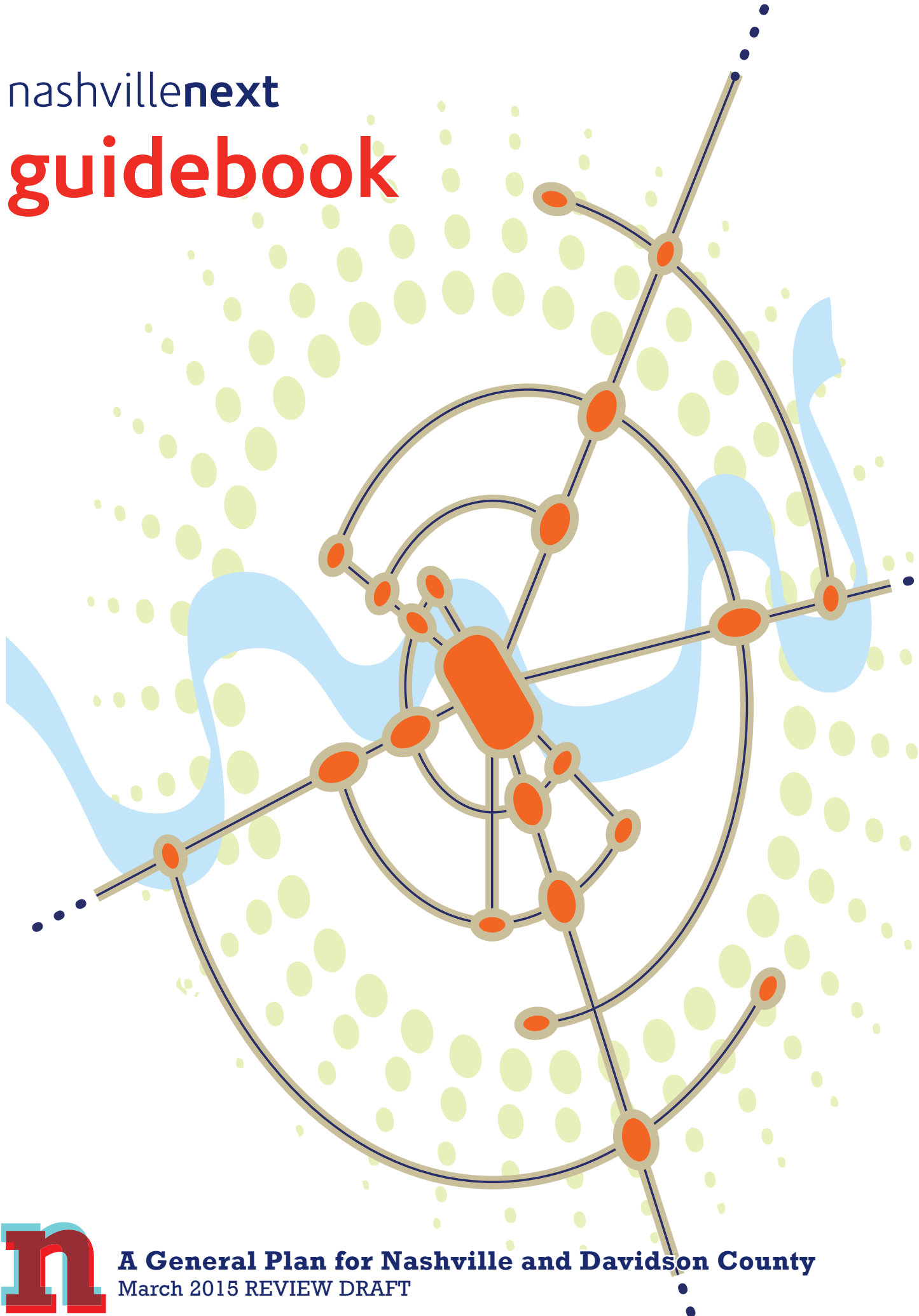


nashvillenext
guidebook



A General Plan for Nashville and Davidson County
March 2015 REVIEW DRAFT

PARTS OF THE PLAN

NashvilleNext is an extensive document, providing a community vision, goals, policies, and actions, as well as bringing together and updating 14 Community Plans, the Community Character Manual, and a transportation plan. This short guide provides an overview of the key pieces and proposals of NashvilleNext. Below is an explanation of the topic and role of each part of the plan.

I Vision, Trends & Strategy

Volume I presents the role and powers of the Plan, key trends and issues that the plan addresses, a summary of the plan's strategy and approach to the future, and implementation goals and policies.

Guiding Principles (page 4 of this guidebook)

- » Ensure opportunity for all
- » Expand accessibility
- » Create economic prosperity
- » Foster strong neighborhoods
- » Advance education
- » Champion the environment
- » Be Nashville

The Guiding Principles present the long-term view of what Nashvillians want for their future. Throughout the process, these Principles guided more detailed work, helping to ensure all key topics were addressed by the plan. Once adopted, they provide long-range context for why individual goals and policies are included the plan. As the plan gets minor amendments and major updates over time, the Principles should be changed the least, barring a substantial change in situation or public sentiment.

II Elements (page 12 of this guidebook)

Volume II presents the seven plan elements:

- » Land Use, Transportation & Infrastructure
- » Arts, Culture & Creativity
- » Economic & Workforce Development
- » Education & Youth
- » Health, Livability & the Built Environment
- » Housing
- » Natural Resources & Hazard Adaptation

Their policy direction takes two forms: **goals** and **policies**.

