



WEDGEWOOD-HOUSTON & CHESTNUT HILL PLANNING STUDY

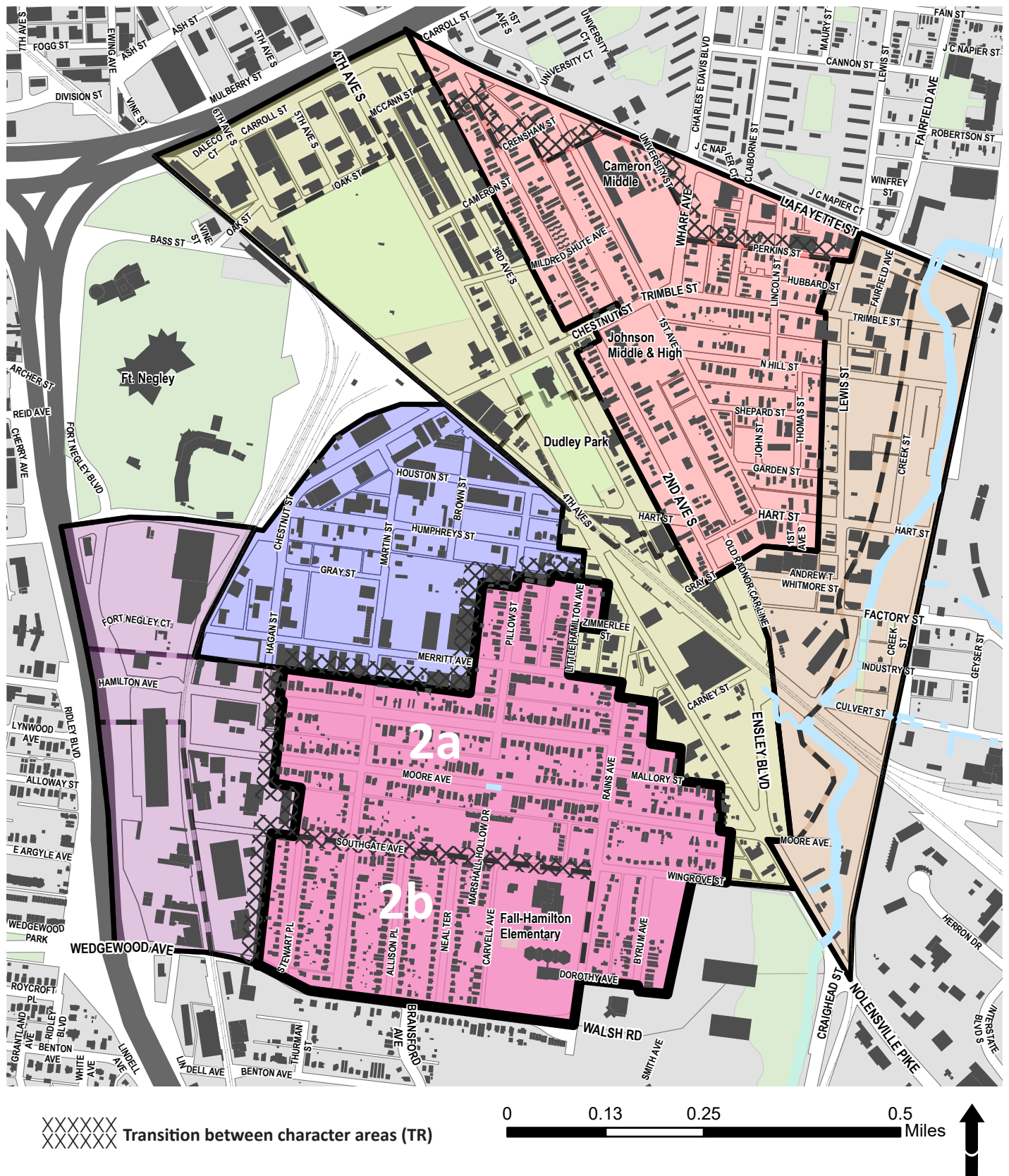
ADOPTED 24 OCTOBER 2019

SUMMARY OF CHARACTER AREAS 2 AND 3

Planning Department

Metropolitan Government of Nashville and Davidson County

Figure 1: Character Area 2 – South Wedgewood-Houston



Character Area 2 - South Wedgewood-Houston

The South Wedgewood-Houston Character Area is the residential core of the Wedgewood-Houston neighborhood, built on an urban street grid. Residential infill development has added a mixture of housing types to the existing predominantly one- and two-family neighborhood.

