



EDGEHILL NEIGHBORHOOD PLAN

METRO
NASHVILLE
PLANNING
DEPARTMENT



Sam
Schwartz

Gensler

Welcome!

5:30-6:00

PRESENTATION

**The Neighborhood Plan
Edgehill's History
The Edgehill Vision and Strategies**

6:00-7:00

OPEN HOUSE

**Edgehill's History
A Connection to Fort Negley
Character Areas
Detailed Recommendations**

Project Timeline

WE ARE HERE

FEBRUARY

MARCH

APRIL

MAY

JUNE

JULY

AUGUST

LEARN



DEVELOP



DESIGN



What We Heard

What should be preserved?

"Everything should be available all in one place, like it used to be."

"There's a certain neighborhood feel."

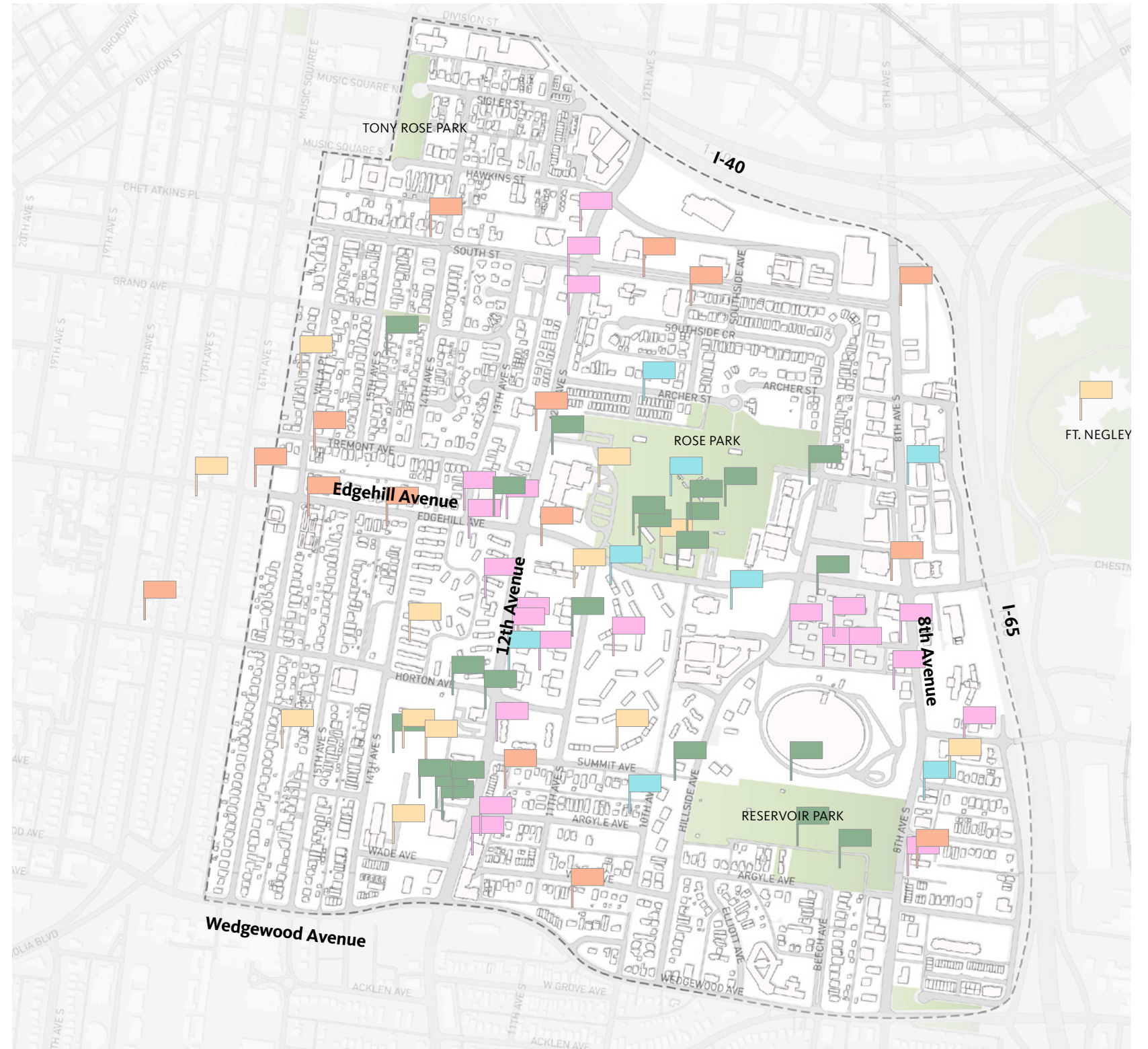
"Black residents drive in for services, church and schools, but cannot live here anymore."



What We Heard

How should Edgehill grow?

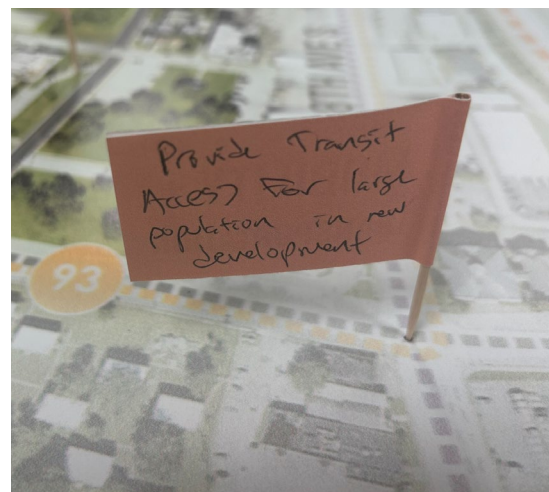
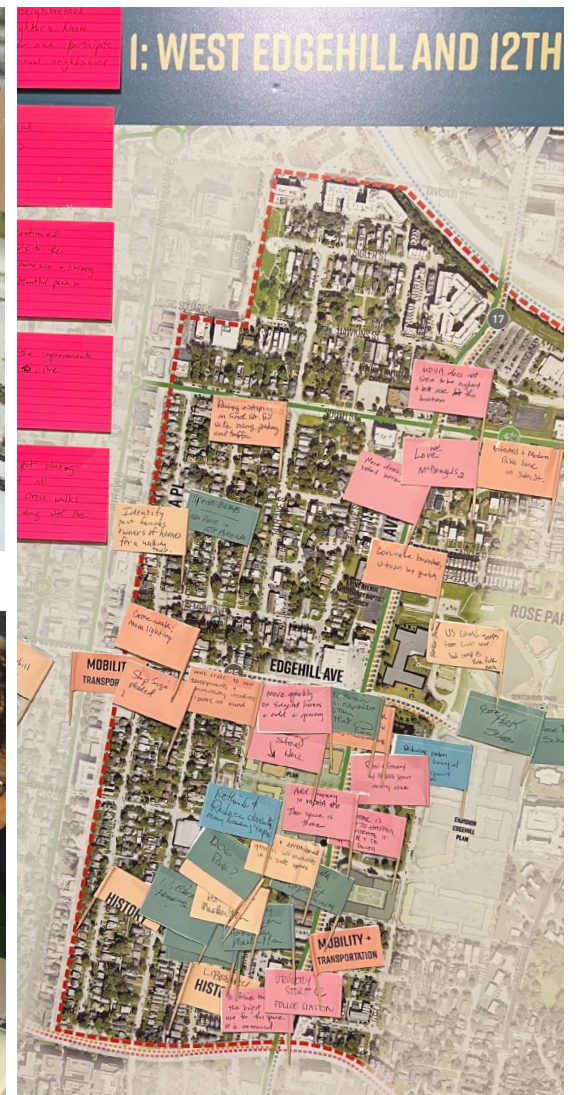
- Residents expressed a desire for a diversity of development along 8th Ave: housing, civic uses, retail, and office
- There should be increased retail options along 12th Ave and 8th Ave
- The main building types that residents were interested in were 5-7 story apartments and mixed-use buildings



What We Heard

What do residents need?

