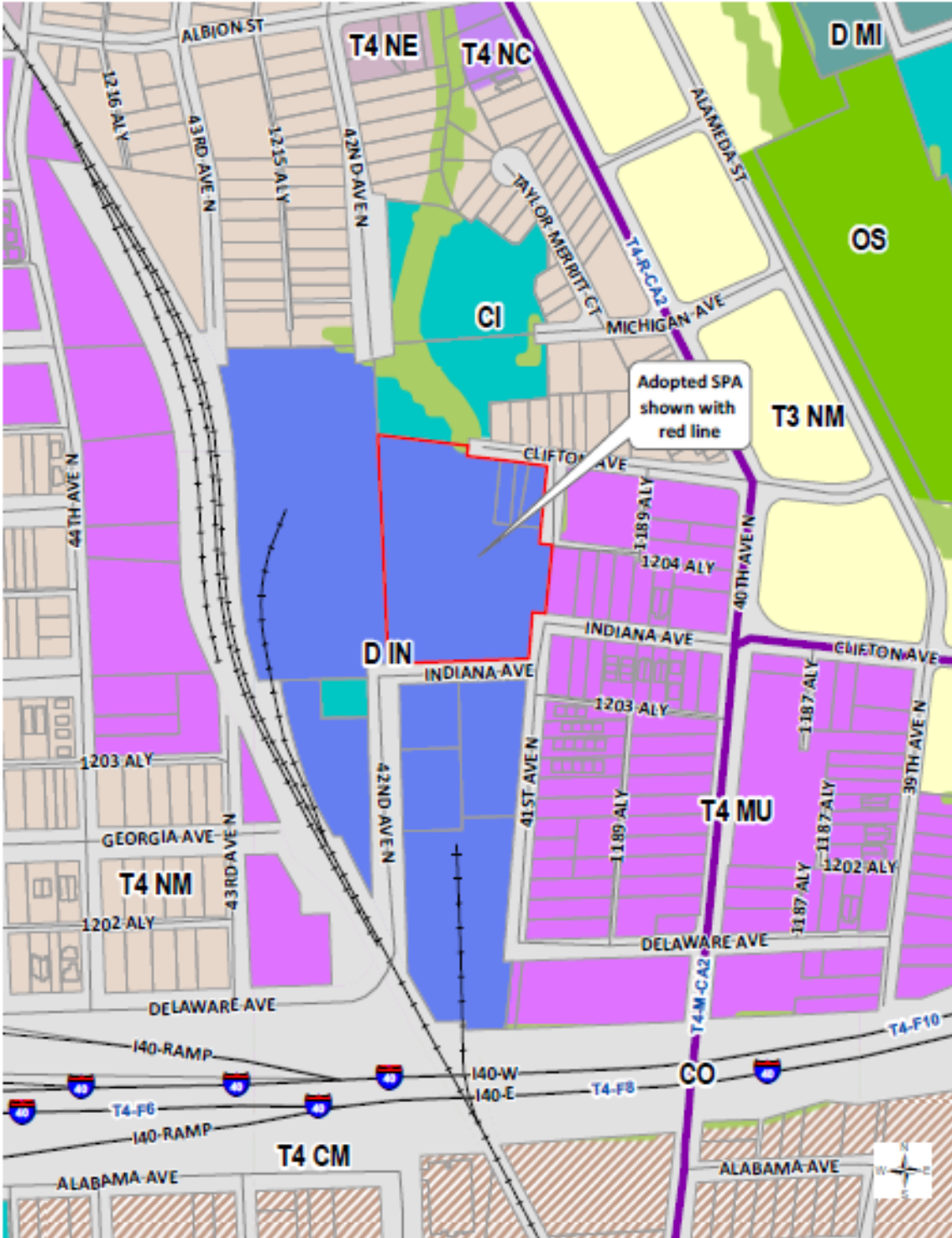


North Nashville Community Plan SPA 05-T4-MU-04- Tomorrow's Hope



**2021CP-008-001**  
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT  
Map 091-12, Parcel(s) 189-192, 224-226  
08, North Nashville  
21 (Brandon Taylor)

# North Nashville Community Plan SPA 05-T4-MU-04- Tomorrow's Hope

The North Nashville Community Plan was amended by the Metro Planning Commission on August 26, 2021 to add a Supplemental Policy for the Tomorrow's Hope area.

