
MEMORANDUM

TO: MEMBERS OF THE METRO PLANNING COMMISSION
FROM: CORY CLARK, METRO NASHVILLE PLANNING DEPARTMENT
SUBJECT: CORRECTION FOR CASE 2023CP-005-002 EAST NASHVILLE COMMUNITY PLAN AMENDMENT
DATE: FEBRUARY 8, 2024

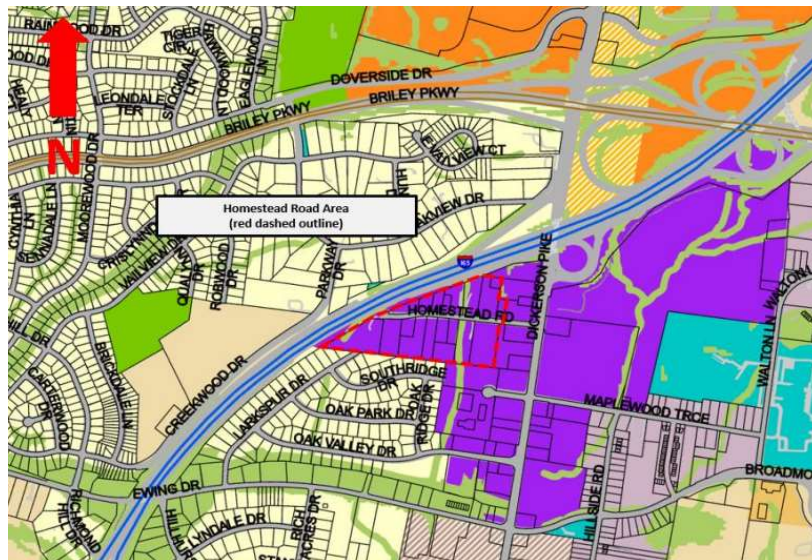
BACKGROUND

In 2023, two applicants filed rezoning applications for properties along Homestead Road which connects to Dickerson Pike. The area is within the Dickerson North Corridor Study (part of the East Nashville Community Plan) which calls for a street connection, as part of its mobility component, connecting Homestead Road south with Larkspur Drive. During discussion about the rezonings, neighborhood residents voiced their concerns about additional non-residential traffic on their neighborhood streets and their opposition to the street connection. Councilmember Toombs asked the Planning Department to study the area and its policies to see if the recommended street connection could be removed.

Planning staff worked closely with Nashville Department of Transportation & Multimodal Infrastructure (NDOT) staff to analyze the current and future capacity of Homestead Road. Staff asked the development teams to conduct a traffic signal warrant analysis for the intersection at Dickerson Pike and Homestead Road. Staff found that the proposed street connection could be removed if paired with a Supplemental Policy that places limits on the capacity for development along Homestead Road. Staff used the findings from the signal warrant analysis as the Homestead Road capacity number in the plan amendment’s Supplemental Policy.

AMENDMENT ADOPTED

The Supplemental Policy (East Nashville plan amendment) was approved as part of the Consent Agenda at the December 14, 2023, Planning Commission meeting.



CORRECTION TO NUMBER OF TRIPS USED IN SUPPLEMENTAL POLICY

After the Planning Commission meeting, staff realized that the “additional trips number” of 283 (see underlined number below) is incorrect. The correct capacity number is 700 trips.

The adopted Supplemental Policy text reads:
Homestead Road – Design Principle for Density/Intensity

In 2023, a traffic signal warrant analysis was conducted for the Dickerson Pike/Homestead Road intersection as part of a rezoning process. It was determined that Homestead Road could handle an additional 283 trips, without triggering a signal at Dickerson Pike. With any rezoning application, the capacity on Homestead Road should be analyzed at the time of application to determine supported density.

As such, the Supplemental Policy's trips number will be changed to 700. This change does not affect the intent of the Supplemental Policy; it provides a capacity threshold measure.