- Residents often travel outside of Edgehill to access groceries, shopping, and healthcare
- Residents express traffic safety concerns at 12th Ave and 8th Ave intersections
- The community would love to see more amenities and upgraded facilities at Edgehill Community Memorial Garden, Rose Park, and Reservoir Park



EDGEHILL NEIGHBORHOOD MASTER PLAN

Historical Evolution of the Built Environment

EDGEHILL | 1920-1949

An Historic African American Neighborhood

Historic Edgehill Neighborhood Boundary

Edgehill Neighborhood Boundary 2023

FORT NEGLEY PARK

RESERVOIR PARK

The Quarry

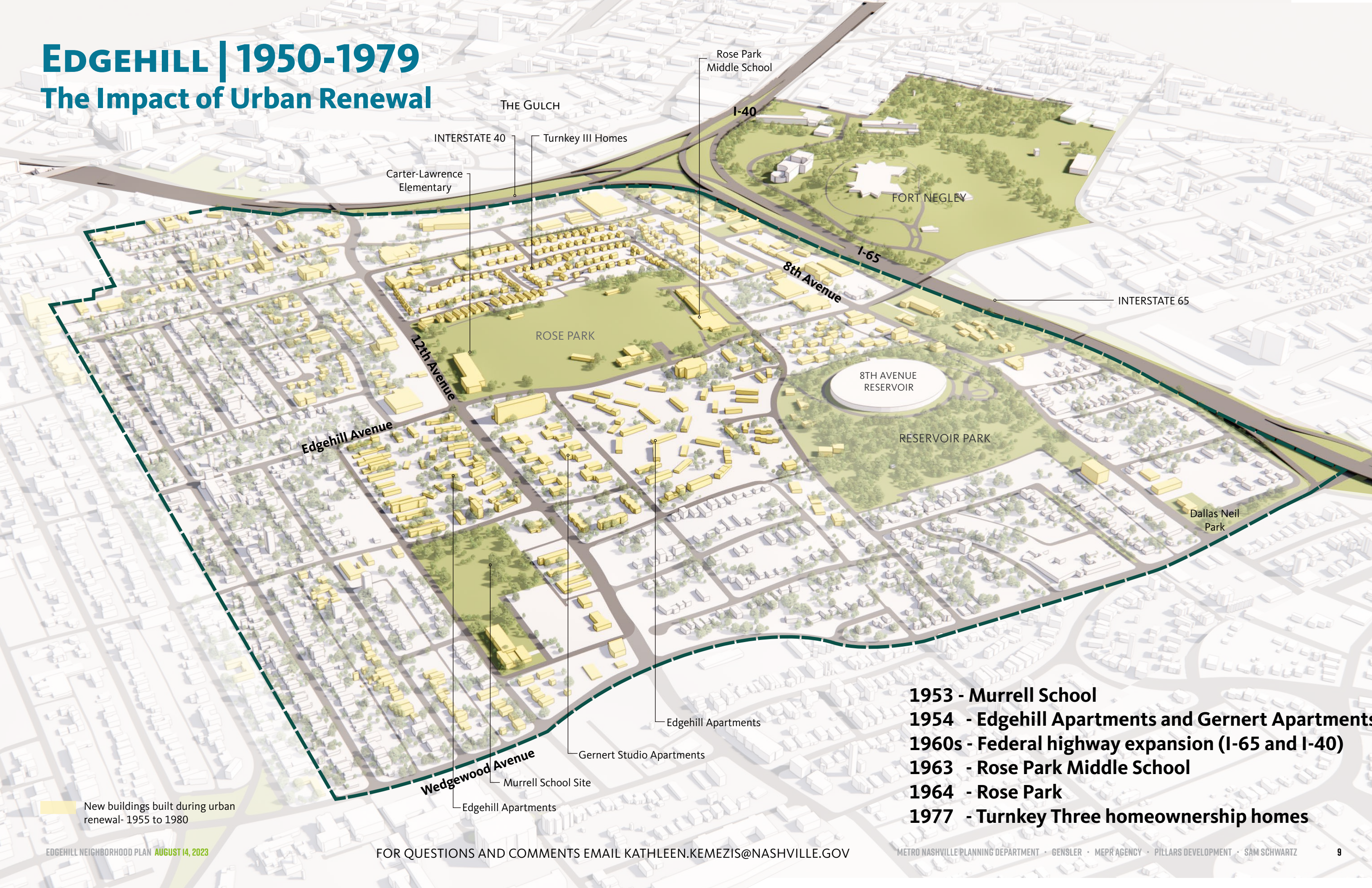
12th Avenue


Edgehill Avenue

8th Avenue

EDGEHILL | 1950-1979

The Impact of Urban Renewal



 New buildings built during urban renewal- 1955 to 1980

- 1953 - Murrell School**
- 1954 - Edgehill Apartments and Gernert Apartments**
- 1960s - Federal highway expansion (I-65 and I-40)**
- 1963 - Rose Park Middle School**
- 1964 - Rose Park**
- 1977 - Turnkey Three homeownership homes**

EDGEHILL | 2000-Present

The Impact of Gentrification

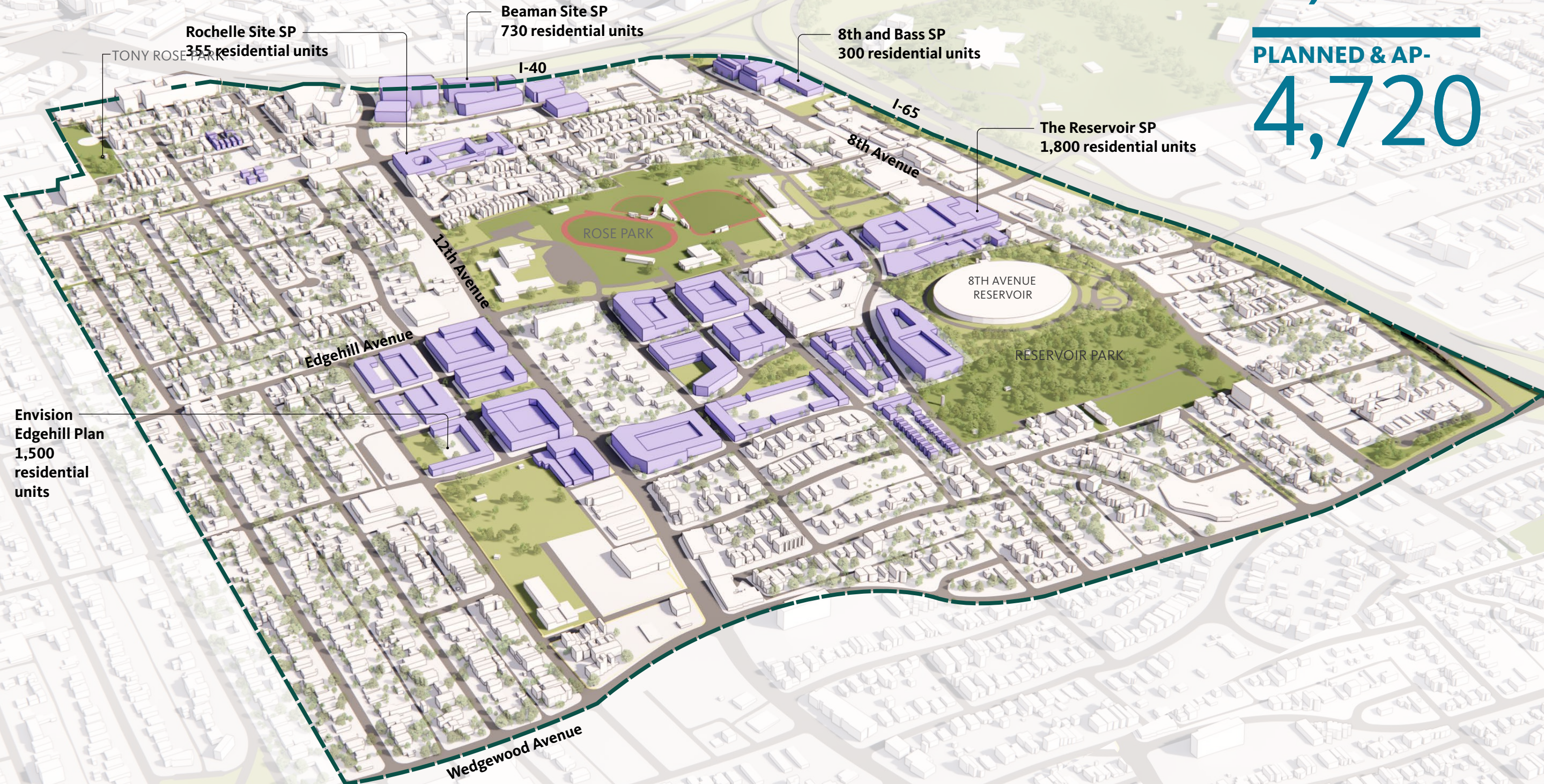


EDGEHILL | 2023 - 2030

Specific Plans + Envision Edgehill



UNITS IN EDGEHILL IN
3,007

PLANNED & AP-
4,720



Edgehill | Future Growth for the Next 20 Years



  Planned and future development

EDGEHILL NEIGHBORHOOD MASTER PLAN

A Vision for the Neighborhood

① Retain and Preserve

Edgehill should remain a place for long-time residents and preserve its central neighborhood character.