The form of future development is guided by Subdistricts 2a and 2b. Recommended zoning districts in Table 2 provide a guide to the density of new development. However, the form of new development is the focus of this plan, with density following. Therefore, an Urban Design Overlay is recommended for this Character Area (see page 11).

Neighborhood-scale retail that complements the surrounding homes could be appropriate at a small number of prominent corners. A plan amendment and rezoning would be required for the implementation of neighborhood retail in this Character Area.

Stakeholders expressed an interest in allowing some expansion of home occupations in this Character Area (see page 12).

Subdistrict 2a

This Subdistrict has experienced a significant amount of infill residential development over the last decade. In many cases one-story single family homes are being demolished and two, taller homes are built in their place. Infill on larger parcels is frequently in the form of townhomes or courtyard developments. This area should continue to evolve to allow flexibility in housing types to address affordability. Neighborhood-scale retail could be appropriate at prominent corners.

More intense zoning districts are appropriate in this subdistrict:

1. Close to 4th Avenue S/Nolensville Pike
2. When storm sewers are present
3. When alleys are present or an alley network can be started
4. At prominent intersections
5. When accompanied by infrastructure improvements, such as improved sidewalk connectivity, reduced curb cuts, roadway improvements, connected alleyways or storm sewers, or other needed improvement. This may require substantial lot frontage to make sufficient improvements, such as 200'.

Subdistrict 2b

This Subdistrict has seen less residential infill than Subdistrict 2a, but it is beginning to come in the form of two houses on one lot. The intent of this Subdistrict is to preserve the existing housing stock and scale of housing that is primarily intact while allowing for additional units. Additional units that are compatible and complementary to the character of this subdistrict are encouraged. This will ensure that new development enhances, rather than detracts, from the urban residential environment, protecting the character that defines the streets in this subdistrict.

A transition zone along Southgate Avenue should create harmonious development on both sides of the street.



This map illustrates the Fort Negley area in St. Louis, Missouri, divided into three distinct school districts: 3a (red), 3b (orange), and 2nd Aves (purple). The map includes Fort Negley, Dudley Park, and Fall-Hamilton Elementary. Major streets like Chestnut St, Hamilton Ave, and Wedgewood Ave are labeled. The map also shows the location of various schools, including Cameron Middle, Johnson Middle & High, and Fall-Hamilton Elementary. The map is a detailed street map with color-coded areas for each school district.



Character Area 3 - Chestnut Hill

The Chestnut Hill Character Area contains a mix of single family, multifamily, and vacant properties with small-scale commercial uses along Lafayette Street. There has been substantial residential infill development along 2nd Avenue South of a significantly different character to the rest of the area. Lafayette Street has seen very little development activity. This is anticipated to change with the redevelopment of MDHA's Napier and Sudekum public housing properties. The existing housing stock should be preserved while allowing for infill residential and mixed use in appropriate areas.

Subdistrict 3a

This subdistrict includes the residential core of Chestnut Hill and 2nd Avenue South. 2nd Avenue South is seeing a significant amount of residential infill in the form of two-houses on one lot, townhomes, and courtyard developments. The intent of this subdistrict is to preserve the existing housing stock and scale of housing while allowing flexibility for additional units. Additional units that are compatible and complementary to the character of this subdistrict are encouraged. This will ensure that new development enhances, rather than detracts, from the urban residential environment, protecting the character that defines the streets in this subdistrict. Along 2nd Avenue S and Chestnut Street higher density and a mixture of housing types is appropriate, including house courts, townhomes and flats.

Subdistrict 3b

This subdistrict includes the Lafayette Street corridor that is composed of small-scale, auto-oriented commercial uses. Lafayette Street should redevelop with a higher density mixture of uses to complement the character envisioned for MDHA's Napier and Sudekum properties. Off the corridor, new development should transition in form and scale to Chestnut Hill's residential interior.