## Supplemental Policy

### SPA 08-T4-MU-04 — Tomorrow's Hope

North Nashville's T4 Urban Mixed Use Neighborhood (T4 MU) Supplemental Policy Area (SPA) 08-T4-MU-04 applies to properties bounded by Indiana Avenue to the south, the potential future extension of 42<sup>nd</sup> Avenue N. to the west, 41<sup>st</sup> Avenue N. to the east, and Clifton Avenue to the north. The site today contains industrial uses, several warehouse structures, and lumber storage. In this SPA (shown in Figure 1), the following policies apply. Where the SPA is silent, the guidance of the T4 MU policy applies.

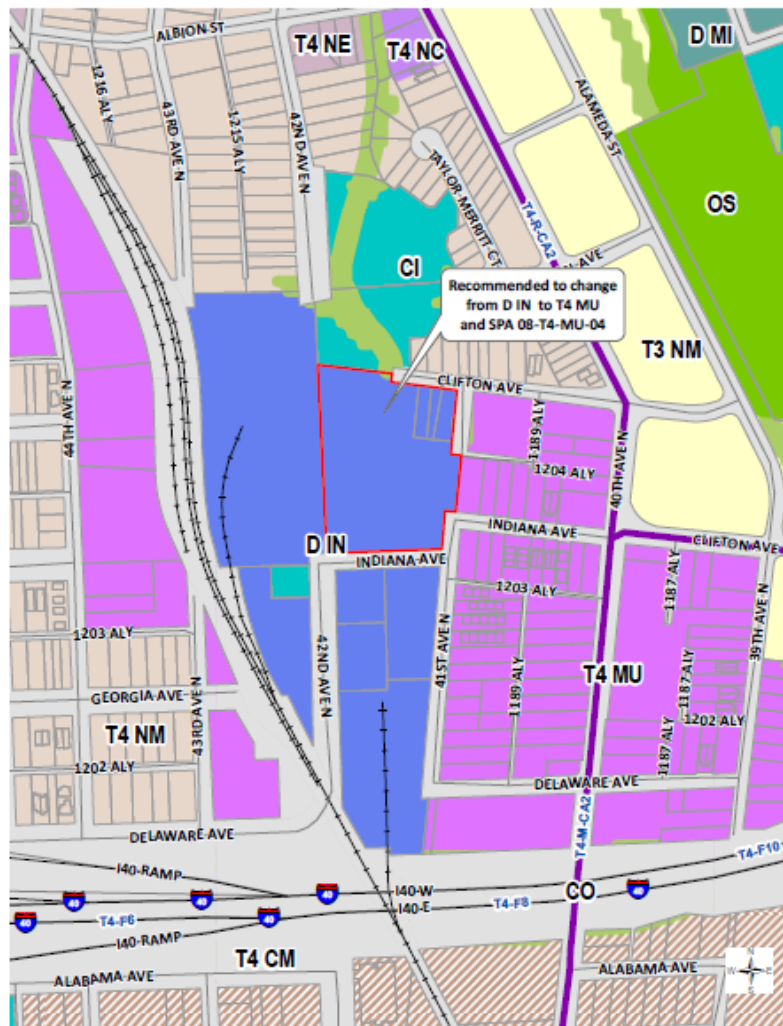


Figure 1 Supplemental Policy Boundary

## North Nashville Community Plan SPA 05-T4-MU-04- Tomorrow's Hope

Within this SPA, development appropriate within T4 MU policy may be allowed subject to improvements to access and connections to and through the policy area for all modes of transportation. The overall intent of the supplemental policy is to provide additional connections from north to south and east to west through the policy area, in an area that is underserved with connections and circulation options. This will also provide opportunities for connections beyond the supplemental policy boundary as other properties in the larger neighborhood redevelop. In the future, should the T4 MU policy be expanded in this location, it is appropriate to extend this Supplemental Policy to address connectivity with future development.

### *Design Principle – Connectivity*

Due to the accessibility constraints of this area and the potential impacts of additional traffic through the neighborhood, special attention should be paid to connectivity and enhancements to accessibility. This may include:

- Extension of new street connections to create a system of streets with multiple routes and connections that reknit the network to create a strong and cohesive block structure and provide multiple direct, local street connections to and between local destinations.
- New access points to and through the policy area from each street on which proposed developments have frontage.
- Sidewalks which meet the local street standard along all street frontages.
- Sidewalk connections from any internal sidewalk network to sidewalks along each street frontage.

### *Zoning*

Rezoning requests within this SPA should utilize the Specific Plan (SP) zoning district to ensure that connectivity objectives are met.