Goals set broad direction by applying the Guiding Principles to NashvilleNext's seven plan elements. They identify, for each element, what NashvilleNext is trying to achieve.

Policies extend goals by providing more detail. They give more direct guidance on community decision-making, without specifying which tools to use.

III Communities

Nashville's Community Plans — originally attached as amendments to Concept 2010 — are incorporated into NashvilleNext as Volume III, replacing all previously adopted versions. They provide history and context for Nashville's 14 Community Planning Areas, along with community-specific issues, strategies, and sketches of how different places in the community could change over time. Detailed Community Character Maps link the broad, countywide Growth & Preservation Concept Map to character policies that guide zoning and development decisions.

Community Character Manual

The *Community Character Manual* provides detailed explanations of the character policies used in the Community Character Maps.

IV Actions

Specific tasks for Metro departments and partners to undertake, within a recommended timeframe. An initial action plan is included as Volume IV, but will be maintained online to provide up-to-date reports on progress.

V Access Nashville 2040

Volume V is the overarching vision of how transportation works under NashvilleNext.

See it online: www.NashvilleNext.net

Purpose of the plan

Nashville's population is growing and changing. NashvilleNext grapples with issues affected by that growth and change, such as education, workforce development, and culture.

General plans have two primary tools for turning their visions into reality. Land development regulations (like zoning and subdivisions) guide private development decisions. The city builds and maintains physical infrastructure like sewers, roads, and parks. As the scope of general plans have expanded, other tools are increasingly important. Coordination with other Metro departments and partnerships with outside groups helps the general plan guide community development.

NashvilleNext guides decisions on these related things to achieve a future that is:

- » **Responsive** to what the public wants while balancing the needs and desires of different groups
- » **Reasonable** and possible to achieve, with specific action steps
- » **Realistic** in grappling with trends that are underway or likely to occur
- » **Far-sighted** with a view toward long-term trends
- » **Broad** in thinking about the needs of the entire county and region
- » **Comprehensive**, drawing the insight of different fields, departments, or organizations

See it online: www.NashvilleNext.net

Purpose, authority, and the engagement process are in Volume I, starting on Page 15.

Community engagement goals

Goal 1—Educate: Educate residents about NashvilleNext and long-range issues, challenges, and opportunities facing Nashville and its community.

Goal 2—Engage: Attract Nashvillians from all walks of life to the process and move them to action, providing input and mobilizing others to be involved too.

Goal 3—Empower: Create a plan that reflects the ideals and vision of Nashville constituents.

Community engagement process

Community survey (August 2012): A 1,000-person survey matched with 100 community leader interviews that identified initial community priorities. (1,093 participants)

Background reports & research: Up-to-date information and best practices to inform the plan.

Visioning (February to June 2013): Broad blue-sky visioning. (2,712 participants)

Vision priorities (July to September 2013): Reviewing and prioritizing 34 issues for the future. (4,954 participants)

Growth & preservation mapping (October to November 2013): Identifying areas to direct growth and areas to preserve. (1,605 participants)

Alternate futures (June to September 2014): Assessing three different ways Nashville could grow (4,723 participants)

Preferred Future (October 2013 to January 2014): Reviewing the Preferred Future & changes to Community Plan maps. (2,297 participants)

ENSURE OPPORTUNITY FOR ALL

Opportunity is about equity and fairness for all.

Nashville and the region are becoming more racially, ethnically and age diverse. For our region to continue to prosper, everyone needs equitable access to opportunities to advance their well-being regardless of their circumstances. Inequities and lack of access to basic services, jobs and housing prevent residents from fully participating in our community, its economy and civic life. We all gain from creating a place where all people can improve their lives and contribute to the larger community. Meaningful opportunities for all is both a means to a healthy, prosperous, resilient community and an end that will benefit the entire community.

- » We will recognize the critical importance of equity and integrate it into our decisions and policies, as well as our practices and methods for engaging communities. By doing so, we will expand opportunities for all residents, meeting the needs of their unique communities.
- » We celebrate our diversity and capitalize on the talents and resources of all of our diverse community to achieve our economic, social and physical potential.
- » We commit to work in partnership to create a fair and just system so that all residents can fulfill their potential.

In 2040,

- » Nashville is stronger because it values diversity in all its forms.
- » Providing meaningful access for full participation for all is central to Nashville's culture. As Nashville changes and decisions are made, we have remained committed to equity and inclusion.
- » All Nashvillians, regardless of age, race, ethnicity, ability, income, gender, sexual orientation, where they were born or where they live, are welcome and their voices are valued.
- » We are vigilant in protecting human rights for all to provide for inclusive civic life.
- » Nashville ensures that all communities are engaged in decision making and share in the city's growth, prosperity and quality of life.

Impact Action Items

- » Review annually the progress of Metro and the city in improving opportunity and inclusion and reducing disparities.
- » Base future planning processes on inclusive community engagement.
- » Integrate new Nashvillians into neighborhoods and the community, with particular focus on New Americans.
- » Provide high speed internet access to all communities.

See it online: www.NashvilleNext.net

Guiding Principles are in Volume I, Page 108.

Actions are arranged by Element in Volume IV.

EXPAND ACCESSIBILITY

Accessibility is critical for equity.