Limit displacement and expand housing options.

Explore ways to honor Edgehill's culture and history.



② Inclusive, Smart Growth

Future development should not negatively impact lower density portions of the neighborhood. Nor should it lead to further displacement. Regardless of scale, new residential development should be inclusive for people of all races, incomes and background. Edgehill should be an affordable and accessible place to live.

New development should be focused on the corridors along 12th and 8th Avenues and plans for Envision Edgehill should be supported.



③ Reconnect and Elevate

Enhance and celebrate the parks and landscapes that make Edgehill so special, and bridge the barriers created through Urban Renewal.

Honoring the community's history, reconnect the neighborhood parks to Fort Negley.

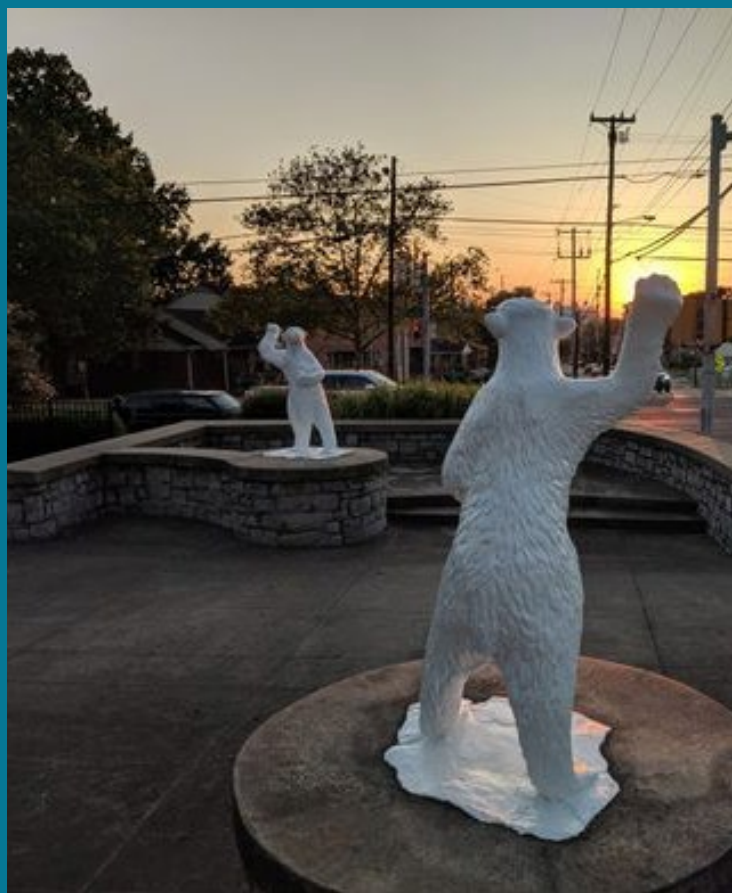


Retain, Preserve, and Return

As the neighborhood evolves, Edgehill should remain a place for long-time residents and preserve its central community character.

STRATEGY 1

Retain and grow Edgehill's Black population and culture



STRATEGY 2

Explore the Preservation of the Turnkey III Homes



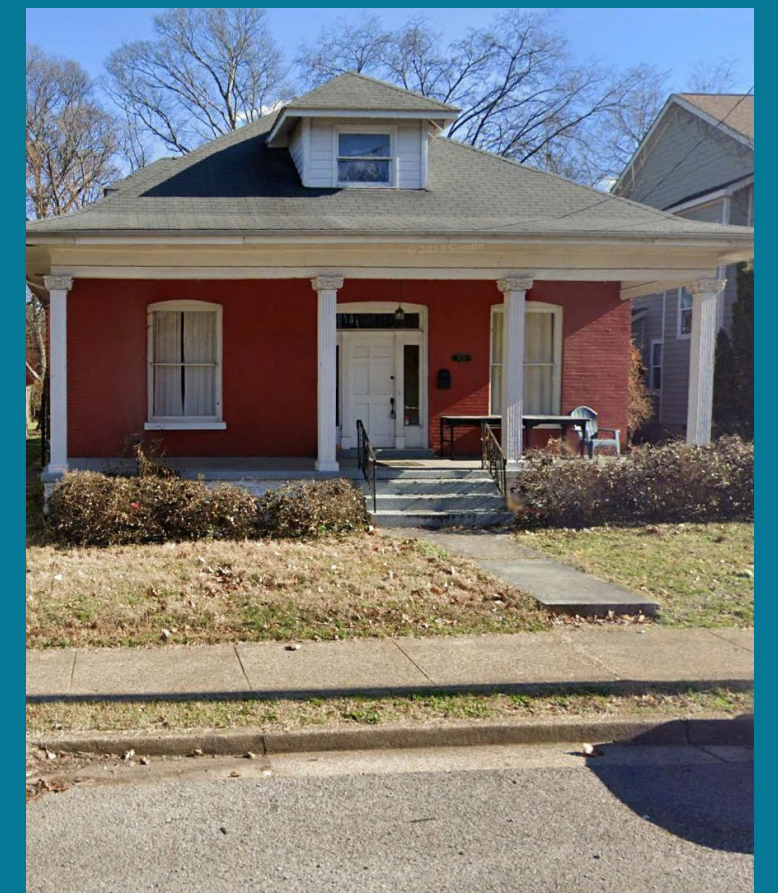
STRATEGY 3

Prepare a strategic plan for the Murrell School Block



STRATEGY 4

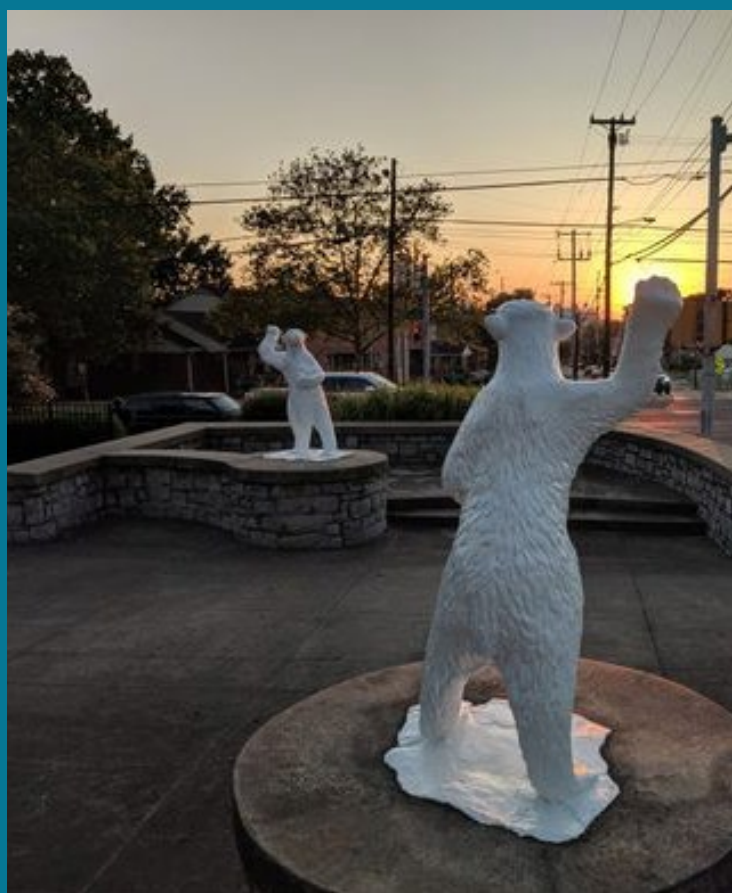
An Urban Design Overlay to preserve historic building types