BUILDING AND ZONING GUIDANCE

Tables 1 and 2 specify the types and scale of development that is generally appropriate for each subdistrict. They also provide a means of guiding the intensity of development intended within each subdistrict. Most Community Character Policy categories allow for a range of intensities and generally describe instances where higher or lower levels of intensity are appropriate. Character Area and Subdistrict guidance allows a community to identify more specific desired outcomes.

Building types, heights, and zoning districts reflect recommendations for scale and intensity of uses in each area. Applicants interested in working in the study area should consult Table 1 to determine the appropriate building types and heights by subdistrict. Table 2 shows appropriate and maximum zoning districts. The building typology pages that follow provide additional guidance by building type.

Table 1: Building Types by District

		BUILDING TYPOLOGIES									
		SINGLE-FAM / DADU	SINGLE/ TWO - FAM / DADU	PLEX OR MANOR	HOUSE COURT	TOWN-HOUSE	FLATS	LIVE/ WORK	MIXED USE	INDUSTRIAL	OFFICE
	2A	3	3	3	3	3	3-4	3-4 (NC)	3-4 (NC)		
	2B	2	2	2							
	3A	2	2	2	3 (2nd & Chestnut)	3 (2nd & Chestnut)	3 (2nd & Chestnut)				
	3B				3 (TR)	3 (TR)	5-7				

number = max height ranges (stories). Appropriate height within the range to be determined based on locational characteristics.

TR = within a transitional area

NC = within a Neighborhood Center

* see subdistrict descriptions for conditions for when higher heights may be appropriate

Table 2: Character Area and Subdistrict Zoning Guidance

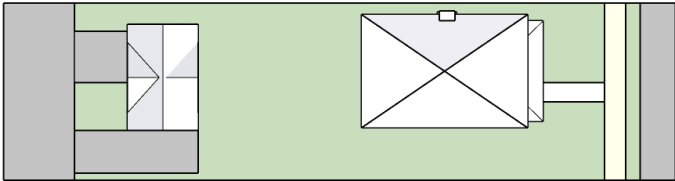
		APPROPRIATE ZONING DISTRICTS		RECOMMENDED MAXIMUM ZONING	<p>* in Transition ** with contextual infill UDO *** for 2nd and Chestnut</p> <p>This table provides general guidance for alignment between each Character Area and Subdistrict and appropriate zoning districts. No zone change is guaranteed. Exceptional circumstances may warrant different zoning districts, which may be less intense than indicated or which may warrant more intensity than the Maximum Recommended Zoning. Refer to each district's description for detailed guidance.</p>
	2A	R6-A	RM20-A**	RM40-A**	
		RM15-A**	RM40-A**	MUN-A for T4 NC	
	2B	R6-A	RM20-A**	RM20-A**	
				MUN-A for T4 NC	
	3A	R6-A	RM20-A ***	RM20-A**	
		RM20-A**		RM20-A ***	
	3B	RM20-A	MUG-A	MUL-A*	
		RM40-A	OR20-A	MUG-A	
		MUL-A	OR40-A		

BUILDING TYPOLOGIES – RESIDENTIAL BUILDING TYPES

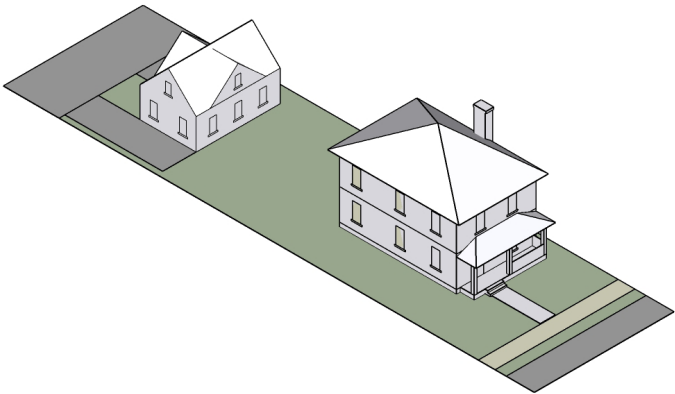
Detached Accessory Dwelling Unit (DADU)