Today's society has become accustomed to having choices - choices in housing, transportation, education, jobs and recreation among others. To allow for choice and encourage opportunity, Nashvillians of all ages, incomes and abilities need access to basic things – safe, affordable and accessible housing, employment opportunities, healthy and affordable food, transportation options, recreation, a sustainable natural environment, well-designed places to gather and connect with neighbors, and, increasingly, choice and access to evolving technology to participate in today's active online world.

- » We will provide transportation choices in all communities so people have the choice to travel by foot, bicycle, car, or transit to make jobs, education and daily needs accessible while creating a healthier and more sustainable community.
- » We will provide our community with tools and resources to access the fundamental needs for growth and enhancement of life regardless of age, background or ability.

In 2040,

- » Nashville is accessible, allowing all Nashvillians to come together to work, to play, to learn, and to create community, regardless of background or ability.
- » Nashville's accessibility extends to transportation, employment and educational opportunities, online capabilities, civic representation, and access to nature and recreation and government services.
- » In Nashville, we are all able to participate and contribute to community decision-making and the future of our community.

Impact Action Items

- » Create a high capacity transit system to provide genuine accessibility to jobs, housing, and services, as well as regional connectivity.
- » Establish a sufficient and ongoing funding source for the Barnes Housing Fund
- » Remove inappropriate barriers and expand opportunities for diverse housing options for all.

See it online: www.NashvilleNext.net

Guiding Principles are in Volume I, Page 108.

Actions are arranged by Element in Volume IV.

CREATE ECONOMIC PROSPERITY

Access to prosperity improves all.

Nashville has long thrived due to a historically diversified economy. Our diversified economy relies on providing work for low-, moderate- and high-skilled workers; providing pathways for individuals to improve their skills and earning power; and providing a low cost of living, which draws workers of all skill levels to Nashville.

To build upon our prosperity, we must continue to grow our creative and innovative culture, maintain our city's affordability, increase our quality of life, and create, attract and develop workforce talent. Meanwhile, Nashville's prosperity has not reached everyone. More can be done to create pathways for all Nashvillians to provide for themselves and their families and contribute to our rich economy.

- » We will strive to keep Nashville affordable for the broad range of residents who call Nashville "home" and who contribute to its economy, community and civic life.
- » We will prioritize policy and infrastructure investments in housing, education and mobility needed to draw new employers and create opportunity for broader participation in our growing economic base.
- » We will continue our commitment to drawing new businesses to Nashville.
- » We recognize the importance retaining and businesses and providing appropriate locations for evolving economic activities.
- » We will support local hiring and improve job training options for our community.
- » We will identify and reduce barriers and expand opportunities for all to participate in our economic prosperity.

In 2040,

- » Nashville's economy is diverse, dynamic and open. It benefits from our culture of arts, creativity and entrepreneurialism.
- » Our strong workforce and high quality of life make Nashville's economy nationally and internationally competitive.
- » Nashville's success is based on promoting opportunities for individual growth and success, for small and local businesses and entrepreneurs.
- » To provide a foundation for future growth and prosperity, Nashville meets its infrastructure needs in an environmentally responsible way.

Impact Action Items

- » Identify and support investment ready business locations.
- » Strategically prioritize public investments in designated centers to coordinate public and private investment.
- » Match workforce development opportunities to growing economic sectors.

See it online: www.NashvilleNext.net

Guiding Principles are in Volume I, Page 108.

Actions are arranged by Element in Volume IV.

FOSTER STRONG NEIGHBORHOODS

Neighborhoods are the heart and soul of Nashville.

Nashville is stronger due to its diverse neighborhoods in rural, suburban and urban settings. Neighborhoods throughout Nashville should be both complete and strong. Nashville has many “complete” neighborhoods that provide choices and opportunities in housing and transportation and have access to employment, education and recreation. Nashville has many “strong” neighborhoods whose residents enjoy rich social connections, opportunities for success in life, and voices that are heard in the decisions that affect them. We will strive to expand the qualities of completeness and strength to all neighborhoods in Nashville.

- » We are committed to addressing housing challenges and solutions through an inclusive, equitable, and holistic approach that balances the need for more housing, and a diversity of housing, with a commitment to preserving the character of neighborhoods.
- » We recognize that different choices between rural, suburban and urban neighborhoods reflect our rich history and diversity and will ensure that as neighborhoods become more complete, they will retain and enhance the basic elements of their character.
- » We will promote fair and equal access to housing; address current and future housing needs and resolve the geographic mismatch between housing, employment, support services and facilities.

In 2040,

- » Neighborhoods are the building blocks of our community: they are where we live, work, shop and gather as a community.
- » Our neighborhoods are complete. They are healthy, safe, affordable and connected – with vibrant parks, welcoming libraries, accessible shopping and employment, valued and protected natural features and strong schools.
- » Our diverse neighborhoods give our community character and grow with us as we move into the future.

Impact Action Items

- » Develop context-sensitive residential models and development standards and support neighborhood services and capacity building.
- » Direct sewer service to suburban and urban communities to maintain rural areas as a viable lifestyle choice.
- » Implement a proactive housing program to ensure long-term housing affordability including consideration of inclusionary housing and home repair assistance strategies.

See it online: www.NashvilleNext.net

Guiding Principles are in Volume I, Page 108.

Actions are arranged by Element in Volume IV.

ADVANCE EDUCATION

Educational access for all is our foundation.