Retain, Preserve, and Return

STRATEGY 1

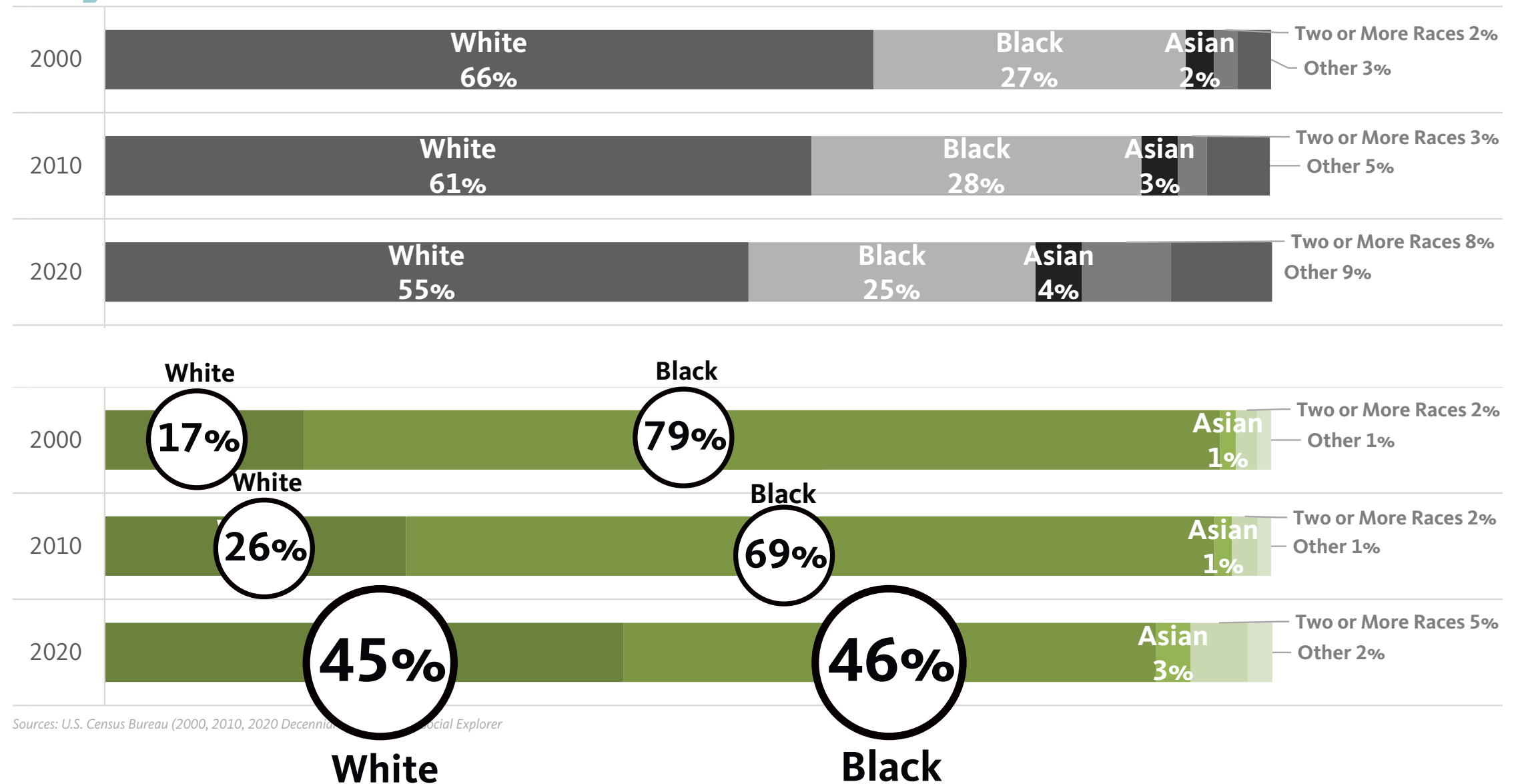
Retain and grow Edgehill's Black population and culture



Retain and Grow Edgehill's Black population

Become the Destination Neighborhood for Black Nashville

City of Nashville



Retain, Preserve, and Return

STRATEGY 2

Preserve the Turnkey III Homes

Work with Homeowners to Create Policies and Protections to Preserve the Remaining Turnkey Homes



Late 1970s - New Turnkey III Homes



2023 - 17 remaining Turnkey Homes



new duplex

the turnkey homes
Over the past 10 years, approximately 103 units were sold and demolished for oversized single family homes and townhomes.
As of 2023, only 17 homes remain.

new duplex

Retain, Preserve, and Return

STRATEGY 3

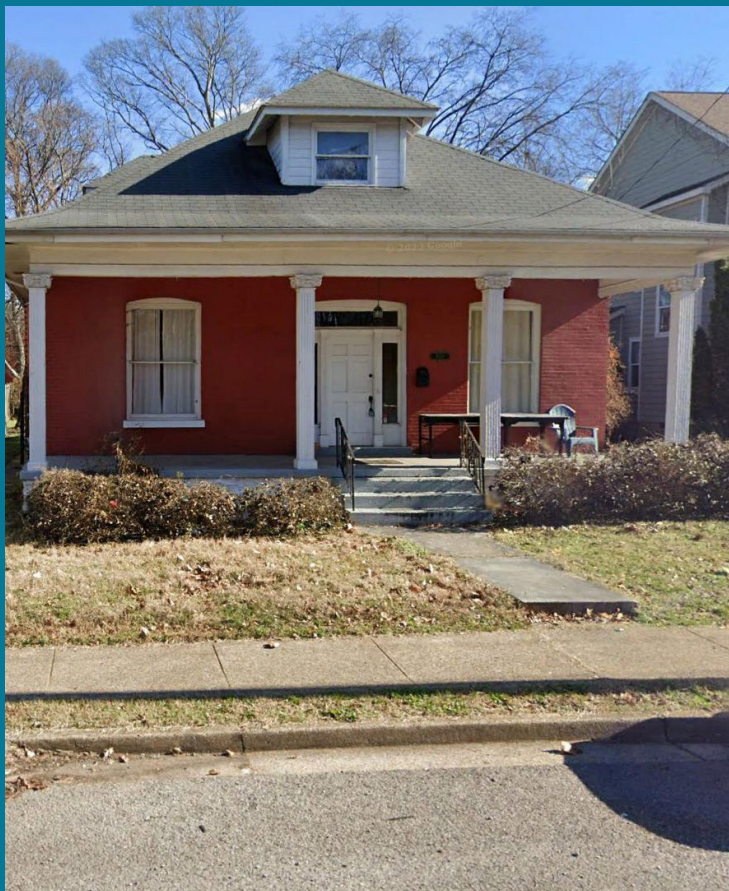
Develop a Strategic Plan for the School/Library/Police Block



Preserve Edgehill's Scale and Historic Character in its Core

Retain, Preserve, and Return

STRATEGY 4



RESIDENTIAL



Queen Anne



Four Square



Bungalow

CIVIC, COMMERCIAL, PARKS



Edgehill Village



Progressive Baptist Church



Reservoir Park Stairs and Walls

Inclusive, Smart Growth

GOAL As growth occurs, it should be growth for people of all income levels, races, and backgrounds. Edgehill should be an affordable and accessible place to live.

STRATEGY 1
Update land use policies to support corridor growth



STRATEGY 2
Encourage a mix of housing types, uses and scales



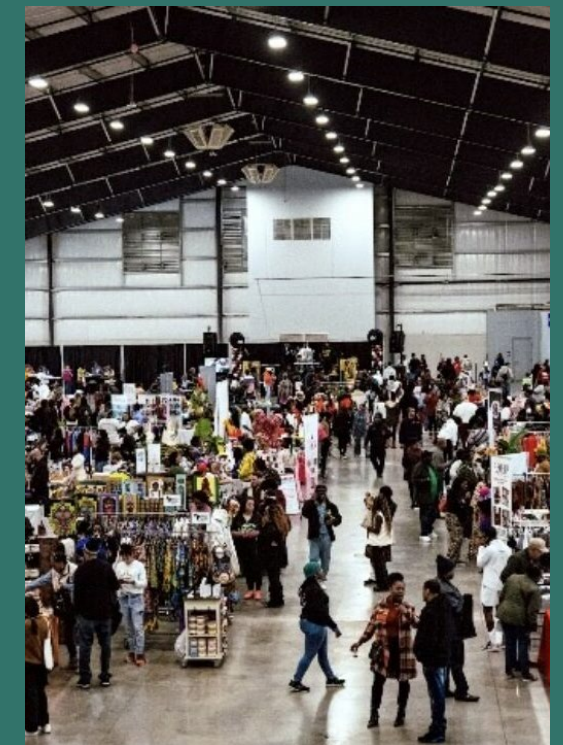
STRATEGY 3
A collection of tools to increase affordable housing



STRATEGY 4
Support Envision Edgehill's implementation



STRATEGY 5
An environment for increased amenities and jobs



Inclusive, Smart Growth

Higher Density, Mixed-Use Development Should Occur Primarily along Edgehill, 8th and 12th Avenues Corridors

