

# Virtual Community Meeting Notice for Proposed Mid-Gulch Community Plan Amendment

Metro Planning Commission Case Number **2021CP-009-002**

**WHAT IS THE VIRTUAL COMMUNITY MEETING ABOUT?** To discuss proposed policy changes and/or new supplemental policy to the Downtown Community Plan, for the area encompassed by Dr. Martin L King Jr Boulevard (north boundary), CSX rail lines (east), Broadway (south), and George L Davis Boulevard (west). The plan amendment area is shown on the map on the back of this notice.

## *Virtual Community Meeting*

Thursday, June 3, 2021

3:30 – 4:30 p.m.

For more information on how to take part in the meeting using your computer or tablet visit <https://www.nashville.gov/Planning-Department/Long-Range-Planning/Community-Plans/Downtown.aspx>

You will be able to view slides and presentation materials as well as ask questions and share thoughts.

To join the live meeting by phone dial

+1 415 655 0002

Access code: 187 148 3961

However, if only joining by phone, you will not be able to view the presentation or ask questions during the meeting. Please email questions ahead of time to: [nora.yoo@nashville.gov](mailto:nora.yoo@nashville.gov)

**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 (available at <https://www.nashville.gov/Planning-Department/Long-Range-Planning/Community-Character-Manual.aspx>).

### **WHAT ARE THE CURRENT COMMUNITY PLAN (LAND USE) POLICIES?**

The current policy for the plan amendment area is **Downtown Neighborhood (T6 DN)**, **Civic (CI)**, and **Open Space (OS)**. **Downtown Neighborhood (T6 DN)** is intended to maintain and create diverse Downtown neighborhoods that are compatible with the general character of surrounding historic developments and the envisioned character of new Downtown development, while fostering appropriate transitions from less intense areas of Downtown neighborhoods to the more intense Downtown Core policy area. Downtown Neighborhoods have high levels of connectivity and complete street networks with sidewalks, bikeways, and transit.

**Civic (CI)** is intended to serve two purposes. The primary intent of CI is to preserve and enhance publicly owned civic properties so that they can continue to serve public purposes over time, even if the specific purpose changes. The secondary intent of CI is to guide rezoning of sites for which it is ultimately determined that conveying the property in question to the private sector is in the best interest of the public.

**Open Space (OS)** is intended to preserve and enhance existing open space. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

### **WHAT CHANGES ARE PROPOSED? (PLEASE SEE MAP ON REVERSE FOR MORE DETAIL)**

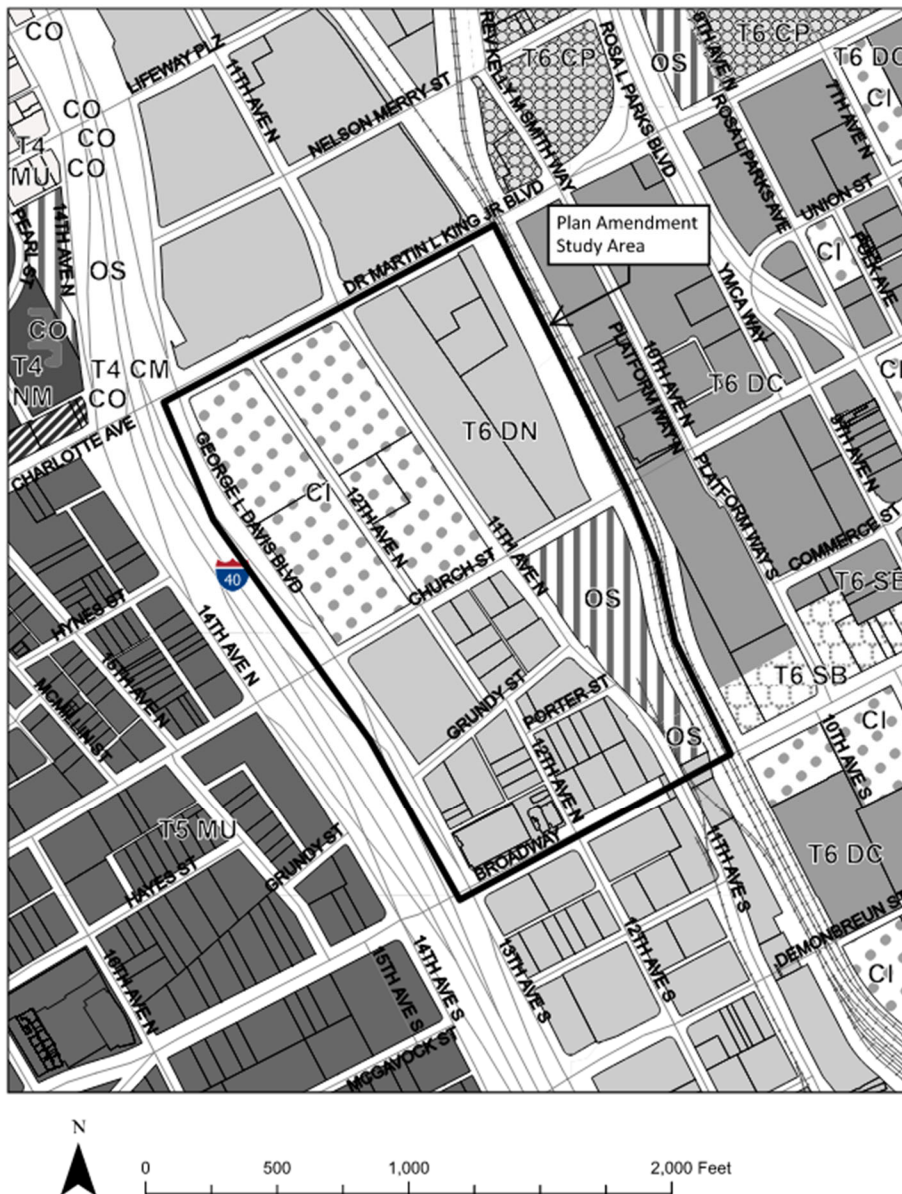
The proposed community plan amendment will provide one or more policy changes and/or new supplemental policies for this Mid-Gulch area. These new policies will detail the important urban design features, mobility priorities, greenway and open space connections, and other character-defining properties for the area.


**WHY IS THIS CHANGE PROPOSED?** The Mid-Gulch area is facing notable increased development pressure within the landscape of Downtown and Midtown. This is a timely opportunity to update and/or add supplemental policies that ensure that these forthcoming developments include appropriate public benefits, necessary infrastructure improvements for handling any increase in density, and exemplary and site-sensitive urban and architectural design elements.

You can also visit <https://maps.nashville.gov/DevelopmentTracker/#> for more information. Click on the magnifying glass, then Case # to search for case number 2021CP-009-002.

**WHO CAN I CONTACT?** For more information about the plan amendment or the virtual meeting, please contact Nora Yoo at [nora.yoo@nashville.gov](mailto:nora.yoo@nashville.gov) or 615-862-7219.

**Map of Proposed Community Plan Amendment Area (shown with black outline)**



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