Education is how we prepare our children for tomorrow's challenges, and how we keep our residents ready to successfully participate in evolving workforce and civic life.

Access to educational resources is critical to help Nashvillians fulfill their potential as individuals and positively contribute to a healthy community and prosperous, sustainable economy. Increased demographic diversity, technological evolution and an increasingly interconnected global economic structure requires a lifetime learning system founded in a pre-kindergarten, elementary, secondary and higher educational environment accessible to all and strengthened through a strong physical, social and emotional support system.

- » We cannot build a better future unless every child in every part of our community has access to a good education.
- » We will ensure that all Nashvillians enter kindergarten ready to learn.
- » We will develop the necessary support systems and opportunities for all to have access to tools necessary to contribute to the economic and social future of the community.
- » We will expand opportunities for lifelong education through traditional and nontraditional systems.

In 2040,

- » Community investment is key to Nashville's success in K-12 education. Neighborhoods, businesses, institutions, non-profits, families, individuals and Metro work to ensure access to opportunity for all children through child care and school choices, transportation options, and engaging Nashvillians in supporting children and families.
- » Life-long learning also benefits from the community's investment in continuing education, retraining opportunities and literacy.
- » Nashville's excellent colleges and universities are community assets that educate our youth and adults, are a tremendous resource for the community and add to the community's prestige.

Impact Action Items

- » Expand and provide universal access to pre-kindergarten programs to ensure all children have the foundation to learn.
- » Expand programs designed to increase graduation rates and design post-graduation programs to service the needs of an evolving economic system
- » Pursue nontraditional sites and design of schools to serve as a neighborhood anchor, civic resource and provide a bridge between educational and other public services and the community.

See it online: www.NashvilleNext.net

Guiding Principles are in Volume I, page 108.

Actions are arranged by Element in Volume IV.

CHAMPION THE ENVIRONMENT

Environmental stewardship is our responsibility.

Nashville's diverse and vibrant natural environment is one of its major assets. The way we preserve and develop land has a direct impact on our health and quality of life. Preservation of the natural environment and thoughtful, development with a goal of stewardship will ensure the benefits of Nashville's natural environment for generations to come. We will seek to create safe, healthy, and attractive places to live and work while enhancing our natural environment.

- » We will build a community founded on land and water conservation, preservation of sensitive environmental conditions and sustainable development practices.
- » We will promote efficient transportation and well-designed walkable neighborhoods to achieve healthy living, preserve the natural environment and encourage resiliency and safety in the face of natural and manmade disasters.
- » We will permanently sustain the ecological function, resource value, and character of sensitive environmental and rural lands.
- » We will leave future generations an environment that is healthier than today's.

In 2040,

- » Nashville has unique natural environments of breath-taking beauty, exceptional parks and greenways, abundant water and agricultural land that supports local food production. The natural landscapes of Nashville – from the Cumberland River to the hills of Beaman and Warner Parks – are part of our identity.
- » We protect these landscapes because they contribute to our health and quality of life and retain the historic character of Nashville.
- » Nashville enables sustainable living through transportation options, housing choices, economic and social diversity and thoughtful design of sustainable buildings and infrastructure.

Impact Action Items

- » Institute partnerships and strategies to protect and enhance the Cumberland as a complete and living river.
- » Increase funding and expand the purchase and preservation of land for public recreation and open space.
- » Expand programs and institute more complete regulations to protect Nashville's sensitive environmental resources.

See it online: www.NashvilleNext.net

Guiding Principles are in Volume I, page 108.

Actions are arranged by Element in Volume IV.

BE NASHVILLE

'Nashville' is our strength.

Nashville/Davidson County has a culture grounded in inclusivity and friendliness, creativity and entrepreneurship, and concern for others. Nashville will experience significant growth in the coming years, but we can retain and build upon the culture that make Nashville unique and strong – a culture that supported equity and civil rights early; that provides opportunities everyone from song writers, to small businesses, to new Americans; that picked up and cared for our battered neighbors after the flood of 2010; that respects our history and looks eagerly to the future.

- » We will open ourselves to understand and take advantage of our rich history and the resources and ideas brought by new Nashvillians to build a more sustainable community and broader economic base.
- » We will celebrate Nashville's musical heritage, artistic energy, and the cultural diversity of our residents, and take action to share those experiences for the benefit of each other, the region, and the world.
- » We will build upon Nashville's creative and entrepreneurial spirit.
- » We will strive to emulate our community's compassion, as shown in our response to the flood of 2010 and the volunteerism that occurs daily in our community.

In 2040,

- » Nashville is strong because we lift one another up and help people help themselves.
- » We are strong because of our culture of creativity, respect for history, and optimism for the future.
- » We are strong because of our welcoming culture that represents the best of Southern hospitality and celebrates Nashville's multiculturalism.
- » Nashville recognizes its role in the region and responds to improve and advance regional activities, quality of life and well-being for all.

Impact Action Items

- » Improve Nashville's neighborhoods by enhancing walkability, bike friendliness and recreational opportunities in a neighborhood appropriate manner.
- » Reestablish and adequately support art and music education programs for all ages and community offerings that recognize and grow the creative and entrepreneurial culture of Nashville.
- » Establish a transparent and strategic prioritization component in developing the annual Capital Improvements Budget to direct Nashville's public investments into implementation of the identified priorities.

See it online: www.NashvilleNext.net

Guiding Principles are in Volume I, page 108.

Actions are arranged by Element in Volume IV.