STRATEGY 1
Support corridor
growth



FOR QUESTIONS AND COMMENTS EMAIL [KATHLEEN.KEMEZIS@NASHVILLE.GOV](mailto:kathleen.kemezis@nashville.gov)

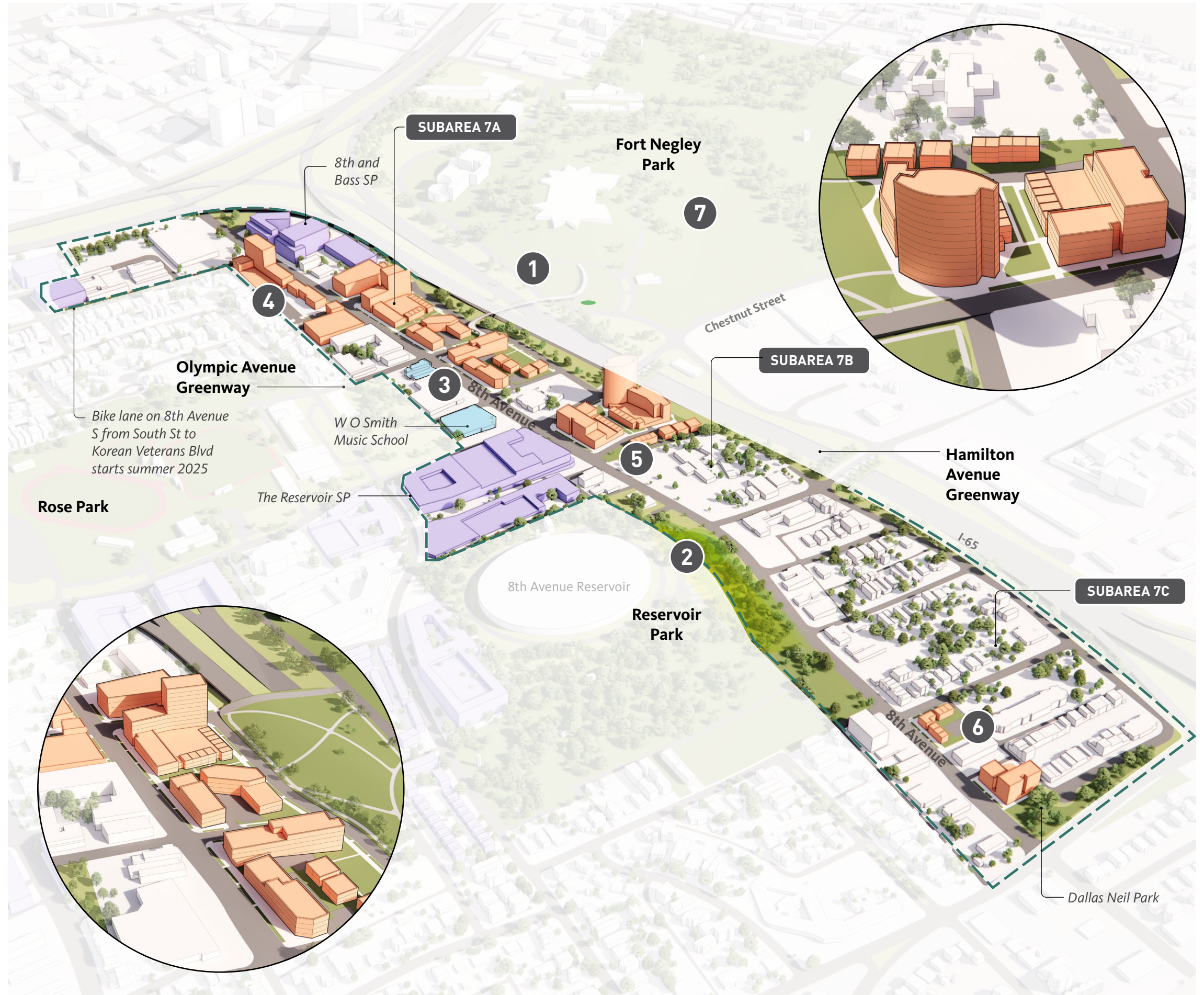
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Character Area 7: Vision and Recommendations

As 8th Avenue continues to evolve, prioritize pedestrian pathways and connections to Ft. Negley, as well as developments that strengthen and densify the new crossroads being created.

- 1 Reconnect Edgehill to Fort Negley through enhanced pedestrian streetscapes, bridges, or an expanded park and highway cover.
- 2 Connect Rose Park, Reservoir Park, and Fort Negley. Explore feasibility of a side path and pedestrian crosswalks at Olympic Street and 10th Avenue.
- 3 Pursue a plan for a new pedestrian-focused streetscape along 8th.
- 4 CORRIDOR CONCEPT: Build on existing new developments to provide an enhanced overall streetscape and defined street wall.
- 5 CORRIDOR CONCEPT: Celebrate the connection to Fort Negley with an important Edgehill intersection and gateway development.
- 6 CORRIDOR CONCEPT: Use sites close to Wedgewood to add density and housing along 8th Avenue.
- 7 Implement the Fort Negley Master Plan.

- Community resources and destinations
- Corridor Concepts
- Planned sites with recommendations
- Planned and future development



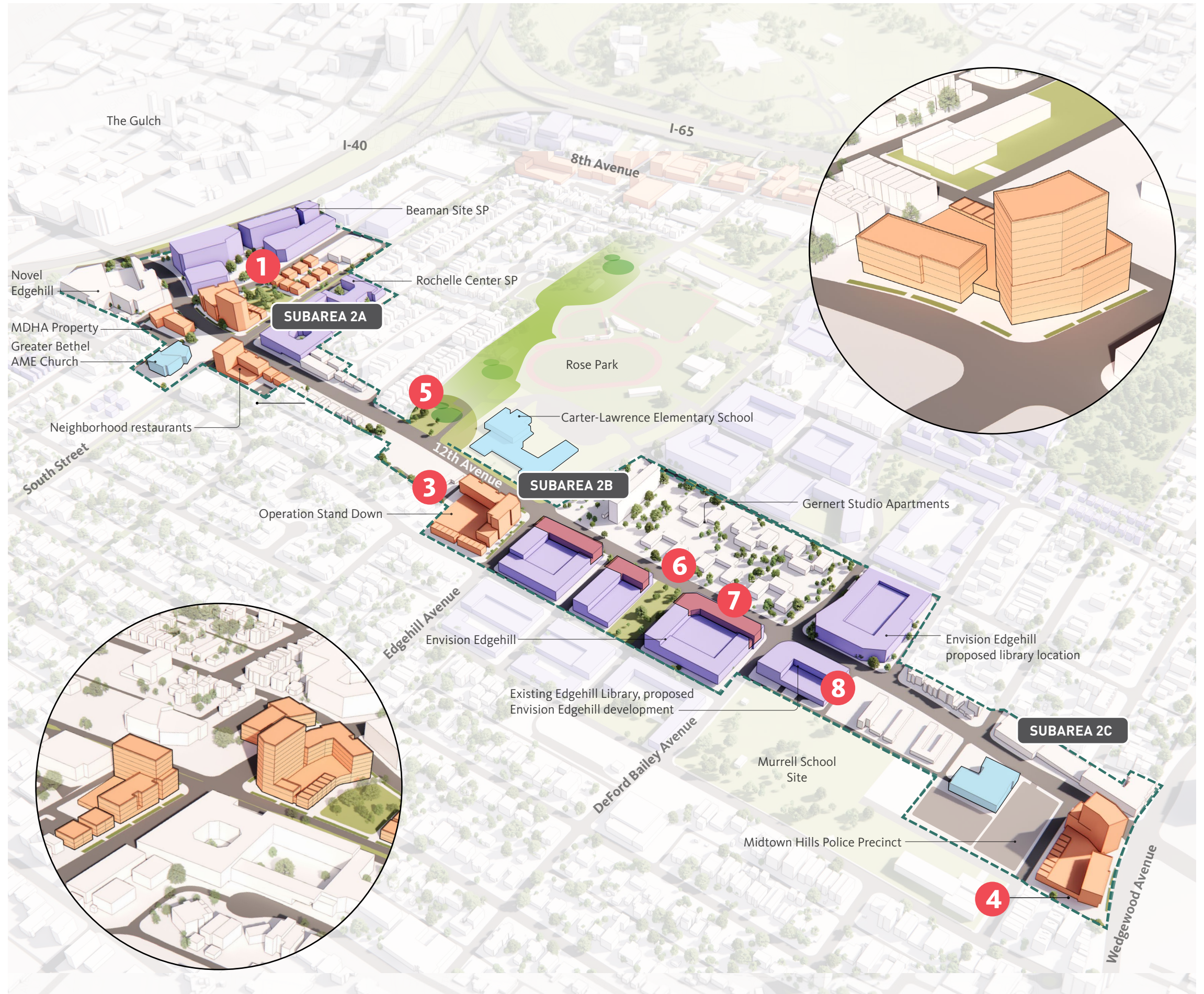
Character Area 2: Vision and Recommendations

To strengthen the corridor and provide identity, focus on shaping key nodes with mixed-use, retail, and community amenities.