Image



Site Plan

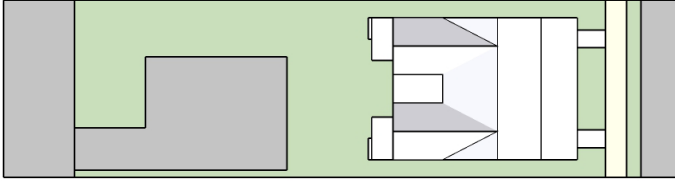


Perspective

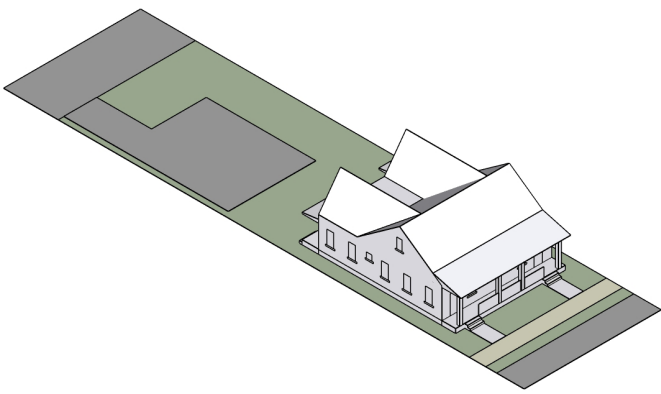
Two-Family



Image



Site Plan



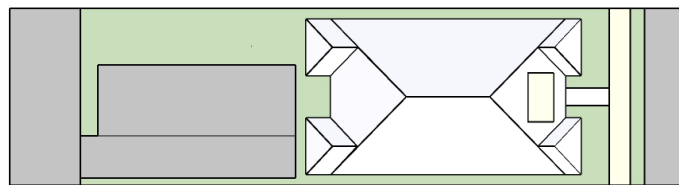
Perspective

Residential Building Types

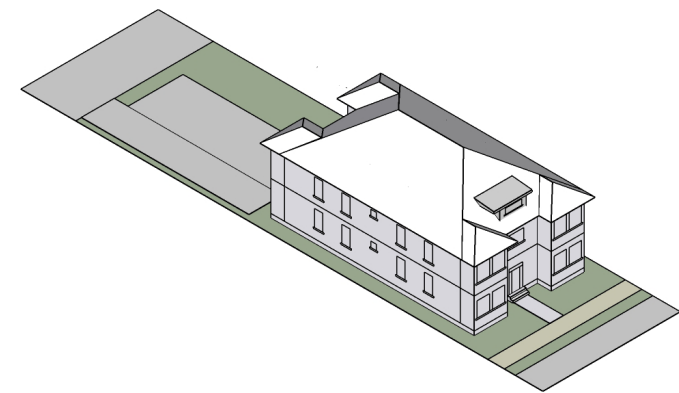
Plex House or Manor House



Image



Site Plan

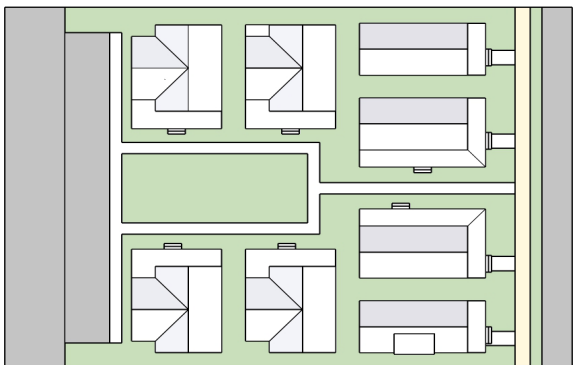


Perspective

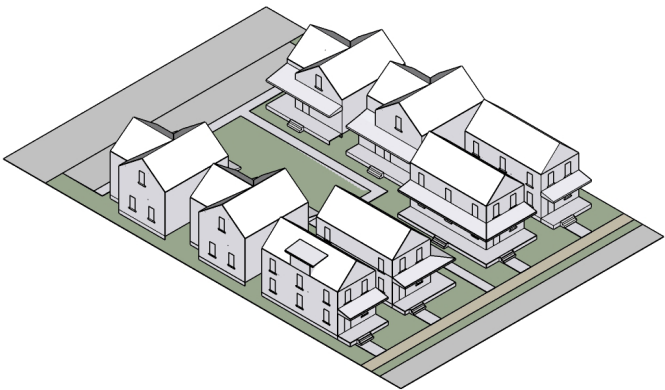
House Court



Image



Site Plan



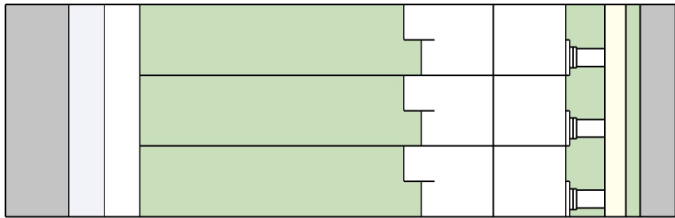
Perspective

Residential Building Types

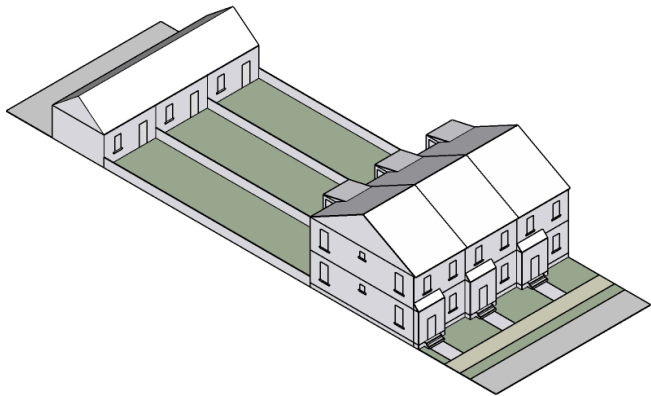
Townhouse



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Site Plan

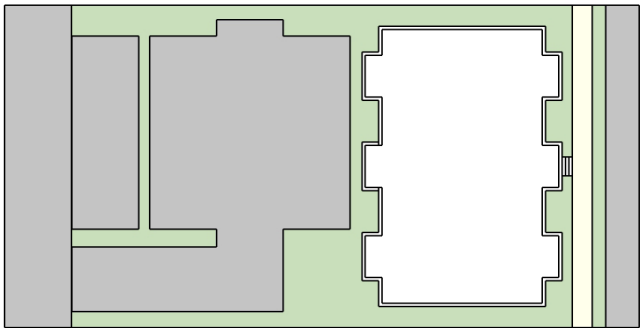


Perspective

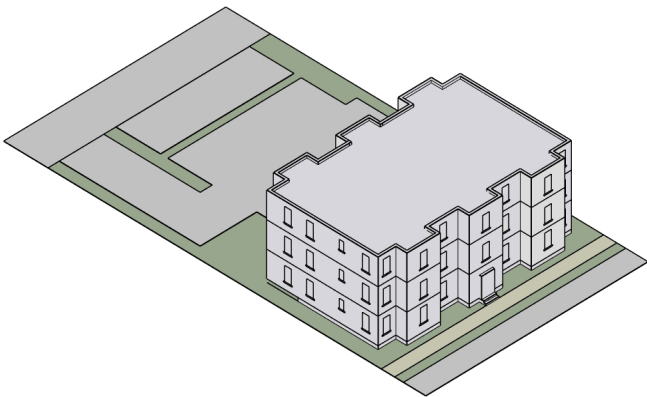
Flats



Image



Site Plan



Perspective

IMPLEMENTATION OPPORTUNITIES

Zoning Recommendations

Community Plans are primarily implemented as private property owners make the decision to rezone, subdivide, seek an exception to zoning rules or develop their property. Planning Department staff will use this plan whenever a zone change is made within the study area. When these applications are made by the private property owners, they are reviewed by the Metro Planning Department and several other Metro Departments involved in the development process.

Staff reviews the proposed zone change to determine how well it conforms to the guidance of the Community Character Manual, the South Nashville Community Plan and the WHCH Study, the latter describing any supplemental policies that are applied in addition to language in the community plan. Planning Department staff provides a recommendation to the Planning Commission – a ten-member board of volunteers appointed by the Mayor and confirmed by Metro Council – on zone change requests and the Commission makes a recommendation to the Metropolitan Council, which makes the final decision on zone changes.

To ensure that the design objectives associated with the Community Character Policies are realized through new development, rezoning is needed to achieve desired objectives. Zoning determines “bulk standards” of new development, setting standards for setbacks, height, height control plane, and density (units per acre) or intensity (square footage based on property size). These standards vary from zoning district to zoning district.