See it online:

www.NashvilleNext.net

An overview of each Element is included in Volume I, Page 123.

NashvilleNext's seven plan Elements provide a comprehensive approach to shaping the future of Nashville. The Elements seek to coordinate capital improvements, land development regulations, and Metro activities, while also providing guidance for how private and nonprofit partners fit in. The plan's implementation policies provide a platform for ongoing reporting on the plan's progress. They also recommend regularly updating the plan to ensure it stays relevant to decision-makers.

These goals and policies support four basic strategies that are central to NashvilleNext:

Create more walkable centers: Coordinating development regulations and investments in public spaces to create walkable places and manage demand for new housing and employment throughout the county.

Create opportunity through abundant housing: Encourage a mix of housing types in centers and along corridors, as well as appropriately scaled homes in transitional areas, with modest additions of new homes in established neighborhoods.

Build a high capacity transit system: Create a complete transit system with routes into and out of downtown complemented by cross-county routes. Support frequent service by accommodating growth along transit lines.

Increase the community's resiliency: Preserve and restore environmental features like floodplains and steep slopes. Work to build relationships between new and old neighbors to provide community support as future natural hazards strike.

ELEMENTS



ARTS, CULTURE & CREATIVITY

ACC Goal 1

Every Nashvillian has genuine access to opportunities to participate in the arts and cultural activities.

ACC Goal 2

Nashville artists and creative entrepreneurs have clear pathways to grow their professional practices and businesses.

ACC Goal 3

Nashvillians embrace arts education and lifelong cultural literacy as a core value.

ACC Goal 4

Nashville has thriving creative and cultural neighborhoods dispersed throughout the region.



ECONOMIC & WORKFORCE DEVELOPMENT

EWD Goal 1

Nashville will have a thriving economy, built on a diversity of economic sectors that are nationally and internationally competitive, mid- to large-size businesses that provide a large and diverse number of employment opportunities, and entrepreneurial and small businesses that support our quality of life.

EWD Goal 2

Nashville will increase the quality of life and business opportunities throughout Davidson County to make life better for existing residents and attract new residents.

EWD Goal 3

Nashville's workforce will match skills needed by today's employers as well as be prepared for the shift to increasingly higher skilled jobs that will account for most of our expected employment growth.

See it online:

www.NashvilleNext.net

Each Element has a separate chapter in Volume II.



EDUCATION & YOUTH

E&Y Goal 1

Pursue a shared, community-wide vision and agenda to provide quality care, education and opportunity to Nashville's children and youth, considering each child's learning style, language, culture, special learning needs and economic status, meeting each child where they are in life with the expectation that the child will succeed.

E&Y Goal 2

Provide all children, youth, families, and caregivers quality educational opportunities, information needed to make informed decisions on school choices, and genuine access to follow through on the choice.

E&Y Goal 3

Provide Nashville's families and caregivers with access to the resources, support systems and opportunities they need for their children to be safe and healthy and to achieve academic and life success.

E&Y Goal 4

Make Nashville's neighborhoods safe, accessible, and welcoming for families so that they provide opportunities for play, learning and social engagement that help children and youth thrive.



HOUSING

H Goal 1

Nashville maintains economic and social diversity. Housing choices are affordable, available, and accessible to all new and existing Nashvillians.

H Goal 2

Nashville has a strong and diverse housing market that embraces changing housing demand.

H Goal 3

Reduce the negative effects of gentrification in Nashville's growing residential markets. Ensure that residents of all incomes and both renters and owners take part in and benefit from neighborhood improvements.

H Goal 4

Nashville's neighborhoods have strong community networks that include residents and supportive organizations and services. The way the neighborhood is built – with homes, parks, streets, and services – promotes real access and social interaction.

See it online:

www.NashvilleNext.net

Each Element has a separate chapter in Volume II.



HEALTH, LIVABILITY & THE BUILT ENVIRONMENT

BE Goal 1

All Nashville residents have a choice of vibrant, safe, and healthy neighborhoods across many different communities and contexts.

BE Goal 2

Nashville promotes the safety and wellness of its residents, workers, and visitors.

BE Goal 3

Nashvillians have equitable access to goods, services, multiple modes of transportation, and public safety.

BE Goal 4

Nashville is welcoming and our residents care for and support one another.

BE Goal 5

Nashville's buildings will be healthy, attractive, affordable and easily accessible, supporting social, environmental, and economic performance.

BE Goal 6

Nashville will have safe, adequately maintained, and intentionally planned infrastructure.



NATURAL RESOURCES & HAZARD ADAPTATION

NR goal 1

Nashville invests in and increases its natural environment for beauty, biodiversity, recreation, food production, resiliency and response to climate change through mitigation and adaptation strategies.

NR goal 2

All communities in Nashville enjoy equally high levels of environmental protection, equitable access to nature and opportunities to improve their health and quality of life.

NR goal 3

Nashville's built environment — public, private and residential — conserves and efficiently uses land, energy, water and resources while reducing waste and pollution.

NR goal 4

Nashville's built and natural environment is resilient, sustainable, and smart because it adapts to and mitigates the impact of climate change involving extreme weather, hazards and catastrophes.

See it online:

www.NashvilleNext.net

Each Element has a separate chapter in Volume II.



LAND USE, TRANSPORTATION & INFRASTRUCTURE

LUTI goal 1

New commercial and residential growth improves the quality of life for Nashvillians by supporting their vision for Nashville's future.

