area is shown on the map on the back of this notice.

Virtual Community Meeting

December 1, 2022

6:00 p.m. – 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); OR
- Visit the South Nashville Community Plan webpage:
<https://www.nashville.gov/departments/planning/long-range-planning/community-plans/south-nashville>

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 '2497 030 9024', 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 Andrea.Barbour@nashville.gov

If the link does not work:

- Go to [Nashville.webex.com](https://nashville.webex.com)
- Enter '2497 030 9024' 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'

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 policy for the plan amendment study area is Urban Neighborhood Evolving (T4 NE). Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance neighborhoods to include greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques.

WHAT CHANGES ARE PROPOSED? (SEE MAP BELOW FOR MORE DETAIL) The plan amendment request could change the policy for the study area, outlined in a black line on the map, to Transition (TR) policy. Transition (TR) policy is intended to enhance and create areas whose primary purposes are to serve as transitions between higher intensity uses or major thoroughfares and lower density residential neighborhoods. These transition areas can minimize land use conflicts while providing opportunities for small-scale offices and a mixture of mainly moderate- to high-density housing types. Housing in TR areas can include a mix of building types.

WHY ARE THESE CHANGES PROPOSED?

This request is associated with a zone change request 2022Z-145PR-001 for property at 2200 and 2204 Austin Avenue, and 341 Oriel Avenue at the southeast corner of Austin Avenue and Oriel Avenue (0.33 acres), to change the zoning from RS5 (residential single-family) to OR20 (office and residential).

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.
- For more information about the zone change request, please contact Eric Matravers at eric.matravers@nashville.gov or 615-862-4388.
- You can also visit <https://maps.nashville.gov/DevelopmentTracker/#> for more information. Click on the magnifying glass, then the click Case # tab, in the search window enter case number 2022CP-011-003 (land use policy change request) or 2022Z-145PR-001 (zone change request), and then click the search box to display information of selected choice.

Map of Proposed Community Plan Amendment Area



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For Title VI inquiries, contact Melody Fowler-Green, executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-6640. Please see the Metro Planning Commission website at www.nashville.gov/mpc for the most up-to-date version of this statement.