Table 3 includes appropriate zoning districts for each Character Area and Subdistrict. Where appropriate, guidance on when more intense zoning districts should be used is included. Base zoning districts recommended by each character area and subdistrict provide guidance on the scale and intensity of new development. Some Character Areas and Subdistricts include guidance on when design-based or Specific Plan zoning should be used to achieve more specific planning goals. Zone changes, including design-based zone changes to achieve these specific planning goals, will be evaluated based on their ability to achieve the envisioned future character, level of change proposed, extent of community support and benefit, and the particular characteristics of the property being rezoned.

Metro Stormwater Regulations

Conventional approaches to stormwater management often use practices to quickly and efficiently convey water away from developed areas. This results in larger volumes of runoff flowing directly to streams, rivers and combined sewer systems. In contrast, LID (Low Impact Development) utilizes a system of source controls and small-scale, decentralized treatment practices to allow water to infiltrate, evaporate or be reused onsite. Conservation of open space, reduction of impervious surfaces, and the use of green roofs, are just a few of the LID practices. The LID Manual describes how treatment practices should be selected, and contains a series of focused and concise fact sheets for each type of design. It is an addition to Metro’s Stormwater Management Manual.

The Green Infrastructure Master Plan describes twelve of the most common green infrastructure practices, provides technical analysis of green infrastructure, provides a brief overview of design concepts for six green infrastructure projects and summarizes potential incentives and financing.

Contextual Infill Urban Design Overlay

Establishing a design-based zoning district is recommended for Character Areas 2 and 3 (the primarily residential portions of the study area). Base zoning districts are not recommended to change in Subdistricts 2b and 3a until a design-based zoning district is established. An Urban Design Overlay (UDO) is recommended here, but another design-based zoning district that achieves the goals of the UDO may be used as well.

The UDO will incorporate building types from this plan and guidance from the Character Areas and Subdistricts to provide more detailed guidelines for redevelopment.

The goals of the Contextual Infill UDO are as follows:

- **Subdistrict 2a**

This subdistrict has established a new form of larger structures with greater lot coverage. The UDO should encourage this to continue, but allow flexibility in the number of units and form of redevelopment, while maintaining the emerging bulk and urban form. In particular, the UDO should establish a townhome form and small-scale stacked flats at key locations. In other areas, plex and manor homes should mimic the bulk and scale of larger single-family homes and duplexes. Accessory dwelling units should also be allowed.

- **Subdistrict 2b and 3a**

These subdistricts have maintained more of their original character. The UDO should retain the scale of smaller homes fronting the street with modest spacing between them, but allow expansion of building footprints through rear additions or accessory units. Current or expanded buildings may be converted to plex or manor homes to allow for more homes within this subdistrict while keeping the current neighborhood pattern at the street intact.

To be effective, these UDOs should be paired with rezonings to increase entitlements in appropriate locations to achieve the mix of housing units envisioned by these character areas and subdistricts.

Home Occupations

Many artisans and small businesses have gotten their start by working out of their homes, either directly as businesses or as hobbies that grew. The zoning code allows Home Occupations as an accessory to residential uses subject to a number of conditions (17.16.250 (D)):

- No clients may be served; only one full- or part-time employee is allowed.
- Size is no more than 20% of floor area, with a maximum of 500 square feet.
- Only equipment that would be used for household purposes with no visual, auditory or olfactory impacts beyond the home.
- Materials may be stored on site within the home occupation area (subject to the space limits described above) completely inside and in compliance with the fire code.
- No offensive noise, vibration, smoke, dust, particulate matter, odor, heat, humidity, glare, or other effects.
- Auto repair is not allowed.

A number of stakeholders requested that standards for home occupations should be changed to allow more home occupations, in light of Wedgewood-Houston's tradition of home occupations, increasing acceptance of working from home, and the diversity of small-scale production. Prior attempts to expand home occupations countywide have been met with skepticism.

This plan recommends that new standards be explored as a potential tool to allow expanded home occupations in Character Area 2 or other parts of the study area that welcome them, without allowing them to intrude into areas that do not. Such standards should be applied broadly within the appropriate areas, rather than on a site-by-site basis.