LUTI goal 2

Nashville strives to ensure that all communities share in the county's prosperity and enjoy a high quality of life.

LUTI goal 3

Nashville conserves its natural resources in order to mitigate floods and other natural hazards, ensure clean air and water, raise food locally, provide outdoor recreation, and preserve the culture and character of Davidson County.

LUTI goal 4

Nashville's neighborhoods provide residents with a choice of places to live, preserving neighborhood character and history while accommodating housing choices across income levels, interests, ages, abilities, and races or ethnicities.

LUTI goal 5

Nashville's neighborhoods include mixed-use, walkable centers, commercial districts, and corridors that fit within their context and character and offer housing affordable across a range of incomes.

LUTI goal 6

Nashville uses housing infill along mobility corridors to provide more housing choices that support walking and transit use and to transition gracefully between residential neighborhoods and more intense mixed use and commercial centers and corridors.

LUTI goal 7

Nashville residents have safe, meaningful transportation choices within their neighborhoods for commuting to work, meeting daily needs, and getting to all of the places Nashvillians want to go throughout the county.

LUTI goal 8

Nashville thoughtfully locates special impact areas in a manner that acknowledges the need for, and benefit from special impact areas, while seeking to protect the safety of all nearby residents.

LUTI goal 9

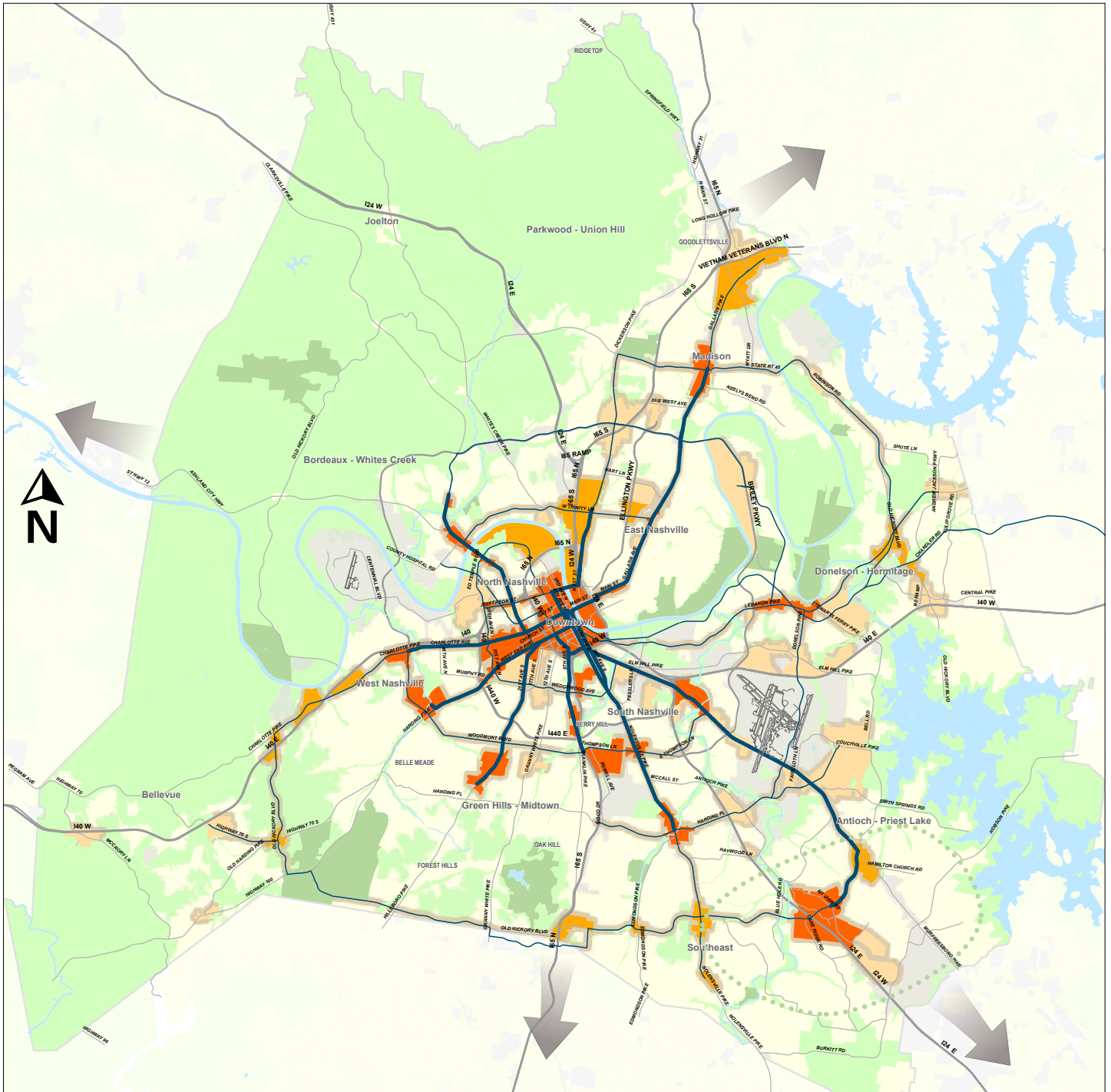
Recognizing its status as the center of a thriving region, Nashville embraces coordination with surrounding cities and counties to ensure greater prosperity and well-being for all.