Prioritize growth at South Street, Edgehill Avenue, DeFord Bailey Avenue, and Wedgewood Avenue.

- 1 CORRIDOR CONCEPT: Future development at the South Street and 12th node should be a mix of densities, street-oriented and amenity rich
- 2 Prioritize a food store at a 12th Avenue intersection in Edgehill
- 3 CORRIDOR CONCEPT: Incentivize community-supporting uses and density at the important intersection of Edgehill and 12th Avenues
- 4 CORRIDOR CONCEPT: Provide a strong gateway at the Wedgewood Avenue and 12th node with a mixed-use food store
- 5 Provide a community-focused entry at the West edge of Rose Park
- 6 Maintain communication with residents on the 12th Avenue streetscape project
- 7 Envision Edgehill should treat 12th Avenue as the new face and front door to the project
- 8 Consider alternate locations for the Edgehill Library

- Community resources and destinations
- Corridor concepts
- Planned sites with recommendations
- Planned and future development



Looking west on Edgehill Avenue near 12th Avenue



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Looking south on 12th Avenue at South Street



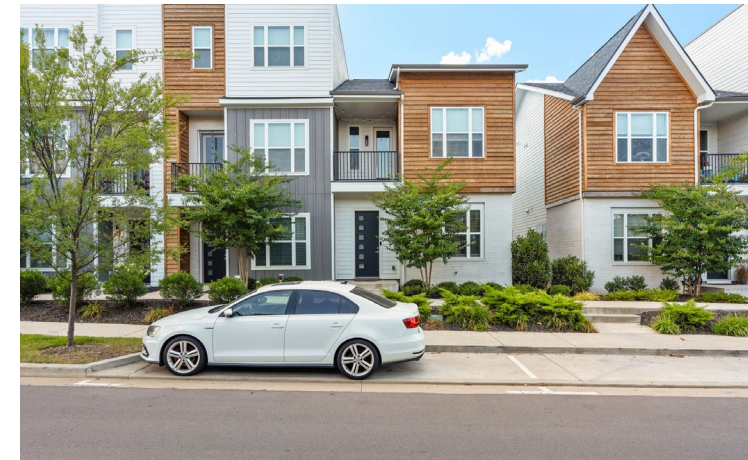
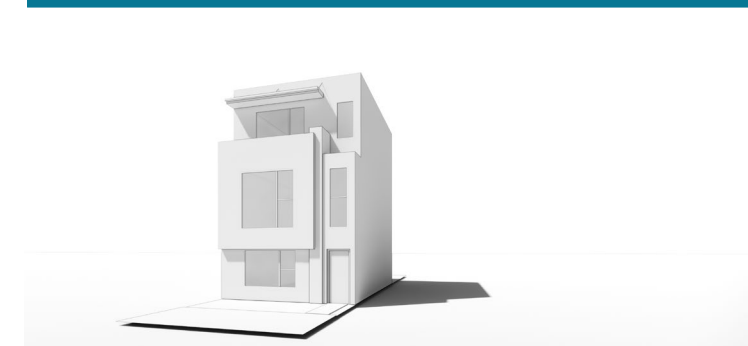
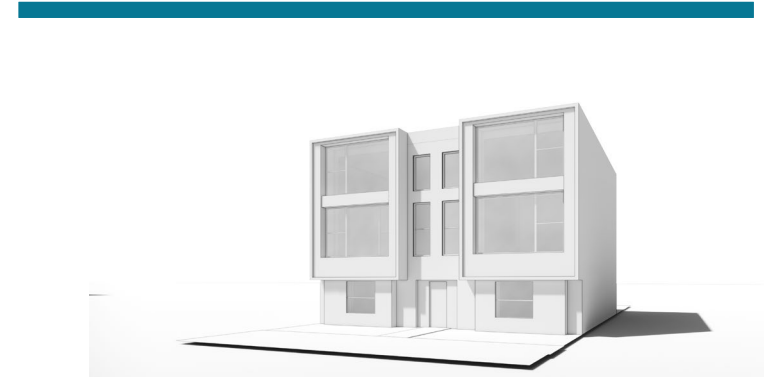
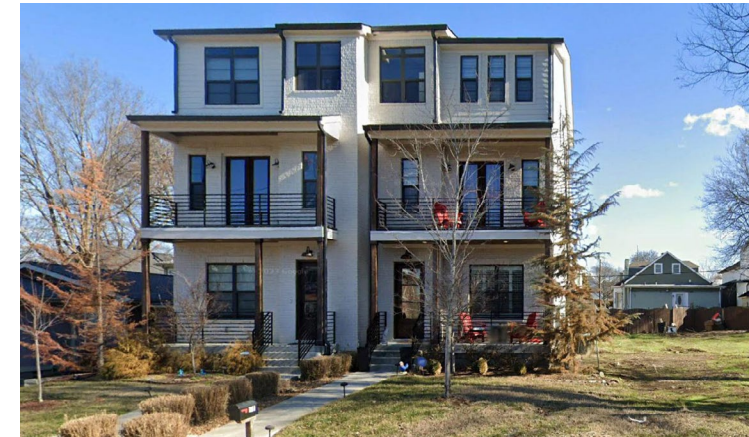
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Inclusive, Smart Growth