See it online:

www.NashvilleNext.net

Each Element has a separate chapter in Volume II.

GROWTH & PRESERVATION CONCEPT MAP



See it online: www.NashvilleNext.net

The Growth & Preservation Concept Map is included in Volume I (Page 139) and the Land Use, Transportation & Infrastructure Element in Volume II.

Growth & Preservation Concept Map

The Growth & Preservation Concept Map reflects Nashvillians’ desires for how Nashville should grow in the future. It identifies a green network that provides access to nature, requires environmental protection, and preserves natural resources. It also identifies and preserves the physical character of rural, suburban, and urban areas.

Smaller and larger activity centers accommodate most future growth, improve public spaces, support transit, provide walkable areas close to most parts of the county, and sustain economic activity. The

locations of these centers are generally where centers and mixed use areas were identified in prior Community Plans. Infill development should be encouraged along transit and multimodal corridors in between and immediately around activity and employment centers.

The Concept Map also identifies a network of more frequent and reliable transit service. These routes should be more direct, with fewer stops. The most heavily used routes will be identified for high-capacity transit running outside of traffic.

Center

Pedestrian-friendly areas with frequent transit service that contain a dense mix of homes, shops, jobs, and parks, as well as services, schools, and cultural amenities.



TIER ONE

These centers are the focus of coordinated investments to shape growth and support increased transit service in the next ten years.



TIER TWO

These centers receive some investments to manage growth, though less than Tier One centers.



TIER THREE

These centers show areas that could receive coordinated investments in response to opportunities identified by the private sector.



Green network

Natural and rural areas that provide natural resources (like farming), ecological services (like cleaning air and water), and passive and active recreation opportunities. They also include sensitive natural features that can be disturbed or destroyed by development or that pose a health or safety risk when developed (such as steep slopes and floodplains).



OPEN SPACE ANCHOR



AREA MISSING OPEN SPACE ANCHOR



Neighborhood

Primarily residential areas offering a mix of housing types and character, with smaller civic and employment areas and small neighborhood centers. Neighborhoods have different character, depending on the context (rural, suburban, urban, or downtown).

Transitions & infill

Higher density housing that is appropriate along and around corridors and centers to provide a harmonious connection to surrounding neighborhoods.



Special impact area

Special impact areas include intense industrial areas, airports, landfills, and other uses that should be kept separate from homes.

High capacity transit corridor

A framework of more intense housing and commercial areas along major roadways with more frequent transit service.

IMMEDIATE NEED

Routes with near-term improvements to transit service.

LONG-TERM NEED

Routes for longer-term improvements to transit service.



CONNECTION TO REGIONAL TRANSIT

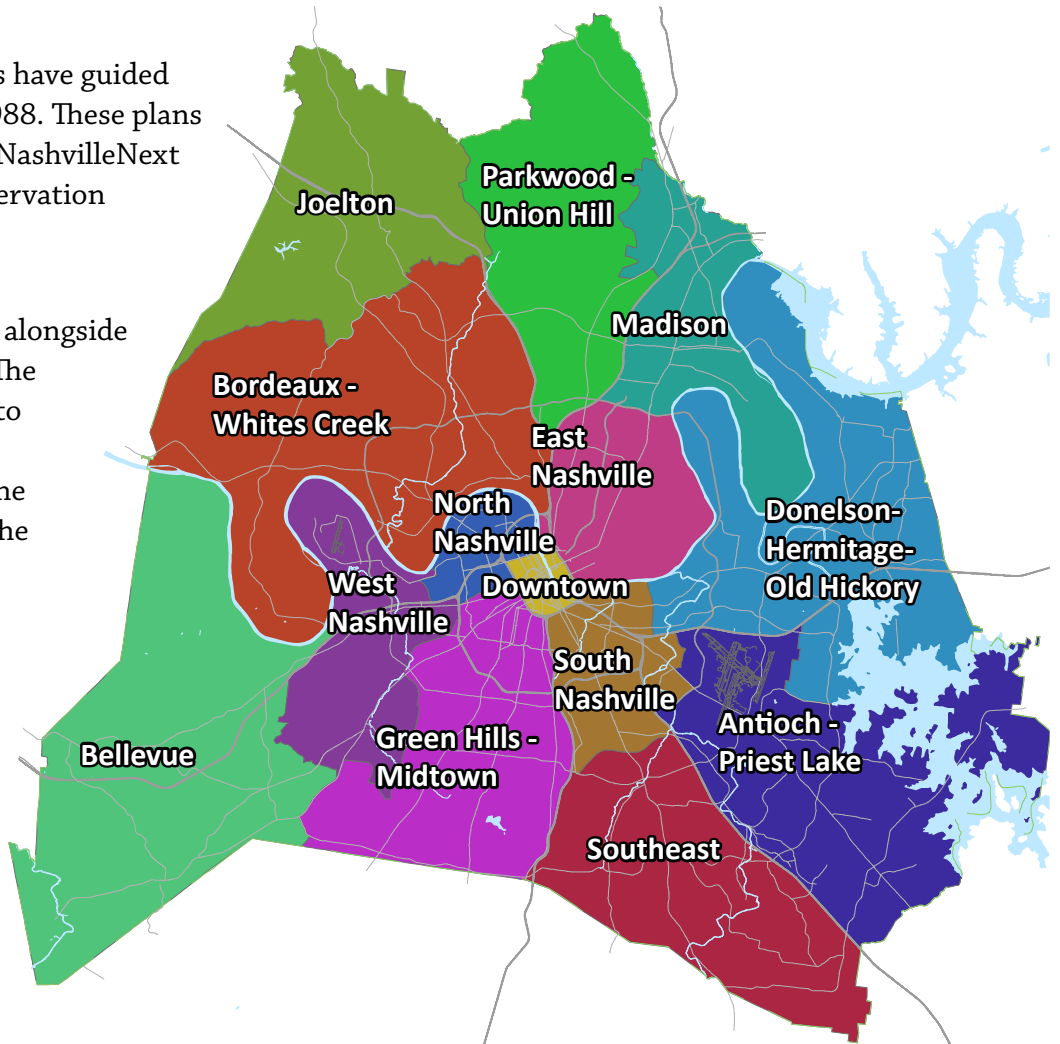
COMMUNITY PLANS

Nashville's 14 community plans have guided development decisions since 1988. These plans were the starting point for the NashvilleNext process and the Growth & Preservation Concept Map.

All 14 plans have been updated alongside the creation of NashvilleNext. The 2015 updates bring all plans into a consistent format that more fully relies on the guidance of the *Community Character Manual*. The Community Character Policy Maps, which provide detailed guidance for zoning and development decisions, have each been updated to align with NashvilleNext.

In updating these maps, planners sought to adhere to community input from each plan's last update. Planners also incorporated feedback from each community in response to re-zoning and plan amendment requests. Finally, throughout NashvilleNext, community members have provided input on proposed changes.

The Growth & Preservation Concept Map and the Community Plans have different roles. The Concept Map guides decisions over the course of 25 years and beyond. The Community Plans have shorter planning horizons, looking ahead only five to ten years. Because of this, they need not incorporate all growth that could occur through 2040. Regular Community Plan updates can provide better guidance for development as it plays out in the coming decades.



See it online:

www.NashvilleNext.net

Each Community Plan is included in Volume III. The Community Character Manual is also included in Volume III.

ACCESS NASHVILLE 2040

Access Nashville 2040 is a comprehensive framework for the city's multi-modal transportation network to support Nashville's quality of life and manage growth, development, and preservation through the year 2040 and beyond.

Access Nashville describes local accessibility trends. It is critical to understand how our transportation network evolved, basic assumptions impacting the viability of today's transportation network, how getting around the city is changing, and why people travel.

Access Nashville identifies responsible stakeholders and their roles, so there is an understanding of which agencies are involved in the city's day-to-day planning, operations, and maintenance of the transportation system and the importance of each in carrying out the NashvilleNext vision.

Access Nashville provides strategic initiatives to increase access, indicators to assess progress in improving the transportation system, and next steps to respond to community concerns heard during NashvilleNext.

Five key transportation issues

- » Nashville's street network is mostly built. Acquiring new rights-of-way is very challenging.
- » The city's transportation network reflects what is appropriate for Nashville.
- » Residents in Middle Tennessee connect to Nashville and get around the region in multiple ways.
- » Nashville's street network is evolving into a multimodal transportation network and should accommodate all modes.
- » Nashville's multimodal transportation network evolves as walkable centers grow.

Eight accessibility principles

- » Create a place with efficient community form and transportation choices.
- » Offer meaningful transportation choices.
- » Sustain and enhance the economy.
- » Increase safety and resiliency.
- » Improve human health and the environment.
- » Ensure financial responsibility.
- » Make decisions equitably.
- » Address transportation from a regional perspective.

See it online: www.NashvilleNext.net

Access Nashville is Volume V.

IMPLEMENTATION

How a plan moves from vision to reality is critical. Community leaders and members have clear expectations that their work on NashvilleNext will be carried forward and be made real. This section explains the tools that NashvilleNext has to make this vision a reality.

IM 1

Nashvillians rightfully expect their participation in this plan to change Metro Nashville's policies, regulations, actions, and investments toward achieving their vision for the future.

IM 2

Nashvillians are regularly informed about progress in implementing the plan and in achieving the plan's goals.

NashvilleNext should be reviewed annually. This review should include successes and challenges in implementing the plan.

IM 3

NashvilleNext is regularly updated to remain relevant to future decisions.

Each year, decisions that adjust the course charted by NashvilleNext should be incorporated. This keeps the plan from becoming out of date. In most cases, these will be minor adjustments that only need to be recorded. Occasionally, these may entail major changes of direction that trigger the need to update some or all of the plan. Additionally, the public should be consulted every five years to see if the plan's vision and policies are still representative and appropriate.

IM 4

NashvilleNext supports public-, private-, and nonprofit-sector coordination.

Much of what Nashvillians want for the future goes beyond what Metro can achieve on its own. Partnerships with community groups, nonprofits, and the private sector are critical. NashvilleNext can help provide the long-range community vision. However, coordination should happen in both directions. As community partners and other departments implement the plan, changes in direction should be incorporated into NashvilleNext through regular plan updates.

IM 5

Nashville creates and uses appropriate, available tools to achieve the plan's goals and implement its policies.

Metro Nashville should use the tools at its disposal to implement the plan's goals and policies. Where these tools do not yet exist, they should be created. NashvilleNext should guide development decisions, including regulations, re-zonings, subdivisions, and capital improvements.

See it online: www.NashvilleNext.net

Implementation goals, policies, and discussion is included in Volume I, Page 176.