STRATEGY 2 Introduce a mix of housing types, uses and scales



Encourage a Mix of Housing Types, Uses and Scales

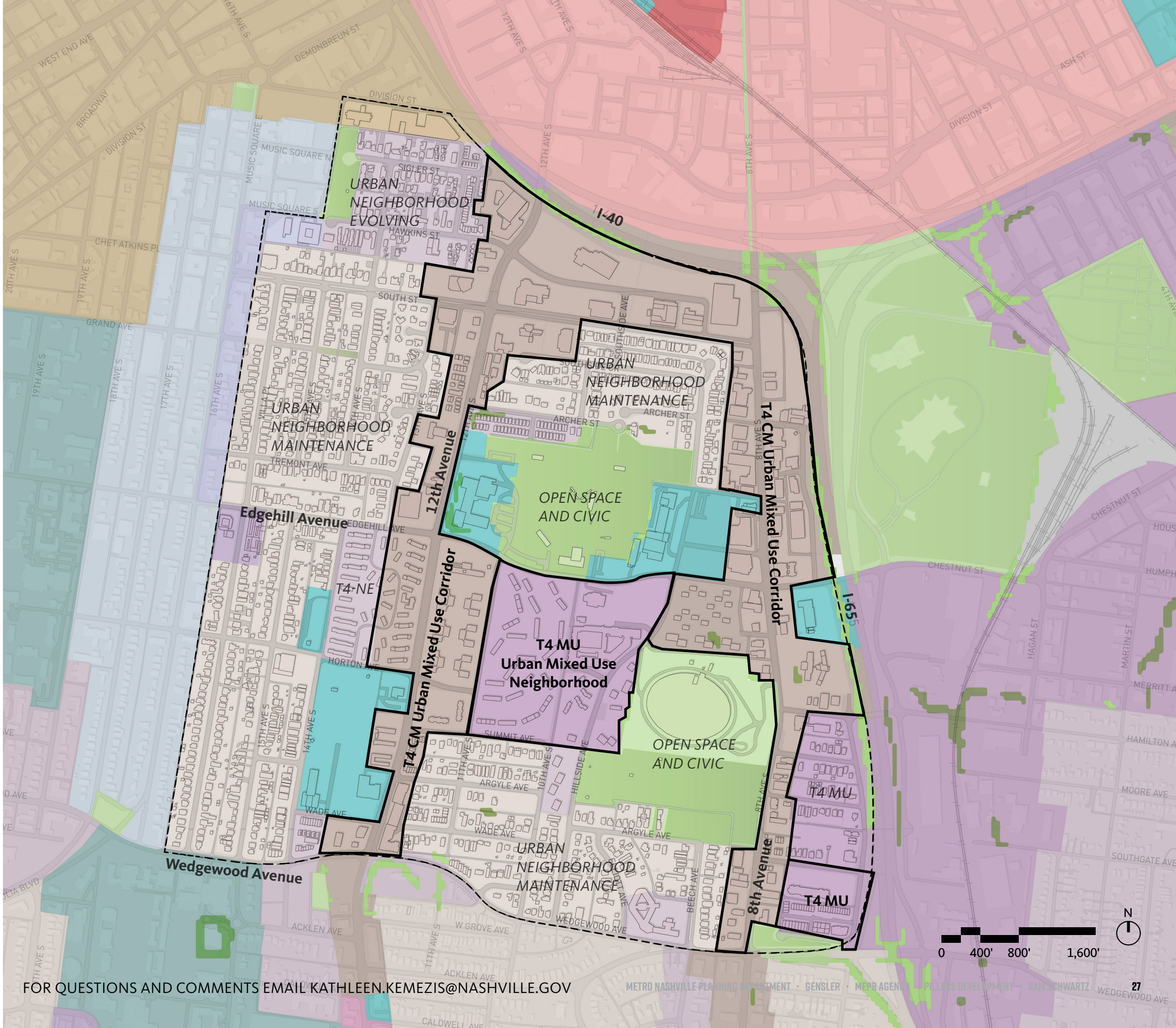


Proposed Community Character Policies

Align policy for growth along the 12th and 8th Avenue corridors and build them into thriving urban neighborhood centers for Edgehill.

Community Character Policies within Edgehill

- OS Open Space
- CO Conservation
- CI Civic
- T4 NM Urban Neighborhood Maintenance
- T4 NE Urban Neighborhood Evolving
- T4 NC Urban Neighborhood Center
- T4 CM Urban Mixed Use Corridor
- T4 MU Urban Mixed Use Neighborhood



Inclusive, Smart Growth

Encourage Affordable and Workforce Housing

STRATEGY 3
Encourage
affordable and
workforce housing



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Inclusive, Smart Growth

Support Envision Edgehill's Implementation

STRATEGY 4 Support Envision Edgehill's implementation



2019

**ENVISION EDGEHILL APARTMENTS
TRANSFORMATION PLAN**

Inclusive, Smart Growth

Strategies to Increase Community Amenities, and Employment Opportunities

STRATEGY 5 Increase neighborhood amenities and jobs



Reconnect and Elevate

GOAL Enhance and celebrate the parks and topography that make Edgehill so special, and bridge the barriers created through Urban Renewal.

STRATEGY 1
The Edgehill Loop



STRATEGY 2
Reconnect Fort Negley



STRATEGY 3
Define street characters
and mode priority



STRATEGY 4
Support transit-oriented
living



Reconnect and Elevate

STRATEGY 1

The Edgehill Loop



The Edgehill Loop: Connect the Three Hills as a collection of important places for the Black community of Nashville



Reconnect and Elevate

STRATEGY 1

The Edgehill Loop



Build On Each Park's Unique Identity

Fort Negley

- History and education
- Interpretive signage
- Preserve historic resources
- Memorials



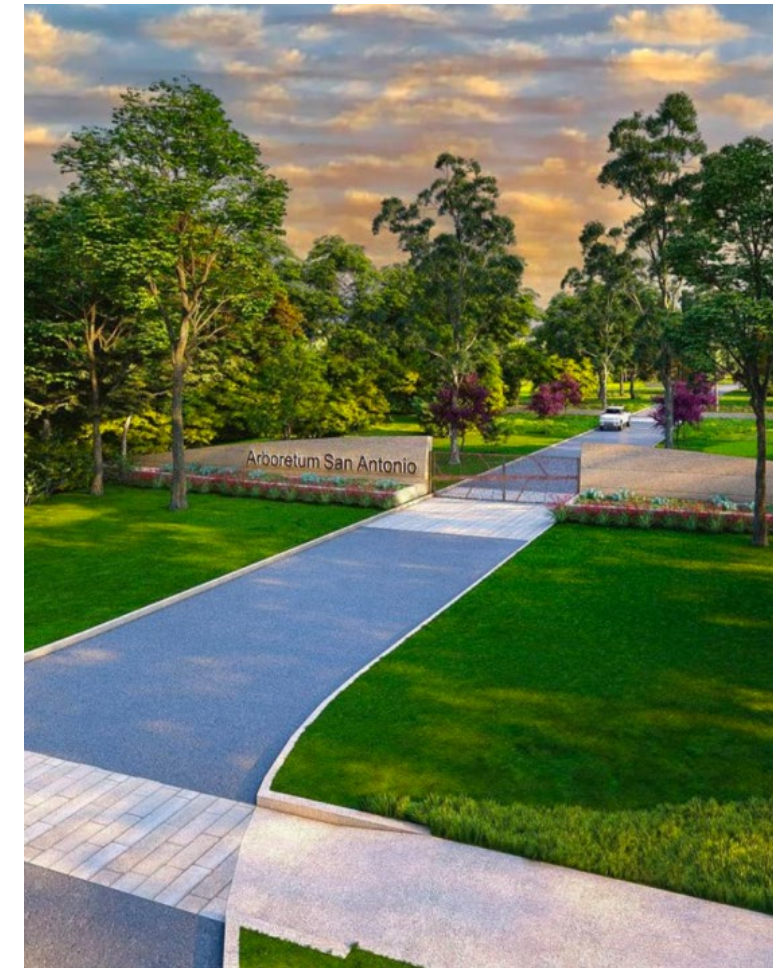
Rose Park

- Activities, sports and programming
- Active walking and running path
- Exercise equipment
- Mile markers
- An expanded playground



Reservoir Park

- An Edgehill arboretum
- Ecological focus
- Master plan study



Reconnect and Elevate

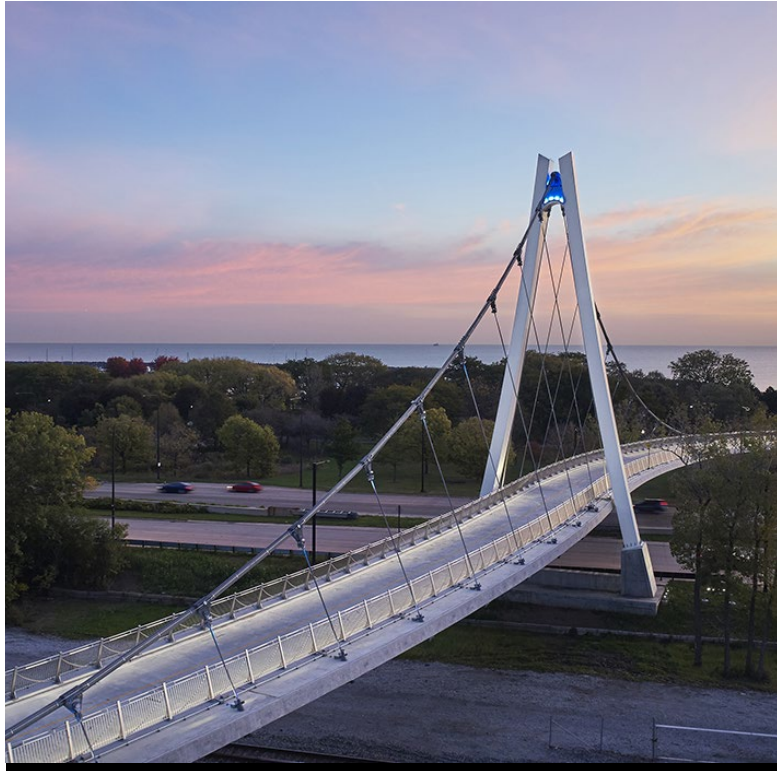
STRATEGY 2

Reconnect Ft. Negley



The Edgehill Bridges: A series of park bridges that allow a green street, trees, and clear access to Ft. Negley Park

35th Street Pedestrian Bridge, Chicago, IL



The 5th Street Bridge, Atlanta, GA



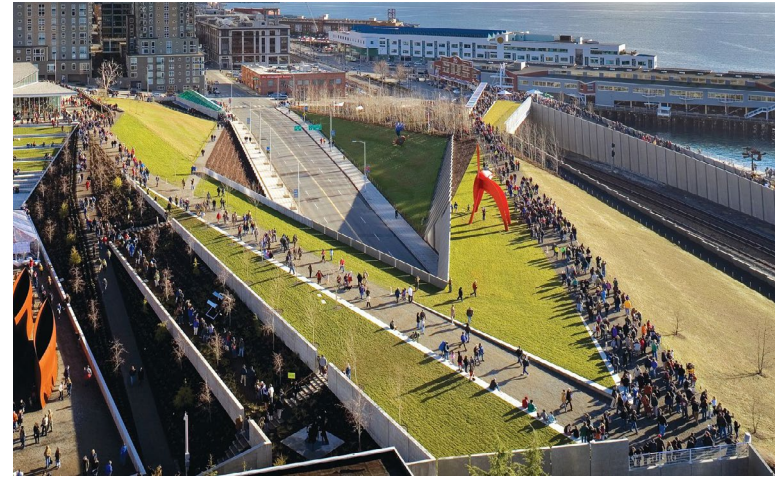
Reconnect and Elevate

STRATEGY 2

Reconnect Ft. Negley



A Park Over Interstate 60: Expanded Ft. Negley Park to reconnect the neighborhoods, and link Edgemoor Avenue and Olympic Avenue



Olympic Park, Seattle, WA



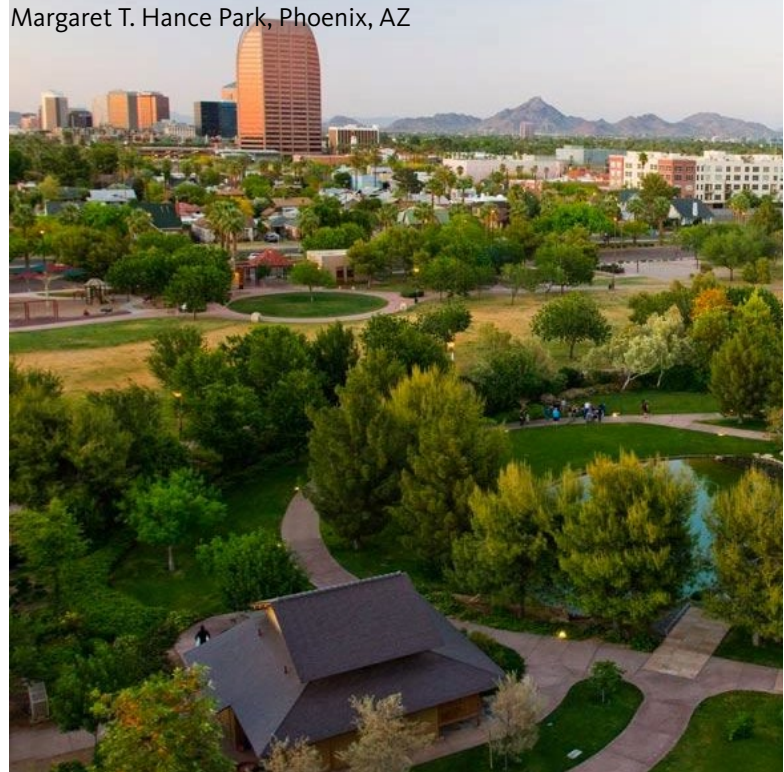
Reconnect and Elevate

STRATEGY 2

Reconnect Ft. Negley



A Park Over Interstate 60: Expanded Ft. Negley Park to reconnect the neighborhoods, and link Edgemoor Avenue and Olympic Avenue



A View of the Edgehill Neighborhood from Fort Negley



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A View of the Edgehill Neighborhood from Fort Negley



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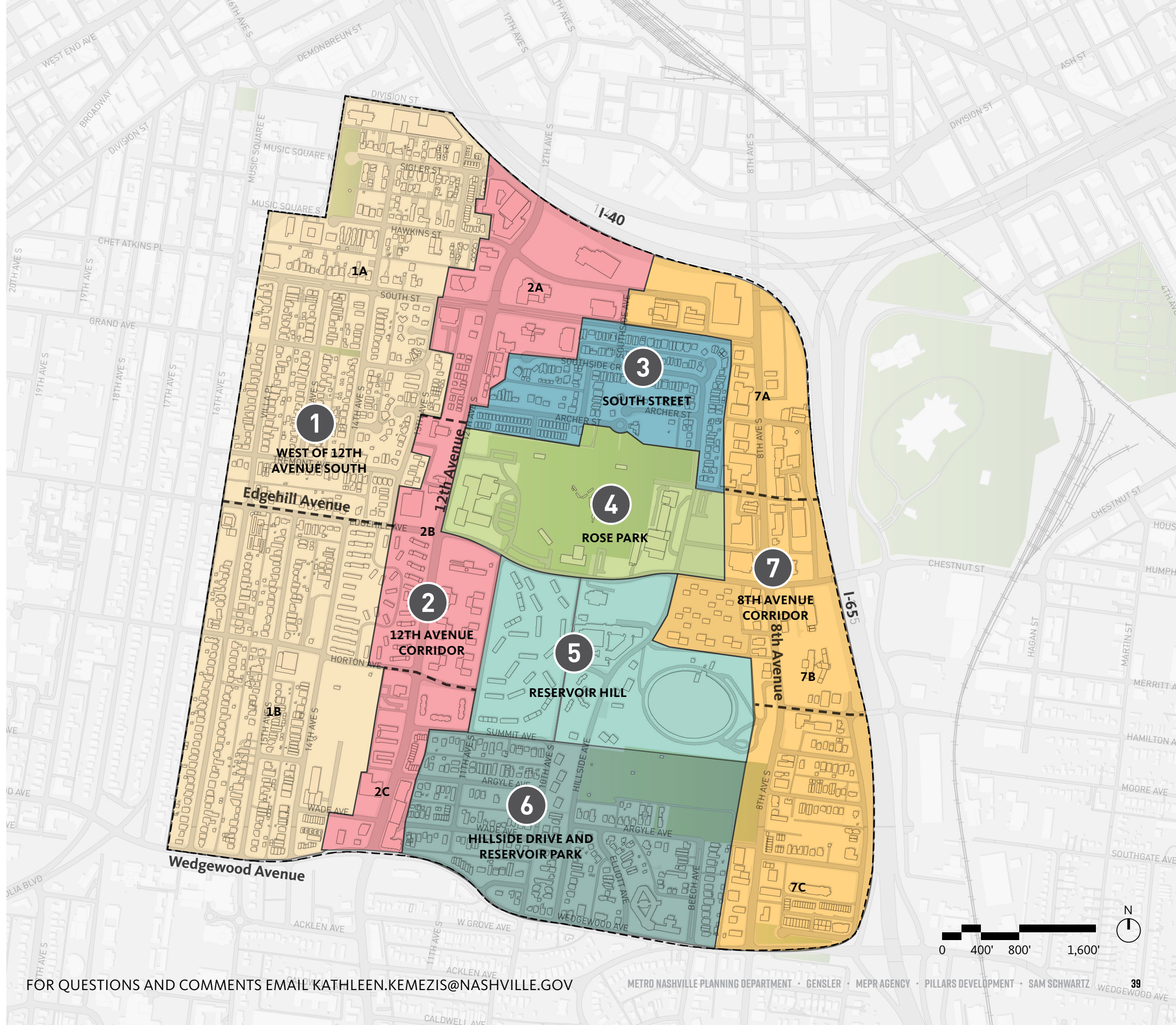
Proposed Character Areas

Character areas are identifiable places within Edgehill. Breaking down the neighborhood into areas allows for detailed recommendations on building types, use, and height.

Character Areas and Subdistricts	Single Family	Duplex/Two Family	Plex, Walk-Up Flats	Housing Court
1A	3	3	3	3 ¹
1B	3	3	3	3 ¹
2A			3	
2B			3	
2C			3	
3	3	3	3	3
4				
5			3	3
6	3	3	3	3 ¹
7A			3 ¹	
7B			3 ¹	
7C			3 ¹	

Character Areas and Subdistricts	Townhouse	Flats	Mixed Use	Office
1A	3 ¹	3 ¹		
1B	3 ¹	3 ¹	3 ²	
2A		5	7 (12 ²)	
2B		5	7 (12 ²)	
2C		5	7 (12 ²)	
3	3			
4				
5	3	5	7 ¹	
6	3	3 ¹		
7A	3 ¹	5	7 (12 ²)	5 (7 ¹)
7B	3 ¹	5	7 (12 ²)	5 (7 ¹)
7C	3 ¹	5	7 (12 ²)	

1. In a transitional zone or area edge only
2. Adjacent to Edgehill Village only
3. At the intersections of Edgehill Ave, Wedgewood Ave, and South Streets only
4. Only away from major intersections
5. Buildings cannot front 8th Avenue



OPEN HOUSE

The Character Areas for The Edgehill Neighborhood

